



City of Kent

2024 Annual Action Plan

Community Development Block Grant (CDBG) Program

Executive Summary

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

1. Introduction

The City of Kent became a Community Block Grant (CDBG) entitlement City in in 2003. Entitlement cities receive a CDBG entitlement grant directly from the U.S. Department of Housing and Urban Development (HUD), managing and staffing their own programs.[1] Cities are eligible to apply for a direct grant only if they have at least 50,000 residents and submit a multi-year Consolidated Plan (CP); the City submits its plan every five years through the King County Consortium. In addition to King County and Kent, the Consortium includes the cities of Auburn, Bellevue, and Federal Way. The most recent five-year plan was approved by HUD and is effective for 2020-2024. An Action Plan is submitted each year of the 2020-2024 CP; this Annual Action Plan (AAP) is for the 2024 program year, the fifth program year of the CP.

The CP identifies the objectives and outcomes that will guide the city as it determines how to invest its grant. The objective of the CDBG Entitlement Program is to develop urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for low/moderate-income persons. Low/moderate-income persons are those earning less than 80% of the area median income (AMI). The 2024 AAP will continue to pursue the objectives outlined in the CP, tracking outcomes for each funded project.

2024 CDBG Allocation:

The City of Kent estimates it will receive the CDBG allocation in 2024 from HUD: **\$1,093,232**. Once HUD confirms the City's final allocation, the city will adjust its budget before submitting the 2024 Action Plan to HUD. The city anticipates that HUD will verify the final allocation by March or April 2024. The CDBG contract between HUD and the City is usually signed months after HUD provides notice regarding the amount of the City's grant. Consequently, CDBG sub-recipients receive their first payments between late spring to late summer.

2. Summarize the objectives and outcomes identified in the Plan

The outcomes and objectives are:

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

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

3. Evaluation of past performance

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

In 2023, the City used its CDBG funds to provide a wide variety of services which met the objectives of the CDBG Entitlement Program. Work was primarily executed by nonprofits (sub-recipients); however, City staff provided home repair services to Kent homeowners and hired private contractors as needed.

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

Accomplishments in 2023 were:

2023: The city received a CDBG allocation of \$1,093,232

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

- Rent and utility assistance
- Home repair assistance
- Case management services to youth with intellectual disabilities and their families
- Shelter and Supportive Services
- Transitional Housing
- Comprehensive case management and support services
- Employment and training
- Planning and administration activities

Outcomes for 2023 are still in process and organizations are primarily on track.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen participation (hereinafter referred to as *Community Participation Process* or *community participation*) is the source in which the Consolidated Plan is developed. The City solicited comments and input from low/moderate income persons and households, non-governmental organizations, nonprofits, and other interested parties regarding the development of the 2024 AAP.

5. Summary of public comments

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

The city convened the first public hearing on November 16, 2023, before the draft AAP was released, and a second hearing is TBD. First public hearing was held in- person during Human Services Commission. The second public hearing is TBD.

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

There were no public comments made at the first public hearing held on November 16th, 2023, during Human Services Commission Meeting.

7. Summary

There were no public comments made on the first public Hearing.

DRAFT

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

Sub-recipients that receive CDBG funds are responsible for executing programs on behalf of the City and are consulted during the development of the Annual Action Plan. These agencies are listed in the *AP-10 Consultation* section of this document.

Consolidated Plan Public Contact Information

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

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

1. Introduction

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

The City of Kent is a leader and active partner, participating locally and regionally in efforts related to human services and community development. Development of the 2024 Annual Action Plan included consultation with private and public organizations to provide input. The City works closely with neighboring jurisdictions in South King County, acknowledging the subregion's common interests and challenges.

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

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

Kent Human Services Division meets regularly with other King County jurisdictions, public housing authorities and State Departments to develop strategies and to implement plans to improve the quality of service and access for low-income residents in the City and throughout the region. Additionally, the City participates in quarterly meetings with King County staff, including Public Health - Seattle and King County, to review implementation and delivery of services funded through regional efforts. The City will continue to participate in the Joint Recommendations Committee (JRC), South King Housing and Homelessness Partners (SKHHP), the Affordable Housing Committee (AHC), and the Housing Interjurisdictional Team of the AHC. Kent is also an active member of the King County Human Services Funder Collaborative, providing a streamlined application and grant management process for nonprofits and increasing collaboration amongst cities. The City is also tracking the King County Regional Homeless Authority strategic planning efforts. The City also hosts the monthly Kent Cultural Diversity Initiative Group (KC-DIG) to help enhance collaboration.

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

Staff worked extensively in 2018 to develop an Interlocal Agreement, creating a formal collaboration on housing and homelessness issues between several cities in South King County, including Kent. Kent has contributed funds to the South King Housing and Homelessness Partnership since 2016; this partnership provided additional staff capacity for tracking, developing, and implementing policies related to affordable housing and homelessness to participating cities. The City funds this project with Human Services General Funds. Kent staff and other South King County stakeholders continue to meet to deepen cross-jurisdictional coordination, creating a common understanding for housing and homelessness needs and strategies for South King County, and will participate in KCRHA’s development of the Subregional Plan that will guide homelessness work going forward. Two separate groups

currently meet the South King County Homeless Action Committee and the South King County Joint Planners.

The City continues to seek ways to participate in the newly established King County Regional Homelessness Authority and the Advisory Committee that now serves as the Continuum of Care. Kent provides General Fund and CDBG funds to programs focused on preventing homelessness, emergency shelter, transitional housing, and permanent housing. These programs support our chronically homeless individuals and families, families with children, veterans, and unaccompanied youth.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

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

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

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

Note: additional organizations will be added via the online federal reporting system.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MULTI-SERVICE CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received email link to Action Plan & Public hearing. Agency also consulted informally through ongoing communication.
	Agency/Group/Organization Type	Services-Youth and Families with Disabilities Housing Need Assessment
2	Agency/Group/Organization	OPEN DOORS FOR MULTICULTURAL FAMILIES
	Agency/Group/Organization Type	Services-Persons with Disabilities Regional organization Ethnic Community Based Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received email link to Action Plan & Public Hearing. Agency also consulted informally through ongoing communication.

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

5	Agency/Group/Organization	CATHOLIC COMMUNITY SERVICES OF WESTERN WASHINGTON
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency received email link to Action Plan & Public Hearing. Agency also consulted informally through ongoing communication.

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County	Emphasis on basic needs, affordable housing, homeless prevention.
2020-2024 King County Consortium Consolidated Plan	King County	Both plans prioritize Affordable Housing and Homelessness Prevention.
2020-2024 City of Kent Human Services Strategic Plan	City of Kent	CDBG goals and objectives overlap with human services goals and objectives, and the City conducted community engagement for the Human Services Strategic Plan and Five-Year Consolidated Plan simultaneously.
2019 King County Analysis of Impediments to Fair Housing	King County	Kent worked with the county to develop a plan for fair housing testing in Kent. The Regional AI includes goals that indicate need for more affordable housing and greater access to housing for communities experiencing a disproportionate need.
2020 Strategic Climate Action Plan	King County	This five-year plan prioritizes frontline communities, which include underserved populations and BIPOC. The City is also focused on these populations and is reviewing the plan to determine how its five-year CP can more closely align with climate action.

Table 3 - Other local / regional / federal planning efforts

Narrative

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

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

- Accessibility to economic opportunities

The City continues to assess the impacts of COVID-19 pandemic, while identifying social inequities to ensure residents are provided the opportunity to recover from illness, lost wages, and increasing costs due to inflation. The City will continue to partner with workgroups and committees to better coordinate services and resources to strengthen the network of providers in Kent and allow for a more equitable distribution of resources. Partners include the Kent Community Partners, Kent Youth Network, Kent Emergency Assistance Providers .

DRAFT

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

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

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

- Inform the community of the rules that the City follows to ensure 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 barriers 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 solicited comments and input from low/moderate income persons and households, Kent residents, non-governmental organizations, nonprofits, and other interested parties regarding the development of the 2024 AAP. The City also used a racial equity lens to help determine its funding allocations. To this effort, the City commissioned a report conducted by *Equitable Future* to investigate how equitably Kent makes grants and funding available to community organizations. It met with and/or reached out to Ethnic Community-Based Organizations (CBOs), special needs organizations, etc. Organizational needs, demographic data, public and written comments, and informal surveys shaped the City's goals outlined in this Action Plan.

During the community participation process for the development of the Action Plan, _ individuals attended the public hearings (pre and post AAP draft release), and _ individuals participated in providing verbal comments. [This information will be added upon completion of the community participation process.]

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	1st Public Hearing	Non-targeted/broad community		No comments made		
2	2nd Public Hearing	Non-targeted/broad community	TBD	TBD		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Kent supports human services programs through its CDBG (federal) and General Fund (City of Kent tax dollars) budgets. The City uses a two-year budget cycle which is contingent upon economic stability. While HUD is on the federal fiscal cycle (October – September), the City’s fiscal calendar is January to December. The City does not receive notice of its CDBG award until Congress passes its budget. This is most often completed in Spring or early Summer.

Pre-award costs for the 2024 program year are those costs that are incurred before the City signs an agreement with HUD regarding the use of FY 2024 CDBG funds. Pre-award costs are outlined in section V of HUD CPD [Notice CPD-23-01: Guidance on Submitting Consolidated Plans and Annual Action Plans FY 2023 \(Pre-Award Waiver\) - HUD Exchange](#) . The City expects HUD will issue a similar notice for the submission of 2024 Action Plans, and the City will follow that guidance regarding pre-award costs when it is issued.

The City dedicates a per-capita amount of its General Fund budget to support human services programs. Prior to that, one percent of the City’s budget supported human services programs.

Prior Year CDBG Resources include Unspent Funds of \$144,770.94 in recaptured funds and unexpended program delivery funds from 2017, 2018, and 2021. Funds recaptured are from closed projects or projects that didn’t expend all available funds including public services, energy efficiency, and minor home repair. All unexpended funds are reprogrammed to 2024 projects. The reprogramming of these funds followed the

required Citizen Participation Plan processes.

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	\$1,093,232	0	\$144,770.94	\$1,238,002.94	\$1,093,232	CDBG funds leverage additional federal and state funds. Agencies may combine funding sources to provide a comprehensive menu of services to the community. Expected amount is based on 2023 allocation.

Table 5 - Expected Resources – Priority Table

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

CDBG funds do not require a match; however, the City looks for opportunities to solicit additional resources.

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

Sound Transit released an RFP Spring of 2023 to identify Transit Oriented Development (TOD) on surplus property located on Kent's West Hill.

King County and Kent have convened discussions with residents and stakeholders consulted in this Action Plan about the best use of the property. Affordable housing and multi-use spaces to support health and employment is proposed to be built on a portion of this property.

Discussion

Expected Amount Available Remainder of Con Plan: The calculation is based on funds expected in 2024 if \$1,093,232 is received for the year.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Maintain Affordable Housing	2024	2025	Affordable Housing	City of Kent	Affordable Housing	CDBG: \$710,602	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Prevent Homelessness	2024	2025	Homeless	City of Kent	Homeless Prevention	CDBG: \$114,000	Homeless Person Overnight Shelter: 58 Persons Assisted
3	Opportunity to Meet Basic Needs	2024	2025	Non-Homeless Special Needs	City of Kent	Opportunity to Meet Basic Needs	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 22 Persons Assisted
4	Support Economic Viability	2024	2025	Economic Opportunities	City of Kent	Economic Viability	CDBG: \$18,984	Other: 60 Other
5	Planning and Administration Support	2024	2025	Planning & Administration	Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010	Planning & Administration	CDBG: \$218,646	Other: 0 Other

Table 6 – 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	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
4	Goal Name	Support Economic Viability
	Goal Description	Assistance, for those unemployed and under-employed.
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.

AP-35 Projects - 91.420, 91.220(d)

Introduction

Funded projects include a variety of activities: employment services and training, maintaining affordable housing, shelter and housing assistance, legal services, case management, food security through gardening, and health resources and support.

#	Project Name
1	Catholic Community Services: Sacred Heart Shelter
2	Multi-Service Center: Shelter and Supportive Housing
3	Kent Home Repair Program: Minor Home Repair
4	Planning & Administration
5	Catholic Community Services: Katherine’s House and Rita’s House
6	YWCA-Anita Vista: Transitional Housing
7	Open Doors for Multicultural Families: Family Support Services
8	Puget Sound Training Center: Employment & Training Services

Table 7 – Project Information

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

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

CONTINGENCY PLANS

Public Services

In the event a sub-recipient organization withdraws from the CDBG program, or the City determines the organization cannot meet federal compliance obligations, the City will allocate funds to one or more of the other public service activities. City of Kent public service activities may address the following needs: services for the unhoused, healthcare, rent and utility assistance, legal services, food assistance, and counseling services. This list is not exhaustive and may expand to meet community needs.

In the event of a funding decrease, the amount of the decrease will be deducted from a project(s) guided by an equity lens.

Capital

In the event of a funding increase, funds will be allocated to the City's Home Repair Program and/or a Capital Project that benefits community needs.

In the event of a funding decrease, the Home Repair Program budget will be reduced.

AP-38 Project Summary

Project Summary Information

1	Project Name	Catholic Community Services-Sacred Heart Shelter
	Target Area	City of Kent
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$25,000
	Description	Public Services: Provide shelter to families experiencing homelessness.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 12 families will benefit from the program.
	Location Description	City of Kent
	Planned Activities	Shelter to Families
2	Project Name	Multi Service Center-Shelter and Supportive Housing
	Target Area	City of Kent
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$50,000
	Description	Public Services: Comprehensive case management and support services to two housing facilities in Kent.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 30 individuals will benefit from proposed activities.
	Location Description	City of Kent
	Planned Activities	Case management and supportive services

3	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: \$710,602
	Description	Capital: Low/moderate-income homeowners in Kent receive minor home repairs.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 100 families will benefit from the program.
	Location Description	City of Kent
	Planned Activities	Minor home repair and rehabilitation.
4	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: \$218,646
	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 2020-2024 Consolidated Plan.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City of Kent and Racially and Ethnically Concentrated area of Poverty (R/ECAP) 2010.
	Planned Activities	City uses funds to administer the CDBG program, to monitor sub-recipients, and to deliver strategies outlined in the 2020-2024 Consolidated Plan.

5	Project Name	Catholic Community Services: Katherine’s House and Rita’s House
	Target Area	City of Kent
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	\$14,000
	Description	Public Service: Sub-recipient provides shelter and case management services to women residing in transitional shelter.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 2 homeless women will benefit from the program.
	Location Description	City of Kent.
	Planned Activities	Shelter and case management services to women
6	Project Name	YWCA: Anita Vista Transitional Housing
	Target Area	City of Kent
	Goals Supported	Prevent Homelessness
	Needs Addressed	Homeless Prevention
	Funding	CDBG: \$25,000
	Description	Public Service: Project provides transitional housing to domestic violence survivors and their children.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 14 female domestic violence survivors and their children will benefit.
	Location Description	City of Kent
	Planned Activities	Transitional housing and services.
7	Project Name	Open Doors for Multicultural Families: Family Support Program
	Target Area	City of Kent
	Goals Supported	Opportunity to Meet Basic Needs

	Needs Addressed	Opportunity to Meet Basic Needs
	Funding	CDBG: \$20,000
	Description	Public Services: This project provides case management services to families with intellectual disabilities.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 22 Individuals will benefit from this project.
	Location Description	City of Kent
	Planned Activities	Case management services for families.
8	Project Name	Puget Sound Training Center: Employment & Training Services
	Target Area	City of Kent
	Goals Supported	Support Economic Viability
	Needs Addressed	Economic Viability
	Funding	CDBG: \$18,984
	Description	Public Services: This project provides employment and training services to under-served individuals.
	Target Date	12/31/2024
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 60 underserved & unemployed individuals will benefit.
	Location Description	City of Renton, near Kent border
	Planned Activities	Employment Services & Training Services
	Estimate the number and type of families that will benefit from the proposed activities	Public Service activity will be added once approved by the Human Services Commission.
	Location Description	City of Kent.

AP-50 Geographic Distribution – 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and

minority concentration) where assistance will be directed

Historically, low/moderate-income households were dispersed throughout the City, and CDBG funds were distributed accordingly.

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Because low/moderate-income families reside throughout Kent, investments will be dispersed where those families live. 100% of the City’s funds will be targeted to address low/mod income residents of Kent and will address the high concentration of poverty in the adjacent areas.

Discussion

According to the American Community Survey (2022), the poverty rate in Kent is 11.3 %. This rate was determined post pandemic. According to Bureau of Labor and Statistics, the unemployment rate ranged from a low of 3.7% in July 2022 to a rate of 4.2% in December 2022. As the area continues to recover from the impacts of COVID-19 rates are expected to increase. Economic disadvantage and poverty associated with the pandemic led to increased dependence on public assistance and forced many households to use public services for basic needs, including food, utility assistance, rental assistance, medical services, childcare, etc. Housing costs continue to rise in Kent, as the COVID-19 Moratoriums have been removed. Landlord, owners, and residential properties are increasing rental rates. According to the apartment web service, Rent Café, the average cost for an apartment in Kent is \$1,905 (average one-bedroom size), and this represents an 8% increase from the average cost over a year.

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

Introduction

Barriers to affordable housing include continued recovery from the pandemic, poverty, rental and other debt, insufficient down payment assistance, code restrictions, displacement, insufficient living wage job opportunities, and other economic and social factors. Ameliorating barriers to affordable housing is a priority for the City.

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

return on residential investment

In June 2021, the City adopted the [Kent Housing Options Plan](#) that identifies actionable code amendments that will increase overall residential building capacity. The plan assesses housing needs including affordability at all income levels and adopts strategies to improve housing outcomes. Other identified strategies include strengthening partnerships, increasing access to homeownership, and adjusting development regulations to increase future potential for more housing inventory. In 2019 the City adopted a tax authorized by the State that allowed the City to recapture a portion of the existing sales tax. These funds support the development of affordable housing. Kent and other SKC cities are pooling those funds with SKHHP for the purpose of creating a Housing Capital Fund. The City also enacted a new tax for affordable housing and related housing services. The capital portion of those funds will also be pooled with SKHHP, and the City will use services dollars to programs that may include mental health and housing navigation,

Discussion

Human Services Division staff is also collaborating with Economic and Community Development staff on identifying opportunities for non-profit affordable housing developers to work in Kent. Work outlined in the Housing Options Plan will continue over the next several years.

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

Introduction

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

The City of Kent is committed to eliminating racial inequities and improving outcomes for all racial groups to mirror the diversity of its community. We are continuously taking steps to face and dismantle institutional and structural barriers to ensure government policies and practices do not infringe upon the equal treatment and opportunity of all persons who live, work, and visit Kent. The City is in final development of the Racial Equity Strategic Plan which will go to the City Council later this spring.

The Kent Human Services Commission and HSD staff continues to implement recommendations from the *Community-Based Vision for Equitable Grantmaking* developed in 2021. In addition, the City hired consultants to work with the Kent Human Services Commission and staff to prioritize and direct 2023-2024 human services investments using a racial equity lens. Staff are evaluating the 2023-2024 human services funding cycle.

The pandemic amplified social and economic factors that contributed to poor health outcomes, and economic impacts compounded with longstanding racial disparities preventing African American

residents from accessing traditional pathways to wealth and economic security. In late 2022, Human Services staff recommended a Steering Committee be formed comprised of African American-led organizations, and stakeholders to better support Kent residents. The Steering Committee has begun identifying priorities in services and programs, current funding gaps, future funding opportunities, and capacity building recommendations for African American-led organizations in the City of Kent. The Steering Committee set an intention to primarily prioritize and focus on long-term planning efforts as the community continues with crisis response and recovery efforts, to achieve an equitable recovery.

Actions planned to address obstacles to meeting underserved needs

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

Staff will continue to work with 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.

The City will continue its partnership with 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

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

The City will continue its long-term collaboration and participation on Boards, committees, funding review teams; etc., to foster and maintain affordable housing for the South County Region. Through sub-regional efforts, City staff and stakeholders will engage in discussions with elected officials and Land Use and Planning Board members about the impact that affordable housing has on the long-term viability of the community. As part of the South King Housing and Homelessness Partnership project, staff will have the ability to participate in funding affordable housing capital projects in the subregion (through pooled funding the City of Kent is contributing to).

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

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

The City was instrumental in developing relationships between public and private housing and social service agencies and will continue to collaborate with these entities, including the Homeless Forum (a monthly meeting of housing and support service providers), South King County Joint Planners and Developers work Group, and the King County Housing Development Consortium. The South King County Housing and Homelessness Partnership will be a key driver of enhancing coordination in this area in 2024 as well.

Discussion

The City will continue engaging in efforts to support its residents; by giving funding priority to programs

that, address goals outlined in the Five-Year Consolidated Plan and comply with federal regulations.

Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

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