

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. This new five-year plan is effective from 2020-2024. The CP also includes an Annual Action Plan for 2020. In subsequent years of the five-year plan, the City will also submit an Annual Action Plan to HUD.

The City of Kent anticipates receiving the following in CDBG from 2020-2024:

CDBG: \$5,699,295

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 fall 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.

The City successfully addressed the goals and objectives of meeting basic needs, affordable housing to homeless and at-risk persons, increasing self-sufficiency, decreasing isolation of seniors 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
- Rent and utility assistance
- Home repair assistance
- Shelter
- Transitional housing
- Congregate meals and nutrition health for isolated refugee seniors
- Employment and training
- Micro-enterprise business training classes for business development and expansion
- Planning and administration activities

Accomplishments over the last four years were:

2015: \$969,886

Accessibility to decent housing

- 116 households received home repair assistance
- 37 persons received transitional housing and case management
- 98 individuals received shelter
- 163 persons received housing stability grants

Accessibility to suitable living environment

- 15 persons received case management services
- 27 persons received emergency assistance and case management
- 82 persons received food and wellness education

Accessibility to economic opportunities

- 26 persons were enrolled in micro-enterprise business training classes

One activity was unmet-the City initially allocated \$122,193 to an Energy Efficiency Project; however, this project did not become active until 2018.

2016: \$1,056,772

Accessibility to decent housing

- 102 households received home repair assistance
- 125 persons received transitional housing and case management
- 4 individuals received shelter
- 60 housing stability grants were provided

Accessibility to suitable living environment

- 250 case management hours were provided
- 48 persons received emergency assistance and case management
- 43 persons received food and wellness education

2017: \$1,054,657

Accessibility to decent housing

- 120 households received home repair assistance
- 164 persons received transitional housing
- 3 individuals received shelter
- 63 housing stability grants were provided (these grants are largely unduplicated)

Accessibility to suitable living environment

- 43 youth with intellectual disabilities received case management services
- 48 persons received employment and training assistance
- 134 refugee students received educational support

2018: \$1,145,186

Accessibility to decent housing

- 115 households received home repair assistance
- 166 persons received transitional housing
- 7 individuals received shelter
- 182 housing stability grants were provided (these grants are largely unduplicated)

Accessibility to suitable living environment

- 69 youth with intellectual disabilities received case management services

- 45 persons received employment and training assistance
- 100 refugee students received educational support

4. Summary of citizen participation process and consultation process

Citizen participation (hereinafter referred to as *Community Participation Process* or *community participation*) is the lifeblood of the Consolidated Plan. Throughout the last four years, the City has convened public hearings, listening sessions, stakeholder meetings, community conversations, on-line surveys, electronic correspondence, etc. A comprehensive list of community engagement is included in Appendix B, *Public Input and Comments with Matrix*.

Regarding this CP, the City convened the first public hearing on August 8, 2019 (evening), before this draft CP was released, and a second one was held on October 17, 2019 (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

All comments were accepted.

7. Summary

N/A.

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 Svcs
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

Narrative

The City of Kent, Housing and Human Services Division, is the lead agency for the CDBG Program. Merina Hanson, Housing and Human Services Manager, is the program administrator, and Dinah Wilson, Senior CDBG Coordinator is the program manager.

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

Consolidated Plan Public Contact Information

Merina Hanson

Housing and Human Services Manager

City of Kent

220 4th Ave S

Kent, WA 98032

253.856.5070

mhanson@kentwa.gov

Dinah Wilson

Senior CDBG Coordinator

253.856.5070

drwilson@kentwa.gov

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

1. Introduction

Kent Housing and 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/King County, to review implementation and delivery of services funded through regional efforts. The City will continue to participate in All Home strategic planning efforts, funding review panels for Continuum of Care (CoC), Emergency Shelter Grant, McKinney funding, and other housing funding application review teams. The City also participates in the Refugee Housing Task Force hosted by DSHS, Office of Refugee and Immigrant Assistance, and attends quarterly briefings provided by local refugee resettlement organizations. The CDBG Coordinator sits on the King County Climate Equity Community Task Force. The Task Force is developing a new Sustainable and Resilient Communities section for the 2020-2025 King County Strategic Climate Action Plan, which will include goals and guide priority areas for climate action based on community values and concerns.

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)).

The City has been 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 Council of Human Services, South King County Housing Development 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 2020 as well.

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 as the continuation and expansion of three years of piloting a formal collaboration on housing and homelessness issues between six 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. City staff and the Mayor attended collaborative meetings in 2018 to plan the future of the South King Housing and Homelessness Partnership project. Meetings were held in March, June, and October

and drove the resolve of nine cities and King County to enter into an Interlocal Agreement starting this year. 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, create a common understanding for housing and homelessness needs and strategies for South King County, and move forward strategies in the South King County Response to Homelessness. Two separate groups currently meet – the South King County Homeless Action Committee and the South King County Joint Planners.

Staff regularly participates in regional Continuum of Care (CoC) discussions.

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 consults with All Home, which in turn, consults with the State on behalf of local jurisdictions, including Kent. Staff participates in the All Home Funder Alignment Committee and Joint Recommendations Committee, which review recommendations for allocation of funds. Staff consults with King County on HUD HMIS data standards and performance indicators to capture and evaluate the CoC's performance regarding the reduction of homelessness through investments in homeless housing and services, and rapid re-housing.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to homeless housing and services.
2	Agency/Group/Organization	Mother Africa
	Agency/Group/Organization Type	Services-Children Services-homeless Under-served populations
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to services, especially non-housing special needs for under-served populations.

3	Agency/Group/Organization	MULTI-SERVICE CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to homeless housing and services.
4	Agency/Group/Organization	Open Doors for Multicultural Families
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Outcomes include improved access to Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to services, especially non-housing special needs for under-served populations.
5	Agency/Group/Organization	Partner in Employment
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Services-Under-Served Residents

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to services for under-employed and unemployed.
6	Agency/Group/Organization	St. Stephens Housing Association
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to homeless housing and services.
7	Agency/Group/Organization	Puget Sound Training Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access for under-employed and unemployed.
8	Agency/Group/Organization	West African Community Council
	Agency/Group/Organization Type	Legal
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Under-Served Residents

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to services, especially non-housing special needs for under-served populations.
9	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Housing Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to homeless housing and services.
10	Agency/Group/Organization	Kent Cultural Diversity Initiative Group
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Education Services-Employment Services - Victims Individuals with expertise assisting under-served residents

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was provided with a draft of the Consolidated Plan, surveyed and conducted key informant interview. Outcomes include improved access to services, especially non-housing special needs for under-served populations.

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	The goals of Kent's Consolidated Plan align with the goals of the Continuum of Care to meet the needs of homeless in the community and reduce the risk of homelessness.
2020-2024 Strategic Plan	City of Kent	Closely aligned; community engagement effort coordinated with CP process

Table 3– Other local / regional / federal planning efforts

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

The City of Kent works with the State of Washington and King County in the implementation of the Consolidated Plan through participation on committees, review panels, boards and planning groups. The City coordinates funding opportunities where possible with other jurisdictions. The city works with state

and county funders to assist non-profit organizations develop funding packages with multiple funding streams to provide housing for homeless and those at-risk of becoming homeless.

Narrative

N/A

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

Community participation and engagement are critical to the successful execution of the City's Consolidated Plan. Although HUD uses the term *Citizen Participation*, the City calls its participation process *Community Participation*; this title is more inclusive of all Kent residents. The goals of community participation are to:

- Inform the community of the rules that the City follows to ensure an adequate opportunity for resident and stakeholder involvement;
- Hear the community's recommendations on how the City should invest CDBG dollars;
- Consult with individuals who may not initiate contact with the City because of language/cultural differences or who do not come from experiences where government sought their opinions; and
- Convene public hearings and meetings, initiate surveys, host community and individual conversations, etc., to increase opportunities for nonprofits and Kent residents to come together and discuss how they can leverage opportunities, share ideas, coordinate services and pool funding to achieve the greatest impact.

The City developed and implemented a comprehensive community participation process for the CP; 782 individuals attended meetings, submitted comments or responded to surveys. The City intentionally reached out to Ethnic Community-Based Organizations and small organizations, People of Color, disabled individuals, LGBTQ, elders, and other under-served populations. All comments were accepted and helped inform the City on its final 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 Meeting	Minorities Persons with disabilities Residents of Public and Assisted Housing	See Appendix B: Public Input & Comments with Matrix.	Appendix B: Public Input & Comments with Matrix	n/a	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Many sources were used to estimate the housing needs projected for the next five years. The primary data source used is the 2015 HUD Comprehensive Housing Affordability Strategy (CHAS). The 2015 dataset is the most recent data available. CHAS data is gathered to demonstrate the number of households in need of housing assistance.

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

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

The CHAS data shows that the majority of Kent households are homeowners (54%), while renter household are more likely to experience housing problems (cost burden, overcrowding, or substandard housing). More specifically, those renter households that earn 30% of the area median income (AMI) or below.

The chart below outlines the number of households within each income bracket. It shows that the majority of owner households (57%) earn above 100% Annual Median Income (AMI), while 17% of renter households earn above 100% AMI. On the other end of the spectrum, 17% of owner households earn 50% AMI or less, while 55% of renter households earn 50% AMI or less.

(View Share of Households by Income Group Chart: Source 2011-2015 CHAS)

HUD defines a housing problem in four ways.

1. Substandard Housing– Lacking complete kitchen facilitiesA complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
Substandard Housing– Lacking complete plumbing facilitiesComplete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
Cost Burden – Greater than 30% of income paid for housing
Overcrowding – More than one person per room (note that this is *room* and not *bedroom*)

Continuing to look at where the greatest needs are, the table below outlines housing problems experienced by owner and renter households. The data shows that low-income households experience

the highest rate of housing problems, with both renter and owner households earning less than 50% AMI experiencing a housing problem at a rate of over 65%. Most notably, both owner and renter households earning less than 30% AMI, experience a housing problem at a rate of nearly 85%. This indicates that households with the lowest income have the greatest need for support.

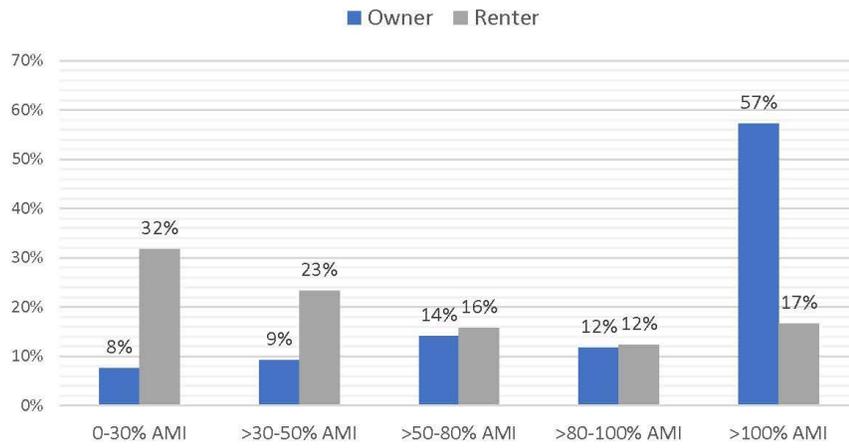
(View Share of Households by Income and Tenure with Housing Problems Chart: Source 2011-2015 CHAS)

Looking closer at the types of housing problems, cost burden is overwhelmingly the most common housing problem experienced by both renter and owner households. Of those renter households experiencing a housing problem, 75% are cost burdened. Similarly, of those owner households experiencing a housing problem, 89% are cost burdened.

(View Share of Any Cost Burden of Households at 0-80% AMI : Source 2011-2015 CHAS)

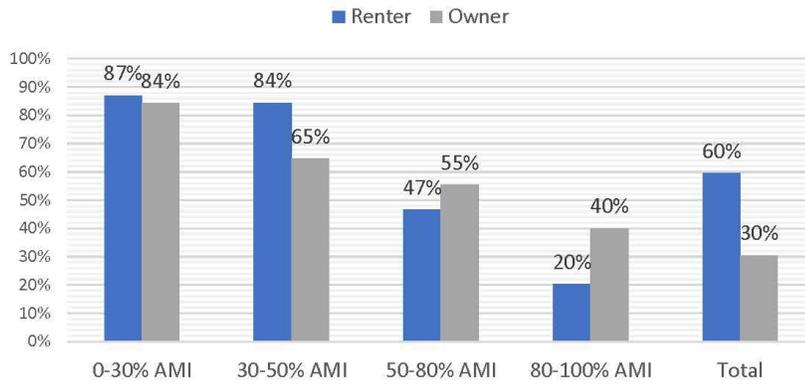
The chart above shows that of those low-income cost burdened renter households, just over half earn 0-30% of the AMI. The largest group experiencing cost burden within owner households are those earning 50-80% of the AMI.

Share of Households by Income Group



Share of Households by Income Group Chart

Share of Households by Income and Tenure with Housing Problem



Share of Households by Income and Tenure with Housing Problems Chart

Share of Any Cost Burden of Households at 0-80% AMI



Share of Cost Burden of Households at 0 to 80 percent AMI

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

Describe the jurisdiction's need for Public Facilities:

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

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

Public facility investment is guided by *City of Kent Criteria for Investing in Capital Projects*, which is attached and/or linked to as Appendix D and incorporated by this reference (go to <https://www.kentwa.gov/city-hall/human-social-services> and then click on *CDBG 2020-2024 Community Participation Plan*[WD1]). Investment has been restricted over the last four years due to burdensome project oversight requirements.

The City is currently working to improve public transportation connectivity in neighborhoods to increase options for under-served residents and individuals with disabilities.

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

How were these needs determined?

Needs were determined via:

- Interviews conducted during the Parallel Human Services Application Evaluation process interviews;
- Surveys;
- Interviews, and public hearings conducted during the 2020-2024 Consolidated Plan and Human Services Master Plan Community Engagement process;
- Discussions between human services staff and community leaders;
- Meetings between the Mayor’s Office and community leaders; and
- Feedback from Kent Cultural Diversity Initiative Group participants.

Describe the jurisdiction’s need for Public Improvements:

Public improvement needs are generally supported by other City funds; however, the City will consider investing in small community inspired projects. A Request for Proposals (RFP) to solicit projects will be released in 2020.

How were these needs determined?

Public improvement needs within the City are determined by City staff, community, and property condition.

Describe the jurisdiction’s need for Public Services:

The City accepted Human Services Applications twice over the last four years, and each time the demand for public service investments increased. The population in Kent and King County continues to grow, while federal and State funds have decreased, and local funds are erratic. Additionally, the sharp increase in the number of residents living in poverty coupled with increasing housing costs contribute to the pressing need for public service assistance . A final factor of note is the significant number of economically disadvantaged refugees who are resettled in Kent, many of whom have gone underground because of fear of the consequences of federal policies.

In accordance with federal regulations, the City may use up to 15 percent of its CDBG allocation to support public service programs; Kent has always used the full amount legally allowed. The City anticipates it will continue to do so over the five-year Consolidated Plan period.

How were these needs determined?

The public services needs were determined using both qualitative and quantitative data. Demographic information, needs assessments, CHAS data, and social service caseloads were consulted to determine the kinds of populations that would seemingly need the greatest support. In addition to data, there was

considerable public input on the kinds of services needed to fill gaps that exist for Kent residents. The community was engaged through several mechanisms: hearings, meetings, consultations, online surveys, and interviews. These sessions included the public at-large, community leaders and stakeholders, nonprofit organizations, and elected officials.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Economy

According to the 2017 American Community Survey (ACS) data, Kent unemployment rate was at 6.5%. As indicated by median household income, Kent has felt the economic growth of the region. In 2010 the median household income in Kent was \$60,362 (2017 dollars, adjusted for inflation), while in 2017 the median household income was \$64,573. This represents a 7% growth in real adjusted income.

Rental Market

According to Zillow[1], the median rent in Kent as of June 2019 was \$2,174, which falls below the Seattle metro area median rent of \$2,259. According to the University of Washington Runstad Department of Real Estate report[2], as of Spring 2018, the vacancy rate of apartments in King County was 3.8%, down from 6.1% in 2010. The demand for apartments in all income brackets will continue to rise as the region continues to grow substantially, affordable housing stock is less than the demand, and employment pressure is felt in local cities and nearby metropolitan areas.

Home Values

According to 2017 ACS data, the median home value for a home in Kent was \$284,900, down slightly from the median value in 2010 of \$303,100. In June 2019, Zillow reported[3] that 4.5% of Kent homes had negative equity; meaning that 4.5% of Kent homeowners owed mortgages greater than the value of their home.

Emergency Management and Hazard Mitigation

For Consolidated Plans submitted on or after January 1, 2018: Each jurisdiction must provide, as a part of the housing market analysis, an assessment of natural hazard risks to low/moderate income residents, including risks expected to increase due to climate change.

Kent participates in the planning process of the King County Regional Hazard Mitigation Plan. The regional hazard mitigation plan identified risks and ways to minimize damage by natural and manmade disasters. The document outlines threats of natural hazards and their proximity to the region. A link to the entire plan is located here: <https://www.kingcounty.gov/depts/emergency-management/emergency-management-professionals/regional-hazard-mitigation-plan.aspx>

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

Introduction

Kent has a favorable location in terms of the central Puget Sound economic region, as it lies between the major ports of Seattle and Tacoma. In addition, its location is generally central within the largest metropolitan area in the Pacific Northwest on trade routes to Canada and Asia.

Furthermore, the City is connected by freeways and public transportation links provided by metropolitan buses and the Sounder Commuter Train. Sound Transit is also bringing the Federal Way Link Extension from Angle Lake Station in the City of Sea Tac to the Federal Way Transit Center. This 7.8-mile extension, which is in the pre-construction phase and scheduled to open in 2024, will include three stations in Kent/Des Moines near Highline College, South 272nd Street and the Federal Way Transit Center.

The 1990's saw the County make extraordinary growth in employment, population and wages. At the same time, the area was continually reducing its once significant dependency on the aerospace industry as a major engine for the economy. A high-tech job boom occurred as information technology and research added to the diversity of jobs in the economy. The major sectors in the County, with more than 190,000 estimated jobs at the beginning of 2018, included professional, scientific and technical services, and information technology.

Total employment in Kent stood at 62,697 in 2017, up significantly from 44,889 in 2010. Over the past century, Kent has transformed from a predominately agricultural community to a diverse economy without a dominate employment sector and very limited agriculture. According to the charts below (2015 ACS data) the primary sectors of employment in Kent are:

- Education and health care services (16%)
- Manufacturing (16%)
- Retail trade (14%)
- Agriculture jobs make up less than 1% of the employment sector

The employment base has steadily shifted towards jobs that require higher levels of education and certifications such as high tech and health care services—in 1995 manufacturing dominated at 36%, before dropping to 12.3% of the total jobs in Kent by 2017. The Puget Sound Regional Council anticipates that the only sector to see a net loss in jobs by 2050 will be the manufacturing sector, forecasting a net loss of just over 25,000 jobs.

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	336	125	1	0	-1
Arts, Entertainment, Accommodations	5,651	4,095	12	7	-5
Construction	3,093	5,374	7	9	2
Education and Health Care Services	7,575	5,989	16	10	-6
Finance, Insurance, and Real Estate	2,319	1,885	5	3	-2
Information	1,392	646	3	1	-2
Manufacturing	7,442	14,856	16	25	9
Other Services	1,770	1,651	4	3	-1
Professional, Scientific, Management Services	3,838	3,260	8	6	-2
Public Administration	14	0	0	0	0
Retail Trade	6,319	5,788	14	10	-4
Transportation and Warehousing	3,198	5,172	7	9	2
Wholesale Trade	3,370	9,539	7	16	9
Total	46,317	58,380	--	--	--

Table 5 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Introduction Continued

Downtown Kent experienced significant revitalization and notable job growth since 2000 and now represents a major component of the area’s economy and social life. By 2010, the downtown area accounted for 5.5% of the City’s \$696 taxable sales. Improvements to the historical district, construction of the King County Regional Justice Center, the development of ShoWare Center (renamed accesso ShoWare Center), and the Kent Station shopping center have created focal points for the Valley. Kent Station is an 18-acre mixed-used urban village located in the Kent downtown core. It includes a 14-screen theater, branch campus of Green River Community college, national and local retail shops, and restaurants. Two apartment complexes were built in downtown Kent near Kent Station: The Platform in Kent (2014) and Dwell at Kent Station

(2018).

Meanwhile, the industrial valley in the period of 2011 – 2018 (the recovery from the economic recession) experienced all-time highs in rent growth and reductions in vacancy rate. Manufacturing in Kent grew at a rate greater than Puget Sound as a whole. Massive industrial warehouse speculation from national changes in retail to e-commerce and new demand from regional population growth, coupled with expansions and a surge of employment at the world headquarters of Blue Origin (a private space rocket manufacturer that is on pace to become Kent’s largest employer), drove gains. The bulk of employment in Kent—more than 90% of it—is in the industrial areas, and the city is now a net jobs jurisdiction with tens of thousands more people coming to Kent every day for work than leaving it. However, due to the State’s decision to sunset mitigation payments, the warehouse district is forecasted to produce \$14 million less than before rapid growth occurred. For the short-term (next biennium), Kent will continue receiving streamlined sales tax mitigation funds.

Labor Force

Total Population in the Civilian Labor Force	64,679
Civilian Employed Population 16 years and over	59,400
Unemployment Rate	8.19
Unemployment Rate for Ages 16-24	19.82
Unemployment Rate for Ages 25-65	5.54

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector		Number of People
Management, business and financial	12,185	
Farming, fisheries and forestry occupations	2,860	
Service	7,605	
Sales and office	14,735	

Occupations by Sector		Number of People
Construction, extraction, maintenance and repair	4,830	
Production, transportation and material moving	4,090	

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	29,355	52%
30-59 Minutes	19,925	35%
60 or More Minutes	7,005	12%
Total	56,285	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,040	925	3,520
High school graduate (includes equivalency)	12,140	1,045	4,145
Some college or Associate's degree	18,465	1,108	4,735
Bachelor's degree or higher	13,595	665	2,220

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	295	1,034	1,503	1,695	1,340
9th to 12th grade, no diploma	2,085	2,360	1,310	1,570	770
High school graduate, GED, or alternative	4,035	5,225	4,330	7,805	3,675
Some college, no degree	4,145	4,680	3,988	7,875	2,660
Associate's degree	1,355	2,285	1,970	3,555	740
Bachelor's degree	784	3,350	3,070	5,545	1,640
Graduate or professional degree	10	1,050	1,055	2,440	960

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	45,395
High school graduate (includes equivalency)	89,161
Some college or Associate's degree	107,998
Bachelor's degree	155,796
Graduate or professional degree	144,548

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The major employment sectors are:

- Education and health care services - 16%
- Manufacturing – 16%
- Retail trade - 14%
- Transportation/warehousing-11%
- Arts/entertainment/accommodations - 12%

Describe the workforce and infrastructure needs of the business community:

The presence of marquee businesses, like Boeing, REI, Blue Origin, Exotic Metals Forming Company, Starbucks, Expeditors International, and many hundreds of other employers in advanced manufacturing or logistics sectors, offer diverse occupational opportunities for Kent’s residents. The top request the City hears through its direct outreach and relationships with trade associations, industry networking groups, and other business community organizations is to expose young people to careers in open job sectors and for school districts to develop students’ critical skills for these jobs.

Manufacturing plays a key role in the Kent Valley area (which includes multiple city jurisdictions, including Renton, Tukwila, and Auburn).

There are 48,992 manufacturing jobs in the area. Of those jobs:

- 22,146 are aerospace manufacturing;
- 7,112 are advanced manufacturing not including aerospace; and
- 19,734 are manufacturing jobs that are not in aerospace or advanced manufacturing industries.

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.

- Sound Transit will bring light rail to the Midway Area on Kent’s West Hill by 2024, and this project will potentially open dozens of acres of public surplus property for public or public-private development partnerships.

- The City is initiating a massive overhaul and repositioning of its industrial employment lands called *Rally the Valley*, which will strategically guide the City's capital investment and land use strategies in early 2020. The City anticipates that business support and workforce development programs will complement this project.
- Along the Meeker Street corridor, the historic commercial main street of Kent, there has been an intensification of mixed-use residential projects representing a significant growth in population. With several sites likely to redevelop in the next five years (such as the former Kmart's 13-acre site) and planned regional rapid bus transit along the corridor, it's highly likely the City will attract critical regional services, such as medical centers. These changes could will generate unique workforce development opportunities and challenges.

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

Education level is an important predictor of both employability and earnings. The higher the education level, the lower the rate of unemployment and the higher the earnings. For example, in 2011 the unemployment rate was less than 5% for those with a bachelor's degrees or higher, 8% of persons with a high school diplomas were unemployed, and 16% of those without a high school diploma were unemployed.

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 has a branch training center in Kent. AJAC offers several programs in Kent, including the Advanced Manufacturing Preparatory program (AMP). AMP also has cohorts in several school districts in Washington, including Renton and Puyallup. AJAC hopes to expand to the Kent School District. AJAC has more than 20 Kent- based employer partnerships and the statewide annual youth apprenticeship signing day ceremony is held at the accesso ShoWare Center. AJAC conducts youth apprenticeship programs with high school students in the districts of Renton and Puyallup among many others in Puget Sound and the state and is hoping to expand to include the Kent School District. AJAC partners with community colleges for certification purposes.

The City of Kent supports regional Workforce Development Center initiatives and contracts with Green River College for business development services (Small Business Development Center). Workforce Development Center is hiring staff to pursue industry strategies. Due to a significant concentration of advanced manufacturing and logistics in Kent, the City is primed to play a pivotal convening and facilitation role amongst colleges, businesses, and the regional workforce system when these initiatives launch.

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

Yes

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

The Workforce Development Council (WDC) of Seattle-King County 2016-2020 Local Strategic Plan includes strategic efforts in four (4) areas: WorkSource and accessibility, youth education and employment, sector specific strategies, and research and innovation. The 2016-2020 WDC Action Plan includes several objectives:

- Share labor market data and program outcomes more broadly in the community
- Map existing and potential workforce development partners to ensure service alignment and coordination
- Identify and share best practices learned through WDC programs and programs in the broader workforce development community
- Create and sustain relationships necessary to achieve program stability and success.
- Engage program customers in program design

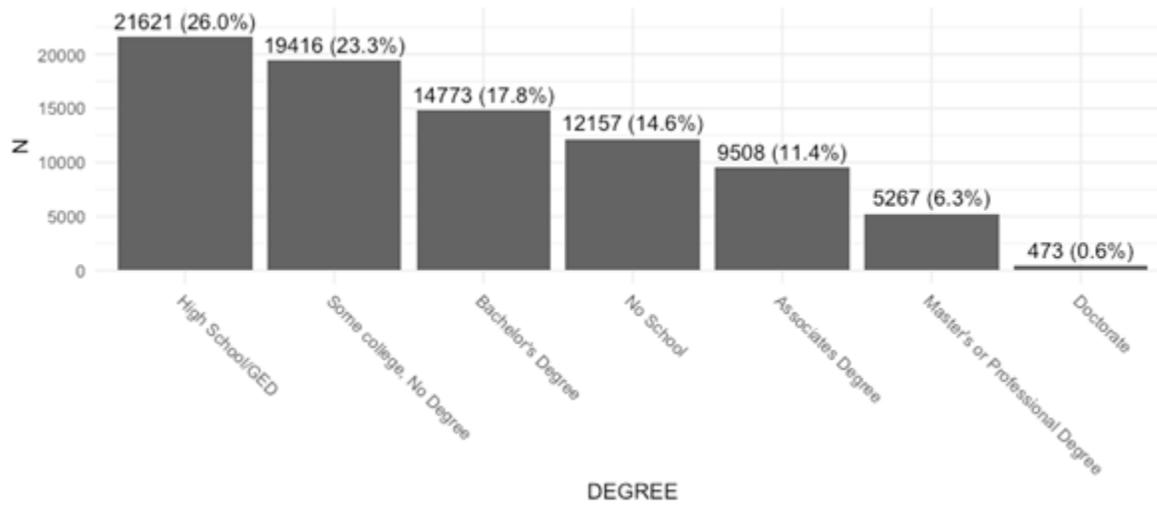
The entire strategic and action plan can be viewed at: <http://www.wtb.wa.gov/Documents/Sea-KingCountyLocalWIOAPlan2016-2020.pdf>.

In addition, the City will encourage the WDC to add sites and affiliates in the Kent area to increase access to jobs and training for Kent residents.

Another economic development initiative is to increase economic viability by supporting micro-enterprise businesses. For several years, the City invested in programs that provided business training and counseling to create and expand micro-enterprise businesses. The City does not currently invest in micro-enterprise but will accept applications for a project in October or November 2019.

Discussion

The implementation of the initiatives highlighted above will enhance economic opportunities for unemployed and under-employed Kent residents.



Education Graphic

MA-50 Needs and Market Analysis Discussion

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

Housing conditions vary throughout Kent neighborhoods; conditions are as follow:

Valley Neighborhoods

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

While there are some exceptions, most blocks contained a mix of both well-maintained and poorly maintained units. Generally, houses located near the railroad tracks are in worse condition than houses further from the tracks. The City anticipates that homeowners in this area will continue to apply to the Home Repair Program for assistance.

West Plateau Neighborhoods

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

East Hill Neighborhoods

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

The Panther Lake area also has approximately eight Manufactured/Mobile home parks. The Kenton First area has more poorly maintained neighborhoods of manufactured housing with considerable homeownership. Residents of the Panther Lake neighborhood pay high costs to rent space. Because of the age and condition of mobile homes, homeowners in both developments apply for home repair program services.

There is one Racially/Ethnically Concentrated Area of Poverty (R/ECAP) within Kent. R/ECAP areas are census tracts where more than half the population is non-White and 40% or more of the population is in poverty OR where the poverty rate is greater than three times the average poverty rate in the area. Within the map below, the area highlighted in purple is the R/ECAP area.

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

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

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

The valley floor has the most affordable housing in the City both for home ownership and to rent. East Hill rents vary as do home ownership opportunities. Most subsidized housing is on East Hill. The highest concentration of senior housing is in the Valley, and most senior housing is subsidized. Neither area has adequate housing appropriate for large or extended families; larger housing is in higher demand by ethnic populations and Populations of Color.

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

In 2018, Communities of Opportunity invested in the Kent Community Development Collaborative; a partnership of community-based organizations working to ensure everyone can participate and benefit

from decisions that shape their neighborhood and greater community. The partnership convenes community forums focused on creating affordable, safe housing for Kent residents, as well as opportunities for living wage jobs 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.

Broadband Access: There are four residential broadband providers in Kent with significant coverage: Century Link (94.8%), Xfinity from Comcast (95.6%), HughesNet (100%), and Viasat (100%). Wave is the fifth residential provider (3.4%). According to BroadbandNow.com, 98.9 percent of residents in King County have access to high-speed internet and the average download speed in Kent is 56.78 Mbps. This is 5.4% slower than the average in Washington and 3.2% slower than the national average..

The city of Kent serves over 100,000 residents and many established businesses, making internet service a key priority for many people in this area. Kent is the 25th most connected city in Washington ahead of Federal Way, Auburn, Pacific, and Maple Valley, but behind Renton.

The speeds identified are 25Mbps download and 3Mbps upload – the minimum speeds to be considered broadband. The map indicates that within Kent, West of Highway 167 and North of Highway 516, there are fewer broadband service providers. It is important to note that this is predominately a commercial area with few homes.

Broadband Service Providers in Kent, WA

(View Fixed Broadband Area Summary Map: Source Federal Communications Commission)

The table below identifies what percentage of the jurisdiction has access to broadband providers. Kent compares well to its neighboring King County cities, with very few areas that have fewer than three (3) different broadband service providers. As the map above notes, the areas with fewer than three (3) providers are in a mostly business/commercial part of the city.

Percent of Population to Broadband Providers

(View Percentage of Population to Broadband Providers Table: Source FCC Broadband Mapping-
broadbandmap.fcc.gov)

Fiber internet access is starting to spread in this area, due to companies like Centurylink Prism. Centurylink Prism fiber Intern is available in western neighborhoods like Riverview, The Lakes, and West

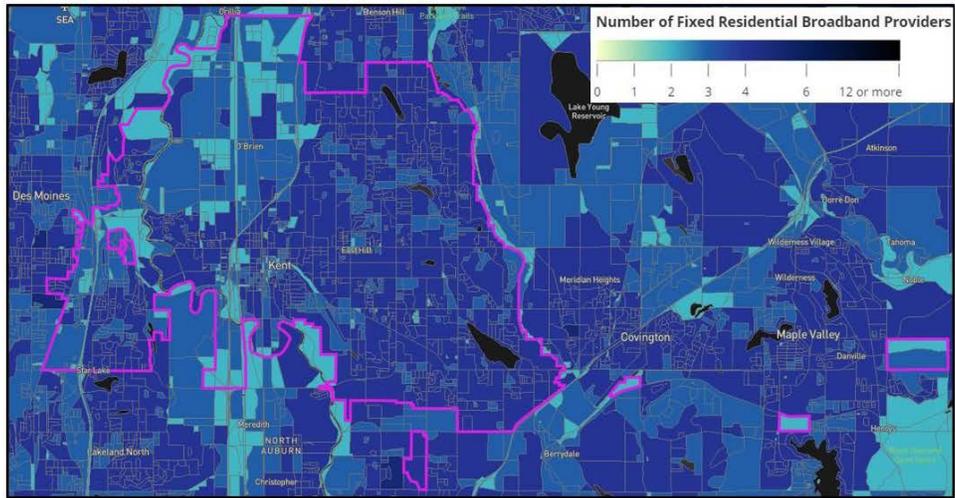
Hill. Service stops through the central part of Kent, picking up again in eastern communities like Meridian Firs, Lake Meridian, and Glenbrook. In terms of DSL service, all of Kent is within the service area of CenturyLink.

Xfinity cable provides Kent customers with a similar level of service, stretching as far north as the neighborhoods of Talbot and Pantera Lago before running southward to Tudor Square, Stillwater Greens, and Autumn Glen.

The affordable housing projects in King County offer residents the ability to sign up for cable at a subscription price. There is cell phone coverage throughout Kent.

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

As stated above, there are five residential broadband Internet service providers in Kent, which allows competitive pricing for Kent residents.



Fixed Broadband Area Summary Map

Jurisdiction	No providers	1 or more providers	2 or more providers	3 or more providers
Nationwide	0.10	99.9	94.1	72.6
King County	0.0	100	99.5	96.12
Kent	0.0	100	100	97.5
Auburn	0.0	100	100	98.8
Federal Way	0.0	100	100	98.7

Source: FCC Broadband Mapping – broadbandmap.fcc.gov

Percentage of Population to Broadband Providers Table

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

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

Global warming, climate change, and the destructive impacts to our planet are central issues facing our generation and future generations. Impacts that we see already include increasing flood risks; warming temperatures; decreasing salmon populations; an increased loss of water naturally stored in snowpack; and increasing smoke from wildfires leading to health effects similar to those reported for particulate matter (reduced lung function, bronchitis, asthma, emphysema, exacerbation of heart disease, etc.). (Source: *Wildfire Smoke, A Guide for Public Health Officials*, Revised 2019, US Environmental Protection Agency.) Climate change has negative consequences on the environment, economy, quality of life, and personal well-being.

As a result of these concerns, the City of Kent joined the King County Cities Climate Collaboration (K4C) in 2018. The purpose of K4C is to work collaboratively 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.”

Additionally, Kent Human Services Division staff participates on behalf of the City and Kent Cultural Diversity Initiative Group on the King County Climate Strategic Action Plan, Climate and Equity Community Task Force (CECTF). CECTF is collaborating with the county to develop a new section in the Strategic Action Plan on climate justice, using a community-driven process where leaders of frontline communities identify equity-driven goals and priority areas for climate action based on community values and concerns.

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

Over the next five years, the City will continue to engage with the community at large, along with underserved residents, to learn more about these and other risks and their impacts. We will examine data, findings and methods to mitigate and prevent the impacts of climate change, especially its effects on low/moderate-income households.

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 2020 to develop a strategy for those investments. As opportunities arise, the percentage of investment could increase between 2022-2024.

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

<p>Identify the neighborhood boundaries for this target area.</p>	<p>Kent is divided into three major regions: East Hill, the Valley, and West Hill. Downtown Kent is located on the east side of the valley; the rest of the valley is almost entirely covered by warehouses.</p> <p>According to the US Census Bureau, the city has a total area of 29.19 square miles (75.60 km), of which, 28.63 square miles (74.15 km) is land and 0.56 square miles (1.45 km²) is water. Major waterways include the Green River, which flows north through Kent on its way to Puget Sound. The largest lake is Lake Meridian on the city's East Hill.</p>
<p>Include specific housing and commercial characteristics of this target area.</p>	<p>East Hill Neighborhoods contain a many well-maintained housing, except for some neighborhoods with deteriorating units. The overall condition of housing in the East Hill neighborhoods is much better than in the valley. The Panther Lake area has a greater mix of single-family owned neighborhoods vs. rental homes. There is a good mix of older, well-maintained housing in newer neighborhoods. While there are exceptions, overall, housing in the Panther Lake area is in fair to good condition. It must be noted that this recent annexation area is not yet recognized in HUD's system and is therefore not represented in any of the tables in this document.</p> <p>The Panther Lake area also has approximately eight Manufactured/Mobile home parks. The Kenton Firs area has more poorly maintained neighborhoods of manufactured housing with considerable homeownership. Residents of the Pantera Lago neighborhood pay high costs to rent space. Because of the age and condition of mobile homes, homeowners in both developments apply for home repair program services.</p> <p>East Hill rents vary as do home ownership opportunities. Most subsidized housing is on East Hill.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>This Racially and Ethnically Concentrated Area of Poverty (R/ECAP) was identified in consultation with Consortium Lead, King County. Residents and stakeholders also helped identify neighborhood needs.</p>

<p>Identify the needs in this target area.</p>	<p>Larger housing is in higher demand by ethnic populations and Populations of Color. Other needs include diverse economic opportunities, basic needs services, large free/affordable meeting spaces, additional nonprofits, legal services, multilingual services, and diverse transportation options.</p>
<p>What are the opportunities for improvement in this target area?</p>	<ul style="list-style-type: none"> • Organizations on the East Hill are open to collaboration and some have a strong history of collaboration and partnership • Many small ethnic owned businesses are located on the East Hill • In 2018, Communities of Opportunity invested in the Kent Community Development Collaborative; a partnership of community-based organizations working to ensure everyone can participate and benefit from decisions that shape their neighborhood and greater community • In 2018, Communities of Opportunity invested in the Kent Community Development Collaborative; a partnership of community-based organizations working to ensure everyone can participate and benefit from decisions that shape their neighborhood and greater community
<p>Are there barriers to improvement in this target area?</p>	<p>Because a large percentage of low/moderate-income residents and new residents, especially immigrants and refugees, live on the East Hill; resources are distributed to other communities and populations first. This leaves a small percentage of the remainder of resources for East Hill residents and a view of seeing the residents as minorities needing special attention rather than as members of the whole requiring equitable and culturally responsive priority.</p> <p>An additional barrier is that there are less culturally responsive and well-resourced organizations on the East Hill.</p>

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 attached in MA-50) is designated as a Racially or 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 2022-2024.

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Low and moderate income households Map
	Associated Goals	Maintain Affordable Housing
	Description	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.
	Basis for Relative Priority	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	Priority Need Name
Priority Level		High

	Population	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
	Geographic Areas Affected	Low and moderate income households Map
	Associated Goals	Prevent Homelessness
	Description	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.
	Basis for Relative Priority	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.
3	Priority Need Name	Economic Viability
	Priority Level	High

	Population	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 Persons with Alcohol or Other Addictions Victims of Domestic Violence Other
	Geographic Areas Affected	Low and moderate income households Map
	Associated Goals	Support Economic Viability
	Description	Funds will be used to assist those who are unemployed and under-employed. Planned activities include employment, job training, and micro enterprise development/expansion.
	Basis for Relative Priority	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.
4	Priority Need Name	Opportunity to Meet Basic Needs
	Priority Level	High

	<p>Population</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 Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other</p>
<p>Geographic Areas Affected</p>	<p>Low and moderate income households Map</p>
<p>Associated Goals</p>	<p>Opportunity to Meet Basic Needs</p>
<p>Description</p>	<p>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 (LEP, immigrants, People of Color, refugees, individuals with disabilities, LGBTQ, etc.)</p>
<p>Basis for Relative Priority</p>	<p>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.</p>
<p>5 Priority Need Name</p>	<p>Planning & Administration</p>

Priority Level	High
Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Low and moderate income households Map
Associated Goals	Planning and Administration Support
Description	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>Basis for Relative Priority</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>
---	--

Narrative (Optional)

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

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

Introduction

The City of Kent's resources include \$1,139,859 in CDBG funds for 2020. If funding is level for the remainder of the SP, the City anticipates \$4,559,436.

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	1,139,859	0	0	1,139,859	4,559,436	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 leverage local, federal, and state funds. Agencies combine multiple funding sources to provide a wider range of services to the community.

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

N/A

Discussion

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Kent	Government	Ownership Planning	Jurisdiction
CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON	Non-profit organizations	Homelessness public services	Jurisdiction
Mother Africa	Non-profit organizations	public services	Jurisdiction
MULTI-SERVICE CENTER	Non-profit organizations	Homelessness Rental public services	Jurisdiction
Open Doors for Multicultural Families	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Puget Sound Training Center	Non-profit organizations	public services	Jurisdiction
St. Stephen Housing Association		Homelessness public services	Jurisdiction
West African Community Council	Non-profit organizations	public services	Jurisdiction
YWCA	Non-profit organizations	Homelessness public services	Jurisdiction
	Non-profit organizations	Economic Development neighborhood improvements	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 which block equity for 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

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

Supportive Services			
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Information, referral, legal assistance to under-served populations & new residents	X		

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 Washington State Department of Social and Health Services (DSHS) Office of Refugee and Immigrant Assistance (ORIA) convenes the Refugee Housing Task Force; the City participates as

the Task Force which works collaboratively to diminish the impact of the housing crisis on immigrants and refugees

- The City piloted the Parallel Application Process (2016-2020), 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 a racial equity lens to ensure that human services funds are equitably allocated throughout the community

Gaps

- Immigrants and refugees are without the resources to maintain their housing after government support is exhausted
- Immigrants and refugees are growing increasingly fearful of accessing services due to public charge rule that will be implemented October 15, 2019
- 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

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	Maintain Affordable Housing	2020	2021	Affordable Housing	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Affordable Housing	CDBG: \$3,454,540	Homeowner Housing Rehabilitated: 425 Household Housing Unit
2	Prevent Homelessness	2020	2021	Homeless	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Homeless Prevention	CDBG: \$526,390	Homeless Person Overnight Shelter: 5 Persons Assisted Homelessness Prevention: 395 Persons Assisted
3	Support Economic Viability	2020	2021	Economic Opportunities	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Economic Viability	CDBG: \$357,500	Other: 300 Other
4	Opportunity to Meet Basic Needs	2020	2021	Non-Homeless Special Needs	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Opportunity to Meet Basic Needs	CDBG: \$221,005	Public service activities other than Low/Moderate Income Housing Benefit: 375 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration Support	2020	2021	Planning & Administration	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Planning & Administration	CDBG: \$1,139,860	Other: 0 Other

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain Affordable Housing
	Goal Description	Investment of funds to preserve and maintain existing affordable housing. Planned activities include rehabilitation of single-family residential housing (home repair services) and energy efficiency assistance.
2	Goal Name	Prevent Homelessness
	Goal Description	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	Goal Name	Support Economic Viability
	Goal Description	Assistance, including micro-enterprise development, for those unemployed and under-employed.
4	Goal Name	Opportunity to Meet Basic Needs
	Goal Description	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-served residents

5	Goal Name	Planning and Administration Support
	Goal Description	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)

It is estimated that the City of Kent will provide affordable housing to 625 families by investing in its HRP (sustaining homeownership) and the MSC rental assistance program.

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

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

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

- Assuring that 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:

- Eviction prevention grants;
- Shelters and transitional housing for the homeless;
- Employment training and job programs for under-served populations; and
- Micro-enterprise businesses.

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's resources include \$1,139,859 in CDBG funds for 2020. If funding is level for the remainder of the SP, the City anticipates \$4,559,436.

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	1,139,859	0	0	1,139,859	4,559,436	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 leverage local, federal, and state funds. Agencies combine multiple funding sources to provide a wider range of services to the community.

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

N/A

Discussion

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain Affordable Housing	2020	2024	Affordable Housing	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Affordable Housing	CDBG: \$690,908	Homeowner Housing Rehabilitated: 85 Household Housing Unit
2	Prevent Homelessness	2020	2021	Homeless	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Homeless Prevention	CDBG: \$105,278	Public service activities other than Low/Moderate Income Housing Benefit: 39 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Homeless Person Overnight Shelter: 1 Persons Assisted
3	Support Economic Viability	2020	2021	Economic Opportunities	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Economic Viability	CDBG: \$71,500	Other: 92 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Opportunity to Meet Basic Needs	2020	2021	Non-Homeless Special Needs	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Opportunity to Meet Basic Needs	CDBG: \$44,201	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
5	Planning and Administration Support	2020	2021	Planning & Administration	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Planning & Administration	CDBG: \$227,972	Other: 0 Other

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Maintain Affordable Housing
	Goal Description	Investment of funds to preserve and maintain affordable housing. Planned activities include rehabilitation of single-family residential housing (home repair services) and energy efficiency assistance
2	Goal Name	Prevent Homelessness
	Goal Description	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	Goal Name	Support Economic Viability
	Goal Description	Assistance, including micro-enterprise development, for those unemployed and under-employed.

4	Goal Name	Opportunity to Meet Basic Needs
	Goal Description	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-served residents.
5	Goal Name	Planning and Administration Support
	Goal Description	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 is investing in a range of needed services for Kent residents that included transitional housing, shelter, educational services for individuals with intellectual disabilities and their families, legal and referral and resource connection services for new residents, minor home repair, training and employment, and micro-enterprise development or a community-inspired capital funded project. The City will also target a portion of its investments on the East Hill of Kent, a Racially/Ethnically Concentrated Area of Poverty. City staff will work with residents to respond to emerging needs and plan for the future.

#	Project Name
1	Kent Home Repair Program-Minor Home Repair
2	Planning & Administration
3	Catholic Community Services-Katherine's House
4	Mother Africa-SAFARI
5	Multi-Service Center-Housing Stability
6	Open Doors for Multicultural Families-Youth Case Management
7	Partner in Employment
8	Puget Sound Opportunities Industrialization Center (PSTC)-Employment & Training Services
9	St. Stephen Housing Association
10	West African Community Council
11	YWCA-Anita Vista Transitional Housing
12	Highline Micro-Enterprise Assistance

Table 20 – Project Information

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

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

CONTINGENCY PLANS

AP-38 Project Summary

Project Summary Information

1	Project Name	Kent Home Repair Program-Minor Home Repair
	Target Area	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	Goals Supported	Maintain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$690,908
	Description	Capital: Low/moderate-income homeowners in Kent receive minor home repairs
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	85 Low/moderate-income households in Kent will receive assistance.
	Location Description	Throughout City of Kent.
	Planned Activities	Minor rehabilitation to houses and mobile homes owned by dwellers.
2	Project Name	Planning & Administration
	Target Area	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	Goals Supported	Planning and Administration Support
	Needs Addressed	Planning & Administration
	Funding	CDBG: \$227,972

	Description	City uses funds to administer the CDBG project carried out by the City, to monitor sub-recipients, and to deliver strategies outlined in the 2015-2019 Consolidated Plan.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Low/moderate-income Kent residents will benefit from CDBG staff planning & assistance.
	Location Description	City of Kent
	Planned Activities	Planning & administration
3	Project Name	Catholic Community Services-Katherine's House
	Target Area	City of Kent
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$13,000
	Description	Public Service: Sub-recipient provides shelter and case management services to women residing in transitional shelter
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	1 woman residing in transitional shelter
	Location Description	Downtown City of Kent
	Planned Activities	Shelter and case management services to women in recovery residing in transitional shelter
4	Project Name	Mother Africa-SAFARI
	Target Area	City of Kent
	Goals Supported	Opportunity to Meet Basic Needs

	Needs Addressed	Opportunity to Meet Basic Needs
	Funding	CDBG: \$15,000
	Description	Public Service: Sub-recipient provides case management and referral services to connect residents, predominately of African & Middle Eastern descent, to resources.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Assistance to women & families predominately of African & Middle Eastern descent (42 individuals)
	Location Description	Cascade Office Plaza, Central Avenue
	Planned Activities	System navigation, resource & referral, and connection to services
5	Project Name	Multi-Service Center-Housing Stability
	Target Area	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$57,278
	Description	Public Service: Funding used for housing stability grants to low-income individuals
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	40 tenants needing rent assistance will benefit.
	Location Description	Alliance Center, downtown Kent
	Planned Activities	Rental assistance
6	Project Name	Open Doors for Multicultural Families-Youth Case Management
	Target Area	City of Kent

	Goals Supported	Opportunity to Meet Basic Needs
	Needs Addressed	Opportunity to Meet Basic Needs
	Funding	CDBG: \$15,000
	Description	Public Services: This project provides case management services to youth with intellectual disabilities and their families.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	22 youth with intellectual disabilities and their families
	Location Description	Downtown corridor of Kent
	Planned Activities	Education support, family activities, information & referral
7	Project Name	Partner in Employment
	Target Area	City of Kent
	Goals Supported	Support Economic Viability
	Needs Addressed	Economic Viability
	Funding	CDBG: \$15,000
	Description	Public Services: Funds used to provide culturally responsive case management & job readiness skills to prepare Kent immigrants and refugees find employment.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	10 Kent immigrants and refugees & other under-served individuals
	Location Description	West Hill area, near SeaTac
	Planned Activities	Culturally responsive case management & job readiness skills to prepare individuals for employment

8	Project Name	Puget Sound Opportunities Industrialization Center (PSTC)-Employment & Training Services
	Target Area	City of Kent
	Goals Supported	Support Economic Viability
	Needs Addressed	Economic Viability
	Funding	CDBG: \$6,500
	Description	Public Services: This project provides employment and training services to under-served individuals.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Employment and training services to 40 under-served individuals
	Location Description	Renton residential/industrial area that borders Kent
	Planned Activities	Employment and training services
9	Project Name	St. Stephen Housing Association
	Target Area	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$15,000
	Description	Public Services: This project provides temporary housing to homeless families.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Temporary housing to 25 homeless families

	Location Description	City of Kent
	Planned Activities	Housing
10	Project Name	West African Community Council
	Target Area	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	Goals Supported	Opportunity to Meet Basic Needs
	Needs Addressed	Opportunity to Meet Basic Needs
	Funding	CDBG: \$14,201
	Description	Public Services: This project provides culturally responsive legal assistance to immigrants.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Culturally responsive legal assistance to 11 immigrants.
	Location Description	City of Kent, warehouse area running along 68th Ave. S
	Planned Activities	Culturally responsive legal assistance
11	Project Name	YWCA-Anita Vista Transitional Housing
	Target Area	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$20,000
	Description	Public Service: Project provides transitional housing to domestic violence survivors and their children.

	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	Transitional housing to 14 domestic violence survivors and their children
	Location Description	City of Kent
	Planned Activities	Transitional housing to domestic violence survivors and their children
12	Project Name	Highline Micro-Enterprise Assistance
	Target Area	City of Kent Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010
	Goals Supported	Support Economic Viability
	Needs Addressed	Economic Viability
	Funding	CDBG: \$50,000
	Description	This project will provide technical assistance to micro-enterprise business owners to help them respond to COVID-19 business impacts.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 10 individuals will benefit.
	Location Description	City of Kent
	Planned Activities	Micro-enterprise or another needed capital-funded and resident-inspired project

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 were dispersed throughout the City, and CDBG funds were distributed accordingly. Data now indicates that the East Hill of Kent has the highest concentration of poverty in the City. The federal government categorizes the East Hill as a Racially or 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. (Kent is the only City in the CDBG Consortium that includes a R/ECAP; cities in the Consortium include Auburn, Bellevue, and Federal Way.) Neighborhoods with high concentrations of poverty can serve as a tipping point to a family's ability to reach positive outcomes; therefore, 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 2022-2024.

Geographic Distribution

Target Area	Percentage of Funds
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. A 5% portion of the City's funds will be targeted on the East Hill to address the high concentration of poverty in that area.

Discussion

Poverty is high in pockets throughout the City (over 20%), and just over half of the students in the Kent School District qualify for free and reduced lunches. Unemployment and dependence on public assistance has forced many households to use public services for basic needs; including food, utility assistance, rental assistance, medical services, etc. Housing costs continue to rise in Kent. According to the apartment web service, Rent Café, the average cost for an apartment in Kent is \$1,502 (average one-bedroom size), and this represents a 3% increase from the average cost over a year.

Additionally, the East Hill of Kent is defined by the federal government as a R/ECAP. This high poverty

rate justifies targeted investment on the East Hill.

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

Introduction

The City is actively involved in many initiatives and ongoing commitments to improve the life of Kent residents.

The City is actively engaged with refugee and immigrant communities by staffing and facilitating the Kent Cultural Diversity Initiative Group (KC-DIG).

In 2016, the City appointed a Cultural Communities Advisory Board to the Mayor and City Council.

The CDBG Coordinator attended Racial Equity in Education gatherings in 2018 to support the Kent School District in its efforts to improve education opportunities and academic performance for immigrant and refugee students and students of color. Additional educational support will be provided to the Kent School District in 2020 to improve outcomes for students.

The CDBG Coordinator participates in the King County Climate Equity Community Task Force.

Kent's Human Services Manager has been actively involved in regional discussions about governance in the Seattle/King County homelessness system. In August of 2018 the City of Seattle and King County partnered with Future Laboratories to launch a community-driven process of listening, and ultimately, designing a stronger regional response. A key part of the process going forward will be to design with equity in mind, building a system that is responsive to the needs of those who are at the highest risk for prolonged or multiple episodes of homelessness. While service systems are traditionally built with the input of "experts" as the guiding voices, delivering services that are effective means the input of people utilizing those services must be understood as the primary data source.

Actions planned to address obstacles to meeting underserved needs

City staff will continue to work with The Seattle Foundation and King County on the Communities of Opportunity Grant which provides funds to organizations whose activities reduce inequities in the areas of health, housing and economic opportunities.

In 2016, the City appointed a Cultural Communities Advisory Board (CCB) to the Mayor and City Council. The CDBG Program will collaborate with the CCB to identify strategies to decrease homelessness in our immigrant/refugee populations, increase accessibility and civic engagement, and to increase culturally/linguistically responsive services.

Staff will continue to participate on the King County Refugee Housing Task Force, which is

led by DSHS, Office of Immigrant and Refugee Assistance. This stakeholders' group works collaboratively

to influence policies, resources, and the public's interest to increase affordable housing for refugees.

The City will continue to provide educational support to the Kent School District to improve outcomes for students.

Kent's Human Services Manager will continue to participate in regional discussions about governance in the Seattle/King County homelessness system.

Actions planned to foster and maintain affordable housing

The City will continue its long-term collaboration and participation on Boards, committees, funding review teams; etc., to foster and maintain affordable housing for the South County Region. Through sub-regional efforts, City staff and stakeholders will engage in discussions with elected officials and Land Use and Planning Board members about the impact that affordable housing has on the long-term viability of the community. As part of the South King Housing and Homelessness Partnership project, staff will review opportunities to implement strategies recommended by the Regional Affordable Housing Task Force.

Actions planned to reduce lead-based paint hazards

No actions are planned.

Actions planned to reduce the number of poverty-level families

Actions to reduce the number of poverty level families maintaining relationships with local training schools, encouraging business to hire low-income residents and outreach to increase opportunities for low-income residents to obtain livable wage jobs. The City also collaborates with the Financial Empowerment Network. Based on homelessness research, it is evident the City must prioritize economic stability to reduce inflow into homelessness. Research data will help guide the City's 2020 planning process.

Actions planned to develop institutional structure

In 2018, the City hired a consultant to evaluate its Parallel Human Services Application process (PAP). PAP was piloted in 2017-2018 and extended to 2019-2020. The purpose is to use a streamlined application process to increase funds to under-served and under-resourced organizations that receive a disproportional percentage of human services funds but provide a great deal of service to Kent residents. We will use lessons learned from the Parallel Application pilot to simplify the human services application process and increase access to our smaller and Ethnic Community-Based Organizations.

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

service agencies

The City has been 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 Council of Human Services, South King County Housing Development 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 2020 as well.

Discussion

The City will diligently engage in actions to support its residents and the goals of the Five-Year Consolidated Plan.

Program Specific Requirements

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

Introduction

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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name Census Data
	List the name of the organization or individual who originated the data set. US Census Bureau
	Provide a brief summary of the data set. Data provides information on economic, racial, ethnic, housing, population, age, sex etc.
	What was the purpose for developing this data set? Data analysis was done by Kent staff for the purpose of determining the degree of need for human services.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data is generalized across the city.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 10 years
	What is the status of the data set (complete, in progress, or planned)? Being updated with latest information that includes annexed area of the City
	2
Data Source Name 2015 HUD CHAS Data	
List the name of the organization or individual who originated the data set. 2015 HUD Comprehensive Housing Affordability Strategy (CHAS) was originated by HUD.	
Provide a brief summary of the data set. This data set The CHAS data shows that the majority of Kent households are homeowners (54%), while renter household are more likely to experience housing problems (cost burden, overcrowding, or substandard housing). More specifically, those renter households that earn 30% of the area median income (AMI) or below.	
What was the purpose for developing this data set? CHAS data is gathered to demonstrate the number of households in need of housing assistance.	
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Data covers the City of Kent and is quite comprehensive.	

What time period (provide the year, and optionally month, or month and day) is covered by this data set?
The time period is 2015, and this is the most recent data available from HUD.
What is the status of the data set (complete, in progress, or planned)?
Complete