City Council Study Session Community Wellness Special Focus Area
October 14, 2019 - 5:30 PM
City Hall Council Chambers
AGENDA
Watch the meeting LIVE!

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I. CALL TO ORDER

A. Roll Call

II. ANNOUNCEMENTS REPORTS AND PRESENTATIONS

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

A. No Smoking or Vaping in City Parks (Faber) (20 Minutes)
No Smoking or Vaping in Parks Discussion

B. Modification to the 2020-2025 Transportation Improvement Program (Gaub) (10 Minutes)

C. Resolution No. 5458 (Hinman) (10 Minutes)
A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to negotiate and execute an Airport Office and Apron Lease with Normandy Aircraft

D. Ordinance No. 6728 (Tate) (15 Minutes)
An Ordinance of the City Council of the City of Auburn, Washington, relating to land use development regulations related to mixed-use development; amending chapters 18.08, 18.23, and 18.57 of the Auburn City Code and Exhibit 1 to Ordinance No. 6382

IV. COMMUNITY WELLNESS DISCUSSION ITEMS

A. Community Needs Assessment Presentation (Tate) (20 Minutes)
A presentation from Cloudburst Consulting Group on the findings and recommendations from the Auburn Community Needs Assessment.

B. Joint Meeting with the Human Services Committee (Tate) (30 Minutes)
Roundtable discussion between the Human Services Committee & the City Council.

C. CDBG Consolidated Plan and 2020 Annual Action Plan (Tate) (20 Minutes)
An overview of the 2020-2024 City of Auburn CDBG Consolidated Plan, including the 2020 Annual Action Plan and the King County Consortium Analysis of Impediments to Fair Housing Choice

D. Auburn Farmers Market Season (Faber) (10 Minutes)

V. OTHER DISCUSSION ITEMS

VI. NEW BUSINESS

VII. MATRIX

A. Matrix

VIII. ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office, on the City website (http://www.auburnwa.gov), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.

AGENDA BILL APPROVAL FORM

Agenda Subject:
No Smoking or Vaping in City Parks (Faber) (20 Minutes)

Date:
October 9, 2019

Department:
City Council

Attachments:
Cover Memo
Presentation
Tobacco Policy

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Review background information and discuss proposed ordinance to restrict smoking and vaping in public parks.

Background Summary:

The Healthy Auburn Blue Ribbon Committee as well as the Auburn Parks and Recreation Board are committed to creating a healthy community. In 2009 the Tobacco-Free Park Policy was initiated to assist recreational organizations and parents in their efforts to recreate in a tobacco-free environment. In July of 2019, staff was requested to develop information related to a potential ban on smoking and vaping in City Parks. This initiative is supported by both the Parks Board and the Blue Ribbon Committee who recognize that the negative effects of first and second hand smoke and discourage tobacco usage at places where youth are gathered and healthy lifestyle activities are available.

Reviewed by Council Committees:

Municipal Services

Councilmember:

Staff: Faber

Meeting Date: October 14, 2019

Item Number:

Why a Smoking and Vaping Ban?

It is clear from the King County Public Health Statistics that a disproportionate number of Auburn residents are at a high health risk compared to the rest of the County. Realizing such, the City of Auburn launched the Healthy Auburn 2020 "Blue Ribbon Committee". It is understood that smoking and vaping in parks may still occur should an ordinance be approved as this infraction would fall low on the list of police priorities but if the health and experience of any park visitors is positively affected, then we've create a better public space. Our intent is to launch a "Just Breathe" campaign similar to the City of Kent, modify all of our permit, rental, tournaments, etc. paperwork. Below is the City of Kent code where they excluded the Riverbend Golf Course, as we would with the Auburn Golf Course. Many of the agencies on the I-5 corridor have already implemented a code similar to this.

Kent Code:

4.01.135 Smoking, vaping, or tobacco use in parks prohibited.

It is unlawful for any person to smoke, vape, or use tobacco products in or on any park property or park facility, excluding the Riverbend Golf Course facility. This prohibition includes both noncombustible products, like e-cigarettes or other vaping devices that produce smoke or vapor, and dipping tobacco, chewing tobacco, snuff, or snus; and combustible products, like paper cigarettes, cigarillos, or cigars, pipes, and hookahs. If the product emits smoke, or vapor, or contains tobacco, it is prohibited.



https://www.kingcounty.gov/depts/health/data/city-health-profiles.aspx



CITY OF AUBURN

TOBACCO/SMOKE FREE PARKS

STUDY SESSION | OCTOBER 14, 2019





INTRODUCTION

One of the primary purposes and functions of a public park is to provide safe, welcoming places for all genders, faiths, ethnicities and abilities to enjoy and pursue physical activity, healthy lifestyles and leisure experiences through nature, which have been proven to assist in combating chronic disease, an increased prevalence of sedentary lifestyles, stress reduction and poor nutrition habits. Parks and open spaces contribute to a healthier Auburn community.

Smoking and tobacco use in parks is contrary to this goal. The issue is not about protecting the rights of some people who smoke, rather a smoking/tobacco restriction in parks is about protecting the rights of everyone to have a smoke free environment while visiting their parks.

In conjunction with the Blue Ribbon/Healthy Auburn 2020 Task Force and the City of Auburn Park Board, we are asking the Council to consider implementing a Tobacco/Smoke Free Parks Ordinance.



SMOKING BY THE NUMBERS

Within the City of Auburn, Wa:
(King County City Health Profile Auburn, March 2016)

- Top 2 leading causes of death in the City of Auburn are Cancer and Heart Disease.
- Smoking ranked 4th out of 9 indicators (which is significantly higher than the King County average)
- Smoking during pregnancy ranked 1st out of 9 indicators (which is significantly higher than the King County average)
- 20% of residents in Auburn identify as a current smoker.

Within King County:
(King County Public Health, 2017)

- Nearly 1 in 5 Students in King County were using a tobacco product in 2014.
- Almost 1 in 5 deaths in King County are caused by smoking.
- E-cigarette use among students increased from 3% in 2012 to 14% in 2014.



CURRENT LAWS AND CITY POLICIES

- Washington State Law prohibits the smoking in all indoor public spaces. Must be 25' from nearest entrance. (Previous Clean Indoor Air Act, enacted in 2005).
- Washington State Law prohibits the use of all tobacco products on public school property and grounds.
- Washington State Law prohibits smoking or consuming marijuana in view of the public.
- City of Auburn Resolution 4475 kicked off the Tobacco Free Parks Kids Education Campaign in 2009
- City of Auburn, Personnel Policy 200-08 Tobacco Free Work Environment sets out the City of Auburn's commitment to achieving a tobacco-free work environment.
- If a future City of Auburn ordinance is adopted, implications on contractors, renters, etc. will need to be reviewed and policies modified.



SUPPORT FOR SMOKING/TOBACCO RESTRICTION

Tobacco use is the leading cause of preventable death and disease in the US

- Healthier recreational environments that promote physical activity
- Less exposure to tobacco use and second hand smoke
- Increased awareness of the dangers of smoking and tobacco use
- Cleaner parks that contribute to the recreational experience, less cigarette butts
- Fewer carcinogens, toxic metals and poisonous gases in the air
- Fresher air to help support physical activity and respiratory health
- Less risk of fire during dry months via still burning cigarette butts
- Helps shields visitors, especially children, who can be easily influenced
- Decreased maintenance cost and improved aesthetics due to less cigarette butts
- Increased community health within the City of Auburn
- Reduced long term impacts on public health care
- Support and extension of local, statewide and national no-smoking campaigns
- A recent study (using New York City Parks, May 2012) proved these types of bans can influence behavior.



OPPOSITION OF SMOKING/TOBACCO RESTRICTION

A restriction of smoking/tobacco in public parks does not exclude the individual, it excludes the behavior.

- The freedom to choose is an American value and expectation
- Assuming personal responsibility for negative choices is part of being an adult
- A person should be in charge of their own intrinsic health decisions
- Mixed scientific reviews on the impacts of second hand smoke
- Historically, banning substances does not work in changing behavior (ie prohibition)
- Continued isolation and criticism of smoking populations
- Vape “smoke” is not smoke, what’s the harm
- Cultural barriers could influence decisions
- Smokers and tobacco users pay taxes too



COMMUNICATION / ENFORCEMENT

Personal conduct in parks and adherence to laws are expected to be followed, just like all Auburn City Codes and laws that impact City of Auburn residents. Similar to other park conduct expectations like no alcohol, no littering, leash laws, no fireworks, etc. the primary enforcement tool is signage to communicate/inform.

- Press releases, website, programming guides, rental agreements, temporary signage or banners, marketing collateral, social media etc will all assist in the initial announcement and continued awareness of Tobacco/Smoke Free Parks
- Park signage will be created and installed, where applicable
- Staff education, talking points and public engagement procedures will be developed – focus is education only, leave behind card for park patrons – no enforcement
- If "enforcement" escalates to law enforcement via Auburn Police Department (APD), it is important to understand, that in order to cite an individual, officers have to witness the violation occurring themselves. It is likely that if a park patron calls the APD, the potential violator will have already finished smoking their cigarette. These types of a calls, similar to all other law enforcement calls, will be prioritized by APD dispatch and handled according to APD policy.



COMMUNICATION / ENFORCEMENT CONT.

Examples of signage/education campaigns:











SMOKING/TOBACCO CESSATION RESOURCES

Resources closest to the City of Auburn:

- SeaMar Community Health Centers – Kent Medical Clinic | *Tobacco Cessation*
- Auburn Valley YMCA, Auburn, WA | *Accelerate Your Quit Workshops*
- Valley Cities Counseling and Consultation, Auburn | *Smoking Cessation/Vaping Group*
- Multicare Auburn Medical Center, Auburn | *QuitSmart Tobacco Cessation Program*

Within King County:

- Over 25 options, including on-line programs, support groups and hotlines.





WHAT OTHER COMMUNITIES ARE DOING

National Park Service | No smoking or vape products in any national park.
WA State Parks | Identified smoke-free areas.

- Researched 34 case studies in 14 counties:
  - The majority supported 100% smoke/tobacco free bans in park/parks.
- Adjacent Neighbors:
  - City of Seattle | All parks are smoke and tobacco free.
  - City of Burien | All parks are smoke and tobacco free.
  - City of Seatac | All parks are smoke and tobacco free.
  - City of Covington | All parks are smoke and tobacco free.
  - City of Kent | All parks are smoke and tobacco free.
- Thousands of park and recreation systems across the United States are smoke and tobacco free.



DETERMINING TYPE OF BAN

Smoking and tobacco free parks restricts the following items: bidis (a tobacco smoking product that's rolled in the leaves of the tendu plant, instead of paper, then tied with string), cigarettes, cigars/cigarillos, clove cigarettes/kreteks, e-cigarettes, nicotine vaporizers, nicotine liquids, hookahs, pipes, chew, snuff, smokeless tobacco and marijuana.

- Type(s) of Bans/Restrictions:
  1. Tobacco and Smoke Free Parks* – System Wide
  2. Tobacco and Smoke Free Spaces* – Designated Areas Only (Playgrounds, Athletic Complexes)
  3. No Change in Policy

  *Can split out and have just "smoke free" parks, instead of all tobacco products.
  *Can remove specific products from the above ban, where applicable.

Park Board and Auburn's Blue Ribbon Committee recommend a system-wide ban.



SAMPLE CODE LANGUAGE FOR AUBURN

Smoking, vaping, or tobacco use in parks prohibited.
It is unlawful for any person to smoke, vape, or use tobacco products in or on any park property or park facility, excluding the Auburn Golf Course facility. This prohibition includes both noncombustible products, like e-cigarettes or other vaping devices that produce smoke or vapor, and dipping tobacco, chewing tobacco, snuff, or snus; and combustible products, like paper cigarettes, cigarillos, or cigars, pipes, and hookahs. If the product emits smoke, or vapor, or contains tobacco, it is prohibited.





AUBURN CITY COUNCIL ACTION REQUESTED & NEED TO DETERMINE TYPE OF CODE / PENALTY

At the September 4, 2019 City of Auburn Park Board meeting, the Park Board unanimously supported the implementation of a City of Auburn policy reflecting Smoke and Vape Free Parks and requested staff develop such ordinance through Auburn City Code that could be considered by Auburn City Council.

Recommendation to adopt an Ordinance of Smoke and Vape Free Parks in Auburn to ACC Chapter 2.22 Park Code:

- *If the ordinance were added to Ch. 2.22 ACC and the code was violated; ACC 2.22.250 would kick in, which provides that any violation of a section of Ch. 2.22 ACC is a class 1 civil infraction. This infraction carries a base penalty of up to $250, not including statutory assessments.*

Public Health—Seattle & King County

Report on Tobacco Policies in Local Parks

January 2014

About public health policy reports:

Public Health – Seattle & King County monitors the local policy environment to identify what policies are in place, how they may vary across jurisdictions and institutions, and identify opportunities for further policy development or research. This report is part of an occasional series. See our website for additional reports and interactive policy maps.

Background:

Parks are important community assets. Prohibiting tobacco use in public recreational venues can make it easier for smokers to quit, helps to de-normalize smoking behaviors[1], especially for youth park users, and decreases secondhand smoke exposure and tobacco litter. In 2013, Public Health-Seattle & King County's Assessment, Policy Development and Evaluation Unit collected and coded policies that restrict tobacco use in parks, with the aim of making this information available to policymakers, researchers, stakeholders and the general public.

The policy environment was assessed for the 38 cities in King County that regulate conduct in local parks owned by that local jurisdiction. City policy is set by the city council, or authority is delegated to the agency that oversees parks and recreation.
King County government also has a relatively new policy that restricts tobacco use in high-use areas in King County-owned parks



(KCC 7.12.435), covering 200 parks in both unincorporated areas and incorporated cities of the county. The county-wide law is not included in this research on the policy environment at the sub-county level.

Findings:

Parks' Tobacco Policies on the Increase: Twelve cities (out of 38 cities[2] with local parks in King County) had tobacco-use policies[3] in 2013 (up from five in 2010). These included: Black Diamond, Bothell, Burien, Covington, Kirkland, Normandy Park, SeaTac, Seattle, Shoreline, Snoqualmie, Woodinville, and Tukwila. Research showed that a few cities informally post signage without a policy, e.g. Auburn and Mercer Island. Enacted city park tobacco policies cover a total of 925,250 residents or slightly more than half (54%) of King County residents.



Relatively Few Cities Have 100% Smoke-Free Policies for Parks, but these Policies Are Increasing: Four King County cities prohibited all smoking in 100% of their parks ("100% smoke-free") in 2013 (up from none in 2010): Bothell, Burien, Shoreline, and Woodinville, covering eight percent of King County residents or 130,130 people.

Higher Number of North King County Cities with 100% Tobacco-Free Policies: Three of four cities with 100% smoke-free policies in 2013 were in the northern part of the county (Bothell, Shoreline, and Woodinville), while one was in the south (Burien).[4]

Areas with High Smoking Disparities Starting to Address Tobacco in Parks: Four cities in South King County had tobacco policies for their parks in 2013, including two new policies since 2010. Five cities had no tobacco policies for their parks: Auburn, Des Moines, Federal Way, Kent, and Renton (though Auburn reports utilizing signage). SeaTac still allows smoking in 4 parks and Tukwila excludes 1 park. Tobacco rates are higher in South King County than in the rest of the county.

South King County Parks' Tobacco Policies

Cities with Tobacco Policies	Cities without Tobacco Policies
Black Diamond	Auburn
Burien [100% smoke-free]	Algona
Covington	Des Moines
Normandy Park [100% smoke-free]	Federal Way
Tukwila* *Excludes one park and "discourages" but does not prohibit outright adult use	Kent
SeaTac* *some parks only	Renton

Majority of Cities Have No Tobacco Policies for Parks: A majority (26 cities) in King County had not enacted tobacco-use policies for their parks in 2013, as found through

review of city municipal codes and contact with city officials.

Most Cities with Policies have Enforcement Provisions: In 2013, all twelve cities with tobacco policies specified some type of enforcement mechanism. Four have only voluntary enforcement for adult use (meaning that citizens may politely request tobacco users to cease).

The rest had enforcement mechanisms ranging from expulsion, fines, to misdemeanor penalties (criminal penalties) and some had multiple enforcement mechanisms defined (usually a combination of possible expulsion and fines). Only one policy actually specified the type of behavior that is prohibited, which might include inhaling, spitting, chewing, etc.



Kirkland, SeaTac, Woodinville, Tukwila[5] and Covington (42% of cities with policies) differentiated tobacco-use enforcement measures from enforcement of other types of park conduct (i.e., littering, alcohol use, etc.). The remainder enforced their tobacco policy in the same manner as other provisions in their parks' code of conduct.

Eight out of twelve (67%) tobacco-use policies were codified in municipal code, while the remaining four (33%) issued rules through the city's parks and recreation authority.

Parks' Policy Provisions Still Allow Smoking in Most Park Areas: For the eight cities that had policies but were not 100% tobacco-free in 2013, one city allows smoking only in designated *smoking* areas (Covington), while other cities prohibit smoking only in *non-smoking* areas (Black Diamond, Kirkland, Normandy Park, SeaTac, Seattle, Snoqualmie).

Some cities specify specific areas that are non-smoking, such as trails, woods, playgrounds. Snoqualmie prohibits smoking at athletic fields, playgrounds, picnic shelters, restrooms and anywhere else with a sign. Seattle also prohibits smoking within 25 feet of other patrons, at play areas, on beaches, playgrounds and picnic areas. SeaTac prohibits smoking in 100% of park areas, but exempts four parks.

No cities explicitly restrict e-cigarette use. No city policies ban or restrict e-cigarette use, though Burien's policy "discourages" their use. (Note, however, that the King County Code bars "vaping" or use of personal vaporizer devices such as e-cigarettes anywhere that smoking is otherwise prohibited.)

Signage Provisions Limited: Only four cities' policies include any type of signage requirement in their policies, although as

Findings (Continued)

noted above, local parks and recreation departments are typically permitted to issue signage without statutory authority. The City of Burien requires signage on beaches, trails and in all parks[6], and two cities require signage at playgrounds or play areas (Seattle and Kirkland)[7]. Tukwila's procedures note that the Parks and Recreation Department will encourage compliance through signage, and "prominently post and maintain" signage in all parks and trails.

Conclusions

In general, there is wide variation in city policies vis-à-vis tobacco use in parks, ranging from full prohibition to none. Many policies are fairly simple; they are not specific about what type of tobacco use (smoked, smokeless and/or e-cigarettes) is prohibited—usually defaulting to "smoking"—or about how the law is to be implemented.

The majority of cities with tobacco-use policies include smoking in an itemized list of general prohibited behaviors in the parks, without offering specifics as to types of regulated products or behaviors. The bulk of these cities utilize the same enforcement mechanisms for tobacco use as for other park infractions (i.e., camping and littering).

Nor do most policies stipulate that signage be placed in parks, although signage may be installed without statutory or policy language.

It is unclear whether those policies lacking specificity complicates enforcement, or what implications it may have for norm/behavior change, particularly among youth, who are at greater risk for tobacco use if they perceive smoking to be normalized.

A greater proportion of cities in North King County had tobacco-use policies and 100% smoke-free policies in 2013 than in the southern or eastern portion of the region. This is particularly significant because the highest rates of tobacco use among adults and school-aged youth are in South King County.[8]



Methods:

To determine which variables to include in our coding, we reviewed the model parks policy developed by Americans for Non-Smokers Rights (ANR). Based on the ANR's provisions, and in consultation with experts on tobacco policy, we developed a set of 38 questions. We collected policies for each of the 38 localities with parks (identified through the King County Department of Environmental Services) using the freely accessible Municipal Research and Services Center (MRSC) online database of municipal codes.[9]

Reach for the extent of coverage of policies was calculated by using total city population, based on 2013 Washington Office of Financial Management, and include all annexation effective at the time of coding.[10] When we were unable to find policies online, we confirmed that none exists by contacting city officials. We test-coded a small sample of policies to confirm appropriate question language , made necessary revisions, and proceeded to code the remainder of the policies. Inter-rater reliability testing resulted in 84% agreement.

Divergences were discussed and addressed by again revising questions for clarity, and the agreed-upon codes were entered into the LawAtlas℠ system.

The resulting LawAtlas℠ webpage displays a subset of the 38 questions, chosen based on perceived level of stakeholder interest, and allows a user to manipulate a map of King County using a set of queries. A "slider bar" permits the user to adjust the year to show change over time in the number, scope and complexity of park policies. This system will also allow future updates, creating an ongoing policy surveillance system, if feasible. Although we included policies in our dataset that were significantly older, for simplicity we chose to limit the number of years available for query to between 2010 and 2013. Policies are current through August of 2013.

Programmatic practices such as placement of signage where no formal policy was enacted were not considered a "policy" for purposes of this research. Park Districts outside of municipal areas (such as Vashon) were excluded, but may be added to the dataset later.

The entire dataset, codebook and protocol is available at www.kingcounty.gov/health/PolicyTracker .

Acknowledgements

This issue of Policy Reports was produced by the Assessment, Policy Development & Evaluation Unit, in conjunction with the Prevention Division's Tobacco Program, by Laura Hitchcock, JD, with support from Amy Laurent, MSPH, Nancy McGroder, BA, Eli Kern, MPH, RN/BSN, Scott Neal, MBA, and Paul Zemann, BA. Special thanks for data collection, coding and analysis goes to Patricia Atwater, MOPH Candidate, University of Washington School of Public Health.

For more information and updates, contact data.request@kingcounty.gov and visit www.kingcounty.gov/healthservices/health/data, where you can subscribe to e-alerts to receive future policy and other reports and announcements and to utilize the online King County LawAtlas℠ system.

End Notes

1. Social Norms and Attitudes About Smoking. (2011, April). Social Norms and Attitudes About Smoking. *Robert Wood Johnson Foundation Commission to Build a Healthier America*. Retrieved October 4, 2013, from http://www.rwjf.org/content/dam/web-assets/2011/04/social-norms-and-attitudes-about-smoking

2. The Town of Beaux Arts does not have any public parks.

3. Most park policies do not account for nuances in types of tobacco products (i.e., nicotine products like e-cigarettes, smokeless vs. smoked products, etc.). Unless otherwise noted, we use the terms "tobacco" and "smoking" interchangeably to signify that at least smoking is prohibited. The visual representation of the data in LawAtlas℠ allows the user to choose which types of products are governed by a policy when putting together a query.

4. Normandy Park's policy changed to 100% Smoke-Free after the research for this report was conducted, while Tukwila's policy "discourages" but does not prohibit use, for adults.

5. Tukwila's policy varies between adult use and youth use. Adult use is "discouraged" and youth use is "prohibited" with the youth use prohibition listed as an infraction enforceable under the Tukwila Municipal Code. Tukwila Municipal Code, 12.08.110.

6. Note that Burien's signage language stipulates wording that "smoking is discouraged."

7. Public Health – Seattle & King County also recently distributed grants to several cities in King County for signage to be installed in parks covered by their local ordinances.

8. 13% of all Seattle residents are current cigarette smokers, while the corresponding percentage is between 14% and 20% of residents in South King County communities.

9. Note that cities may have a policy that has not yet been sent to MSRC and is therefore not included in our dataset of August, 2013. Future updates to this dataset will include subsequent policies.

10. 2013 population figures are from the Office of Financial Management, last accessed on 1/7/2014. http://www.ofm.wa.gov/pop/april1/ofm_april1_population_final.xlsx

Tobacco Policies, Cities in King County, WA as of August 2013

Legend

- 100% tobacco-free in all park/park areas
- Partial smoking or tobacco use prohibition
- Unincorporated King County - covered by King County partial tobacco use prohibition
- Smoke-free signage (no policy)
- No policies

0 1 2 3 4 Miles

N

Data Source: Public Health – Seattle & King County, LawAtlasSM policy tracking tool, available at www.kingcounty.gov/health/PolicyTracker

Produced by: Public Health - Seattle & King County; Assessment, Policy Development & Evaluation Unit, 1/10/2014

Public Health
Seattle & King County

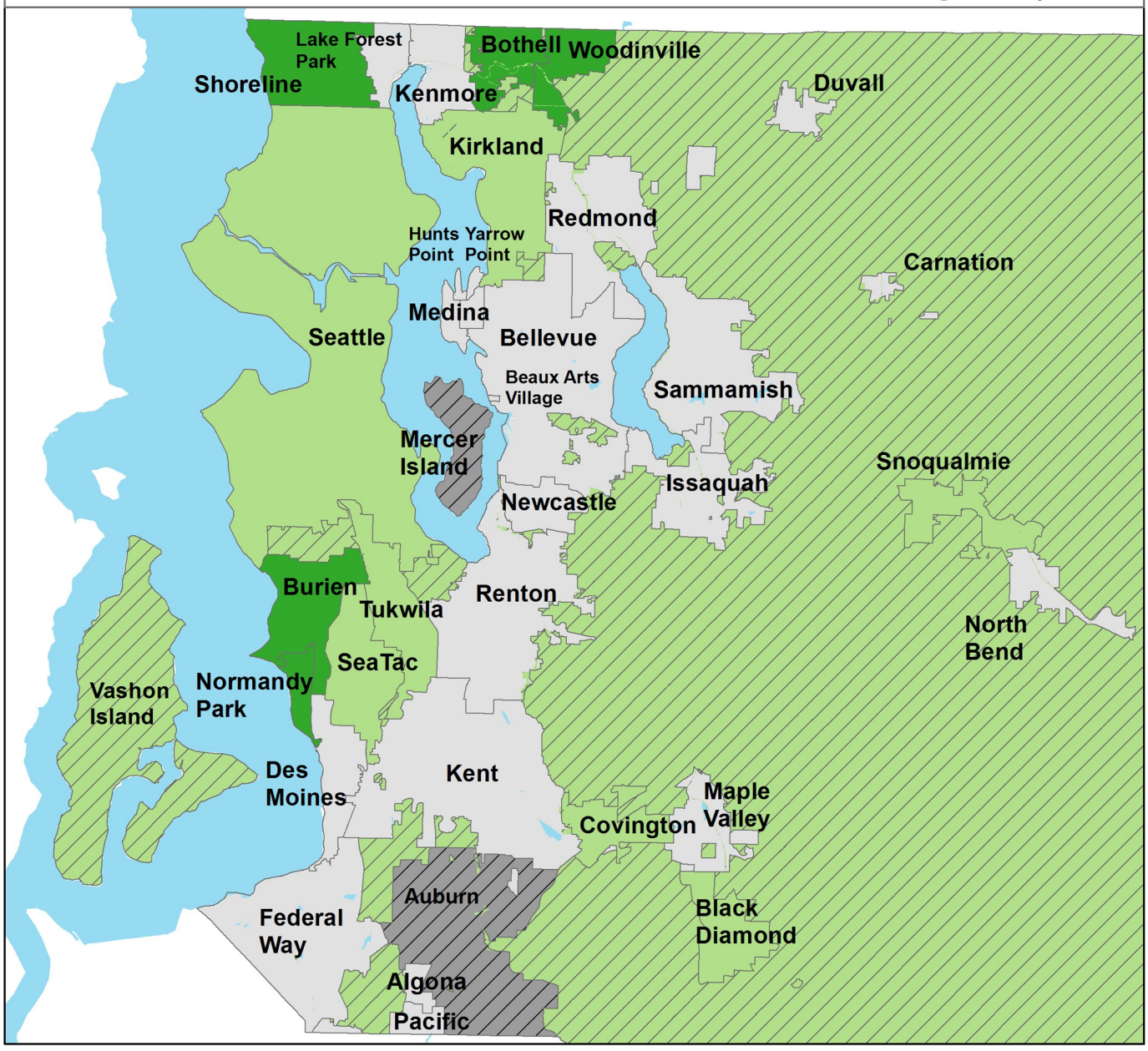


TABLE 1: Where is smoking prohibited in city and county parks in King County, Washington (2013)

	Bothell	Woodinville	Shoreline	Burien	Tukwila*	Black Diamond	Covington	Kirkland	Normandy Park**	SeaTac*	Seattle	Snoqualmie
100% of park areas	X	X	X	X	X				X	X		
Prohibited everywhere except designated smoking areas (not defined)						X	X					
Playgrounds /play areas											X	X
Beaches											X	
Athletic fields												X
Away from other patrons											X 25 feet	
Prohibited except in designated parks					X *1 park exempt					X *4 parks exempt		
Picnic shelters												X
Restrooms												X
"Children and Youth Area" (areas heavily used by children/ youth)								X				
Signed "no smoking" areas												X
"Woods" (not defined)									X			
Roads									X			
Trails									X			

*SeaTac exempts 4 parks (and allows smoking/tobacco use). All other parks in SeaTac are 100% smoke-free. Tukwila exempts one park.

**Normandy Park became 100% smoke-free after research for this report was complete.

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Modification to the 2020-2025 Transportation Improvement Program (Gaub) (10 Minutes)

Date:
October 7, 2019

Department:
Public Works

Attachments:
Modified/New TIP Sheets

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background Summary:

Previous Transportation Improvement Program (TIP) modifications were made with the annual TIP update adopted in June of this year. Since then, changes in available project funding and the addition of projects associated with grants and developer projects necessitate additional modifications. The proposed modifications are summarized below:

SUMMARY OF PROPOSED AMENDMENTS TO THE 2020-2025 TIP

Modifications: The following existing projects are proposed to be revised:

• TIP P-7: Auburn Way N Preservation Phase 2 ($1.63M) – a portion of the grant funds awarded to this project were swapped with local funds in the A Street SE preservation project to help meet regional funding obligation targets set by FHWA for 2019.

• TIP R-8: 49th Street NE ($5.35M) – the project will complete the 49th Street NE corridor between Auburn Way N and I Street NE. Proposed changes reflect portions of the project being completed as part of a development project and the remaining portion would be completed by the City with traffic mitigation funds.

• TIP R-16: Regional Growth Center Access Improvements ($2.01M) – The project is being revised to reflect the award of $1.625M in grant funds from the Sound Transit Access Fund competition.

Additions: The following projects are proposed to be added to the updated TIP:

• TIP I-16: 15th Street NW/SR-167 NB Ramps ($1.65M) – The project would fund the design and construction of a new westbound right-turn pocket at the intersection.

• TIP P-3: 2nd Street SE Reconstruction ($0.98M) – The project would reconstruct 2nd Street SE between A Street SE and Auburn Way S. TIB grant funding for the project was applied for in 2019 and will be decided later in 2019.

NEXT STEPS:

The public hearing and adoption are scheduled for the October 21st City Council meeting.

Reviewed by Council Committees:

Councilmember: **Staff:** Gaub

Meeting Date: October 14, 2019 Item Number:

Six Year Transportation Improvement Plan

ARTERIAL PRESERVATION FUND (105)

TIP# P-7

Project Title: **Auburn Way N Preservation Phase 2 (8th St NE to 22nd St NE)** **STIP# AUB-56**
Project No: **TBD**
Project Type: **Preservation**
Project Manager: **Jeff Bender** **LOS Corridor ID# 1/2**

Description:
This project will grind and overlay Auburn Way N from the 22nd Street NE to 8th Street NE, remove unused driveways, and upgrade curb ramps and pedestrian signals as needed to meet ADA requirements.

Progress Summary:
Federal Grant funding was awarded in 2016.

Future Impact on Operating Budget:
There is no impact to the street maintenance budget.

Activity:		**2019 YE**	**Budget**			**Forecast Project Costs**				
Funding Sources:	**Prior to 2019**	**Estimate**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**Beyond 2025**	**Total Project Cost**
Arterial Preservation Fund	-	120,000	439,720	-	-	-	-	-	-	559,720
Secured Federal Grant	-	-	1,068,280	-	-	-	-	-	-	1,068,280
Other	-	-	-	-	-	-	-	-	-	-
Total Funding Sources:	**-**	**120,000**	**1,508,000**	**-**	**-**	**-**	**-**	**-**	**-**	**1,628,000**
Capital Expenditures:										
Design	-	120,000	-	-	-	-	-	-	-	120,000
Right of Way	-	-	-	-	-	-	-	-	-	-
Construction	-	-	1,508,000	-	-	-	-	-	-	1,508,000
Total Expenditures:	**-**	**120,000**	**1,508,000**	**-**	**-**	**-**	**-**	**-**	**-**	**1,628,000**

Six Year Transportation Improvement Plan

ARTERIAL STREET FUND (102)

TIP# R-8

Project Title: **49th Street NE (Auburn Way N to I St NE)** **STIP# AUB-N/A**
Project No: **TBD**
Project Type: **Capacity**
Project Manager: **TBD** **LOS Corridor ID# N/A**

Description:
This project will construct a new traffic signal at the intersection of 49th Street NE and Auburn Way North, improve the intersection of 49th Street NE and Auburn Way North to provide for northbound to southbound u-turns, improve 49th Street NE from Auburn Way North to D Street NE, and construct an extension of 49th Street NE from D Street NE to I Street NE (which is being constructed from 45th Street NE to South 277th Street under a separate project).

Progress Summary:
Portions of this project are anticipated to be constructed with a development project. The remaining portions would be constructed by the City and/or with other future development projects.

Future Impact on Operating Budget:
The annual maintenance cost for this project is estimated to be $10,000

Activity:		**2019 YE**	**Budget**			**Forecast Project Cost**				
Funding Sources:	**Prior to 2019**	**Estimate**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**Beyond 2025**	**Total Project Cost**
Unrestricted Street Revenue	-	-	-	-	-	-	-	-	-	-
Unsecured Grant	-	-	-	-	-	-	-	-	-	-
Traffic Impact Fees	-	-	-	500,000	1,500,000	-	-	-	-	2,000,000
Other (Development)	-	850,000	2,500,000	-	-	-	-	-	-	3,350,000
Total Funding Sources:	**-**	**850,000**	**2,500,000**	**500,000**	**1,500,000**	**-**	**-**	**-**	**-**	**5,350,000**
Capital Expenditures:										
Design	-	250,000	-	350,000	-	-	-	-	-	600,000
Right of Way	-	600,000	-	150,000	-	-	-	-	-	750,000
Construction	-	-	2,500,000	-	1,500,000	-	-	-	-	4,000,000
Total Expenditures:	**-**	**850,000**	**2,500,000**	**500,000**	**1,500,000**	**-**	**-**	**-**	**-**	**5,350,000**

Six Year Transportation Improvement Plan

ARTERIAL STREET FUND (102)

TIP# R-16

Project Title: **Regional Growth Center Access Improvements** **STIP# AUB-N/A**
Project No: **TBD**
Project Type: **Capacity**
Project Manager: **TBD** **LOS Corridor ID# N/A**

Description:
This project will make improvements to the intersections of 3rd Street NE and Auburn Avenue, 4th Street NE and Auburn Ave, and 4th Street NE and Auburn Way to improve motorized and non-motorized access to the City's downtown urban center and the Sounder Transit Station. The project will add a northbound left-turn movement and a northbound/southbound crosswalk at the intersection of 3rd Street NE and Auburn Avenue and modify the intersection of 4th St NE with Auburn Way N to eliminate the split phase operation signal improving circulation and access.

Progress Summary:
Grant funding for the design and construction phases was awarded from Sound Transit in 2019.

Future Impact on Operating Budget:
There is no impact to the street maintenance budget.

Activity:		**2019 YE**	**Budget**			**Forecast Project Costs**				
Funding Sources:	**Prior to 2019**	**Estimate**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**Beyond 2025**	**Total Project Cost**
Unrestricted Street Revenue	-	-	-	-	-	-	-	-	-	-
Secured Grant	-	-	-	325,000	-	1,300,000	-	-	-	1,625,000
Traffic Impact Fees	-	-	-	85,000	100,000	200,000	-	-	-	385,000
Other	-	-	-	-	-	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**-**	**410,000**	**100,000**	**1,500,000**	**-**	**-**	**-**	**2,010,000**
Capital Expenditures:										
Design	-	-	-	410,000	-	-	-	-	-	410,000
Right of Way	-	-	-	-	100,000	-	-	-	-	100,000
Construction	-	-	-	-	-	1,500,000	-	-	-	1,500,000
Total Expenditures:	**-**	**-**	**-**	**410,000**	**100,000**	**1,500,000**	**-**	**-**	**-**	**2,010,000**

Six Year Transportation Improvement Plan

ARTERIAL STREET FUND (102)

TIP# I-16

Project Title: **15th Street NW/SR-167 NB Ramps** **STIP# AUB-N/A**
Project No: **TBD**
Project Type: **Capacity**
Project Manager: **TBD** **LOS Corridor ID# 9**

Description:
This project design and construct a new westbound right-turn pocket on 15th Street NW at the intersection with the SR-167 northbound ramps.

Progress Summary:
The design and construction of the project is anticipated as part of an adjacent development project.

Future Impact on Operating Budget:
This annual maintenance cost for this project is estimated to be $2,500.

Activity:		2019 YE	Budget			Forecast Project Cost				
Funding Sources:	**Prior to 2019**	**Estimate**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**Beyond 2025**	**Total Project Cost**
Unrestricted Street Revenue	-	-	-	-	-	-	-	-	-	-
Unsecured Federal Grant	-	-	-	-	-	-	-	-	-	-
Traffic Impact Fees	-	-	225,000	-	-	-	-	-	-	225,000
Other (Development)	-	125,000	1,300,000	-	-	-	-	-	-	1,425,000
Total Funding Sources:	**-**	**125,000**	**1,525,000**	**-**	**-**	**-**	**-**	**-**	**-**	**1,650,000**
Capital Expenditures:										
Design	-	125,000	-	-	-	-	-	-	-	125,000
Right of Way	-	-	-	-	-	-	-	-	-	-
Construction	-	-	1,525,000	-	-	-	-	-	-	1,525,000
Total Expenditures:	**-**	**125,000**	**1,525,000**	**-**	**-**	**-**	**-**	**-**	**-**	**1,650,000**

Six Year Transportation Improvement Plan

ARTERIAL PRESERVATION FUND (105)

TIP# P-3

Project Title: **2nd Street SE Preservation** **STIP# AUB-N/A**
Project No: **TBD**
Project Type: **Preservation**
Project Manager: **TBD** **LOS Corridor ID# N/A**

Description:
This project will reconstruct 2nd Street SE between A Street SE and Auburn Way S. The reconstruction will utilize full depth reclamation techniques. The project will also remove remove fixed objects within the clear zone, remove barriers to ADA access, and install new LED street lighting.

Progress Summary:
Grant funding for this project was applied for in 2019. If awarded, design would occur in 2020 and construction in 2021.

Future Impact on Operating Budget:
This project will have no impact on the operating budget for street maintenance.

Activity:		**2019 YE**	**Budget**			**Forecast Project Cost**				
Funding Sources:	**Prior to 2019**	**Estimate**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**Beyond 2025**	**Total Project Cost**
Arterial Preservation Fund	-	-	46,000	347,502	-	-	-	-	-	393,502
Unsecured Grant	-	-	69,000	521,253	-	-	-	-	-	590,253
Other	-	-	-	-	-	-	-	-	-	-
Total Funding Sources:	**-**	**-**	**115,000**	**868,755**	**-**	**-**	**-**	**-**	**-**	**983,755**
Capital Expenditures:										
Design	-	-	115,000	-	-	-	-	-	-	115,000
Right of Way	-	-	-	-	-	-	-	-	-	-
Construction	-	-	-	868,755	-	-	-	-	-	868,755
Total Expenditures:	**-**	**-**	**115,000**	**868,755**	**-**	**-**	**-**	**-**	**-**	**983,755**

AGENDA BILL APPROVAL FORM

Agenda Subject:
Resolution No. 5458 (Hinman) (10 Minutes)

Date:
October 2, 2019

Department:
Administration

Attachments:
Resolution 5458 Normandy Aircraft Lease
Normandy Term Sheet with Additional Services

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Adoption of Resolution No. 5458 authorizing the Mayor to negotiate and execute a lease agreement with Normandy Aircraft for office and apron space on Auburns Municipal Airport

Background Summary:

Normandy Aircraft is an aircraft maintenance and service business interested in relocating from Norman Grier Field to the Auburn Airport. Currently there is no business providing aircraft maintenance and servicing on Auburn's Airport. Airport management, airport users, and other airport tenants have identified aircraft maintenance and servicing as a need for the airfield. Normandy Aircraft fulfills that need.

In addition to providing aircraft maintenance and servicing, Normandy will provide additional services on behalf of the airport and airport management. Services that will include opening and staffing the airport office on weekends, assisting airport management with planning and hosting annual events at the airport, provide twenty-four hour aircraft incident response and recovery services, provide specialty maintenance to airport management, and provide facilities for other airport tenants to dispose of their waste airplane oil.

Reviewed by Council Committees:

Councilmember:

Staff: Hinman

Meeting Date: October 14, 2019

Item Number:

RESOLUTION NO. 5458

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING THE MAYOR TO NEGOTIATE AND EXECUTE AN AIRPORT OFFICE AND APRON LEASE WITH NORMANDY AIRCRAFT.

WHEREAS, beginning on January 1, 2020, the City of Auburn municipal airport will have office and apron space available for lease to private airport-related businesses; and

WHEREAS, Normandy Aircraft is interested in leasing such office and apron space for their aircraft maintenance and service business; and

WHEREAS, the public, visiting aircraft, airport management, airport customers and other airport tenants would benefit from having Normandy Aircraft located on the airport.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RESOLVES as follows:

Section 1. The Mayor is authorized to negotiate and execute a lease with Normandy Aircraft, provided that the lease be in substantial conformity with the term sheet, attached as Exhibit A.

Section 2. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. This Resolution will take effect and be in full force on passage and signatures.

Dated and Signed: _____

CITY OF AUBURN

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

Normandy Aircraft Lease at the Auburn Airport

September 19, 2019
Normandy Aircraft
Attn: Logan Sheperd & John Smutny

Term Sheet

Premises: 782 square feet in the Airport Administration Building, which shall include the Back East Room (628sqft), Bathroom located in the Back East Room (44sqft) and Instructor/Office 1 (110sqft).

19,000 square feet of land similar to the photo contained within for reference which also contains a temporary hangar owned by the tenant.

Tenant is taking the Premises As-is, where-is

Rate: $14.00 per square foot, per year for the 782 square feet in the Airport Administration Building.

$0.825 per square foot per year for the 19,000 square feet of airport land.

Leasehold Tax: A State mandated Leasehold Tax in the amount of 12.84% will be charged to the gross monthly rental payments.

Common Area Fees: Common areas shall include the Corridor/Hallway (242sqft), Front Lobby (190sqft), Guest Bathrooms (146sqft), Interior Storage Closet (41sqft), Kitchen area (77sqft), Coat Closet (11sqft) for a total of 707 square feet.

Common areas are charged at a rate of $14.00 per square foot, per year. Normandy Aircraft's common area percentage allocation for common areas is 28%. Landlord is crediting the Tenant this fee in exchange for Tenant providing those certain services attached hereto as "Additional Services".

As part of the Common area fee, Normandy will have use of the large conference room for up to 5 hours per week. Scheduling of the conference room is done through the Airport Staff

Additional Services: Tenant agrees to preform those services described and attached hereto as "Additional Services". These services will be on behalf of the Landlord, and for the benefit of the airport. Landlord and Tenant agree that these services are in addition to Tenants normal business operations.

In exchange and in consideration for the tenant providing said services the Landlord agrees to credit the Tenant the current base rent value for the small office in the Administration Building, Tenants share of common area fees and the Tenants Leasehold Excise Tax charged on the value of credited rental amounts.

If at any time the Tenant ceases to provide all, or some the attached Additional Services, Tenant will become responsible for all or a proportionate share of the credited fees from that date onward

Rental Adjustments: Lease rate will be subject to annual rental adjustments based on CPI-W from August to August of the previous year. A negative CPI adjustment will not constitute a reduction in the rental rate. The first rental adjustment to be assessed beginning January 1st , 2021

Term: The term will run for 60 months following Commencement of the lease January 1, 2020. A separate "Companion Agreement" will outline the requirements for Normandy Aircraft's development of a permanent site at the Airport.

Companion Agreement: A separate "Companion Agreement" will be attachment to the lease and outline the requirements for Normandy Aircraft's development of a permanent site or occupancy within a future development site at the Airport. Failure to meet the requirements of the Companion Agreement will constitute default on the lease.

Removal of Temporary Hangar: Normandy will be responsible for the removal of their temporary hangar upon expiration or termination of this lease.

Utilities: Tenant will be responsible for having the power meter furnishing the Far East Room & the temporary hangar put into Tenant's name and will be responsible for all utility charges stemming from that meter. In addition Landlord will bill Tenant a pro-rata share (5%) of the power

bill servicing the remaining portion of the Administration building.

Landlord will bill Tenant a pro-rata share (28%) of the water, sewer and storm utility charge based up tenants percentage of dedicated space to the entire building.

Utility charges for the common areas are covered as part of the common area fees.

Tenant is responsible for establishing and maintaining their own communications and internet service accounts.

Auburn City Council: The terms contained within are subject to the ratification of the Auburn City Council. If approved both parties will take reasonable steps to execute a formal lease based in substantial conformity to the terms contained within and approved by City Council prior to January 1, 2020.

Each party by signing below acknowledges and agrees to the terms as set forth above.

Tenant	**Landlord**
Signature: _____	Signature: _____
Print Name: LOGAN K. SHOOLAND	Print Name: _____
Title: PRESIDENT, NORTHWEST AIRCRAFT	Title: _____
Date: 09/25/2019	Date: _____

Additional Services

1. Provide twenty-four hour aircraft incident response and recovery services on the Auburn Airport at no charge to the City. Applicable charges to parties involved not affiliated with the City (employees, officials, electeds, management, etc. serving in their civic role at the time of the incident) may be billed as deemed necessary by Tenant. No cap on hours provided for this function.

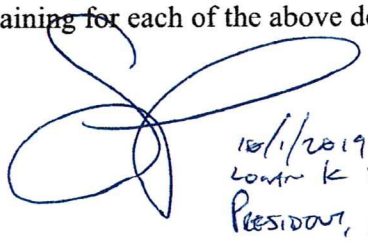
2. Assist Airport management as directed in hosting and planning two annual events: Auburn Airport Day and a Fly-in/tenant day. Tenant agree to provide up to 60 hours annually at no charge to the City for service in this function. Services provided for this function in addition to the 60 hours annually will be billed to the City at a rate of $75/hr.

3. Staff and hold open to the public the Airport Office on Saturdays & Sundays between the hours of 10am – 6pm. Should a Federal Holiday fall on either a Saturday or Sunday the Tenant is not expected to open the Airport Office that weekend.

4. Provide up to 200 hours annually to the City at no charge for specialty maintenance and support requested by Airport Management. Requested maintenance and support services provided in addition to the 200 hours will be billed to the City at a rate of $75/hr.

5. Tenant will provide at no charge, facilities on their premises for other Auburn Airport tenants to dispose of their airplane waste oil. These facilities are only required to be made available during Tenant's normal business hours and will be limited to 4 gallons per tenant per month. Normandy will be responsible for tracking the individual usage of this service.

- Tenant is responsible for the tracking and maintaining of all hours provided and any applicable billing for the individual services described above. Time spent and billed for when applicable will be tracked and billed in .25/hr increments. Tenant will also provide a quarterly written report to the Airport Manager of the hours used and the hours remaining for each of the above described service.



10/1/2019
LOREN K SHELTON
PRESIDENT, NORMANDY AIRCRAFT

AGENDA BILL APPROVAL FORM

Agenda Subject:
Ordinance No. 6728 (Tate) (15 Minutes)

Date:
October 8, 2019

Department:
Community Development

Attachments:
Agenda Bill
Ordinance No. 6728
Exhibit A - ACC 18.08
Exhibit B - Placeholder
Exhibit C - ACC 18.23
Exhibit D - ACC 18.31.200
Exhibit E - ACC 18.57
Exhibit F - Placeholder

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Schedule Ordinance No. 6728, ZOA19-0002, Proposed Zoning Code Amendments by Inland Washington LLC for action by City Council on October 21, 2019.

Background Summary:

Please see attachment.

Reviewed by Council Committees:

Councilmember: DaCorsi **Staff:** Tate

Meeting Date: October 14, 2019 Item Number:

AGENDA BILL APPROVAL FORM
CITY COUNCIL

Agenda Subject/Title:
Ordinance No. 6728, File No. ZOA19-0002, Proposed Zoning Code Amendments by Inland Washington LLC

Date:
October 1, 2019

Department:
Community Development

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

DESCRIPTION:

Ordinance No. 6728, File No. ZOA19-0002, Proposed Zoning Code amendments by Inland Washington LLC

Proposed changes to four sections of the zoning code including: the chapter dealing with the Planned Action (ACC 18.08); the uses & development standards of the C-4, Mixed Use Commercial zoning district (ACC 18.23), the development standards associated with mixed use development (ACC 18.57), and revision of the architectural & design standards (ACC 18.31.200) and the associated revisions to Exhibit 1 to previously-adopted Ordinance No. 6382 (Planned Action Ordinance, codified as ACC 18.08).

ADMINISTRATIVE RECOMMENDATION:

Schedule Ordinance No. 6728, ZOA19-0002, Proposed Zoning Code Amendments by Inland Washington LLC for action by City Council on October 21, 2019.

BACKGROUND/SUMMARY:

PROPOSAL: An Inland Washington LLC ("Inland") application to amend the text of four sections the City's zoning code to facilitate development of the Auburn Gateway Project. In summary, the main changes to the four code sections include:

- **ACC 18.08 Change to Planned Action Ordinance (PAO)** This is a separate code chapter that is specifically for this development proposal and is being modified to accommodate project changes. Such changes include:
  - Allow horizontal integrated mixed use in addition to vertical integrated mixed use.
  - Recognize the preparation of additional environmental review documents
  - Include any other project changes and associated mitigation measures (Amending Exhibit 1 to the original Ordinance No. 6382, Planned Action Ordinance previously adopted in 2011.)
- **ACC 18.23 Commercial and industrial zones**
  - The unique zoning of C-4, Mixed Use Commercial to be changed to also allow horizontal distributed mixed use in addition to vertical distributed mixed use.
  - Allow an "outdoor recreation use for profit" as an allowed use subject to an city approval of an administrative use permit (land use approval).

- **ACC 18.57.030 Mixed use development standard**
  - Allow mixed use commercial to be changed to allow horizontal mixed use as well as vertical.
- **ACC 18.31.200 Architectural and Site Design Standards and regulations**
  - Allow the Design Standards document to be administratively amended by the Community Development Director rather than amended by approval of the Planning and Development Committee of the Auburn city council--
  - To change the references contained in ACC 18.31.200, (Architectural and site design review standards and regulations) to recognize any future amendments to the design standards.

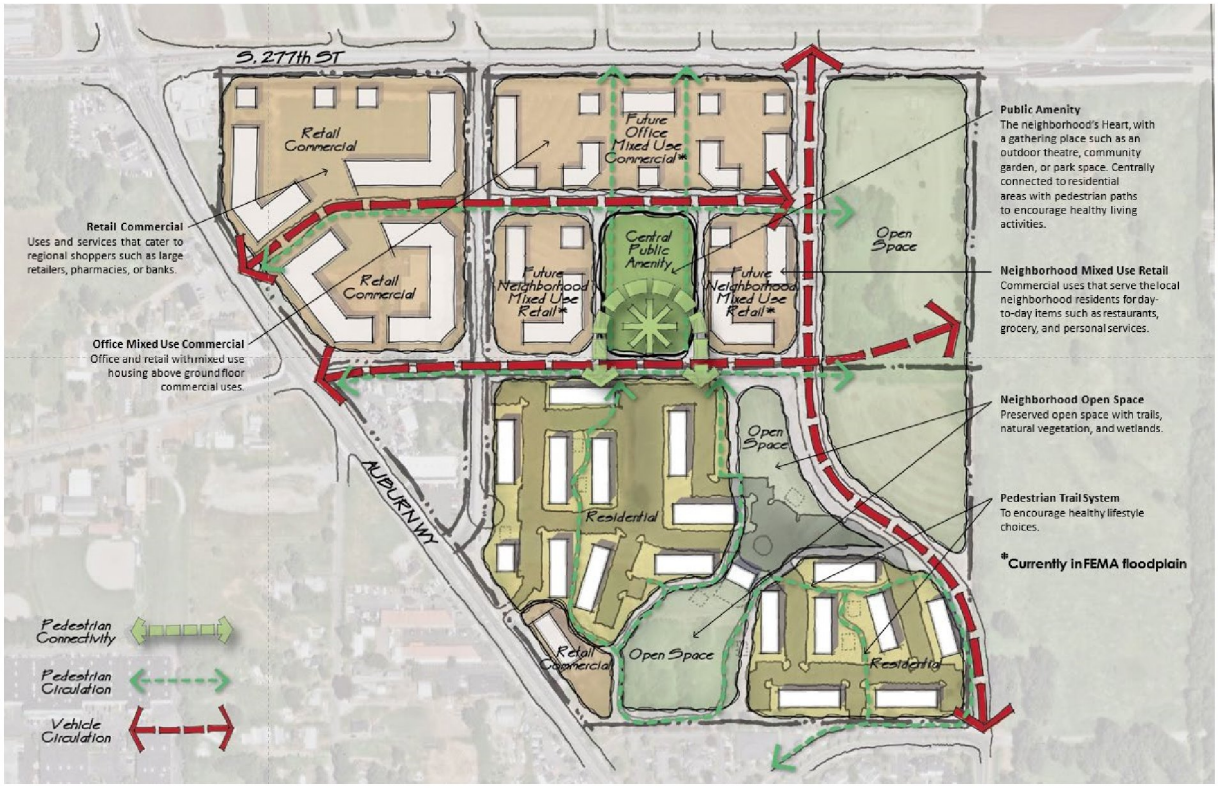
FINDINGS OF FACT:

Background & Proposal

1. Inland Construction LLC ("Inland"), on May 17, 2019 filed an application (File No. ZOA19-0002) for a zoning code text amendment to affect changes to three provisions of the zoning code as part of the various approvals needed for the proposed 'Auburn Gateway Project'. This project was previously proposed by Robertson Properties Group (RPG) for redevelopment of the former Valley 6 Drive-In Theater site associated with the parcels that RPG had acquired in Northeast Auburn and was the subject of a previously executed Development Agreement (DA) with the City.

2. Since the time of the application, the city staff have been working with Inland Construction LLC on various approvals needed for the project. As a result, City staff identified an additional zoning code section that requires modification for the project; which is ACC 18.31.200, (Architectural and site design review standards and regulations). The changes have been reviewed with the Applicant.

3. The project site is approximately 70 acres in area and consists of the former drive theater site and adjacent parcels that RPG had acquired over the intervening time. All the drive in theater structures and features have been removed as authorized by city permits. The site is generally bounded by Auburn Way North, 45th ST NE, the extension of I ST NE and S 27th ST, with certain property exceptions.



4. Inland is acquiring the former Valley 6 Drive-In properties from Robertson Properties Group (RPG). In anticipation of acquiring the property, Inland has submitted an application to amend the City code and the existing Development Agreement (DA) adopted under Resolution No. 4756 (2011) in order to allow horizontal mixed use (the current DA restricts the development to only vertical mixed use in order to have multifamily residential land uses).

5. Inland has indicated their desire to construct, as a first phase, a multi-family complex with 500 dwelling units. This number is consistent with the maximum number of multi-family units considered and approved in the previously approved sub area plan of the City's Comprehensive Plan, the Environmental Impact Statements (EIS's), and the DA. However, Inland has indicated that there are a number of circumstances that preclude construction of the full amount of the previously proposed 1.6 million square feet of professional office and/or 720,000 square feet of retail commercial space. These circumstances include a changed economic environment for retail storefronts and the anticipated changes in 2020 to the floodplain maps by the Federal Emergency Management Agency (FEMA) to increase the extent and depth of floodplain in this vicinity.

6. DA's are a development tool authorized under State law (RCW 36.70B.170). The concept behind a DA is to allow a municipality and a property owner to voluntarily agree to development terms for a specific development proposal that may be beyond adopted city code requirements. Both parties may have interest in entering into such an agreement because it allows a property owner greater flexibility in certain specified city standards that

are determined in advance in exchange the City can require a higher quality of development and greater benefits to the community than what typical code requires. It is an optional process because it is a voluntary negotiated agreement. The City has only a few other instances of development agreements.

7. The main code change affecting multiple sections is to allow horizontal distributed or integrated mixed-use in addition to the currently exclusively-required vertical integrated mixed-use required by the C-4, Mixed Use Commercial zoning district. Vertical mixed-use is where the ground floor consists of commercial tenants with multi-family residential located above.

8. The City's zoning code provides the following definition of mixed use development:

> *"ACC 18.04.625 Mixed-use development.*
> *"Mixed-use development" means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, along with residential uses. Mixed-use development may be vertically oriented in one or more buildings, or horizontally distributed on a development site. When horizontally distributed, the different uses may be constructed concurrently and in separate phases, and should incorporate common and/or complementary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site."*

9. To change provisions of the zoning code requires an amendment with a recommendation made by the Planning Commission and final action by the City Council. One of the other needed approvals for the project is amending the DA, which is a City Council decision.

10. Also since the time of their application, the City Council has considered amendments to the Development Agreement (DA) that was previously executed between Robertson Properties Group RPG) and the City (Resolution No. 4756). At a special Council meeting conducted on June 24th 2019, the City Council adopted Resolution No. 5442 approving an amended and re-stated development agreement between the City and Inland Construction LLC, for the Auburn Gateway Project.

Past Planning Commission & City Council Actions

11. At the Planning Commission's May 7, 2019 regular meeting, John Fisher and Scott Morris of Inland Washington LLC (Inland) introduced themselves, their company, the type of projects their company constructs and described their proposal for the Auburn Gateway Project.

12. At the Planning Commission's June 4, 2019 regular meeting, staff introduced and described the first three code amendments. The materials presented included a description of the changes along with copies of the code sections with edits showing. Inland Construction LLC representatives were present at the meeting and were invited to add comments.

13. At the Planning Commission's July 16, 2019 regular meeting, a public hearing was conducted on the four proposed code amendments. The only testimony was from the John Fisher of Inland Washington LLC (Applicant). **At the conclusion of the hearing, the Planning Commission voted to recommend approval of the code amendments to the City Council.**

14. At the City Council's April 22, 2019 Study Session, John Fisher and Scott Morris of Inland Washington LLC (Inland) introduced themselves, their company, the type of projects their company constructs and described an overview of their proposal for the Auburn Gateway Project.

15. At the Study Session on June 24, 2019, the City Council discussed the Amended and Restated Development Agreement.

16. On June 24, 2019 after a properly noticed public hearing, the City Council adopted the Amended and Restated Development Agreement between the City and inland Washington LLC by Resolution No. 5442.

Procedural Steps

17. Pursuant to Revised Code of Washington (RCW) 36.70A the proposed zoning code amendment language was transmitted to the Washington State Department of Commerce for State Agency Review and requesting an expedited review (consisting of a 14-day period) on July 1, 2019. City received notice that expedited review had been accepted and that the City met the notice to state agency requirements contained in RCW 36.70A.106. The City has not received comments from any state agency.

18. In accordance with the State Environmental Policy Act (SEPA) (WAC 197-11) the City issued a Draft and Final Environmental Impact Statements (EIS) for the Auburn Gateway Project in 2004. Also, the City issued an Addendum to the Final Environmental Impact Statement Northeast Auburn Robertson Properties Special Area Plan, City of Auburn, 2004 to clarify wetland-related text, Page 9.

19. Subsequently, in 2011 the City issued a second addendum to the Final EIS to address some project changes including additional properties, identification of phasing, changes in governing regulations and changes in nearby development.

20. A third addendum to the Final EIS is currently being prepared to meet the SEPA requirements for the changes to the proposed action specifically by Inland Washington LLC.

21. To meet the City code requirements associated with zoning code amendments (ACC 18.68.030, Public Hearing Process), a Notice of Public Hearing (NOPH) was published in the Seattle Times newspaper on July 1, 2019 prior to the Planning Commission Public hearing and posted in three general public places (City Hall, City Annex, and the City's Public Land Use Notice webpage).

A further and more detailed explanation of the changes to each of the four code section follows:

1. ACC 18.08 Text Change to Planned Action Ordinance (PAO) - Exhibits A & B.
First, an explanation of the term: "Planned Actions". A planned action is a tool of the WA State Environmental Policy Act (SEPA) that was added to the state laws in 1997. A planned action is a designated development project whose impacts have been addressed by an Environmental Impact Statement (EIS) associated with a plan for a specific geographic area before individual development projects are proposed. A planned action involves detailed SEPA review and preparation of EIS documents in conjunction with sub-area plans, consistent with RCW 43.21C.031 and WAC 197-11-164 through WAC 197-11-172. The tool provides for up-front analysis of impacts and mitigation measures to facilitate expedited environmental review of subsequent individual development projects, when determined consistent.

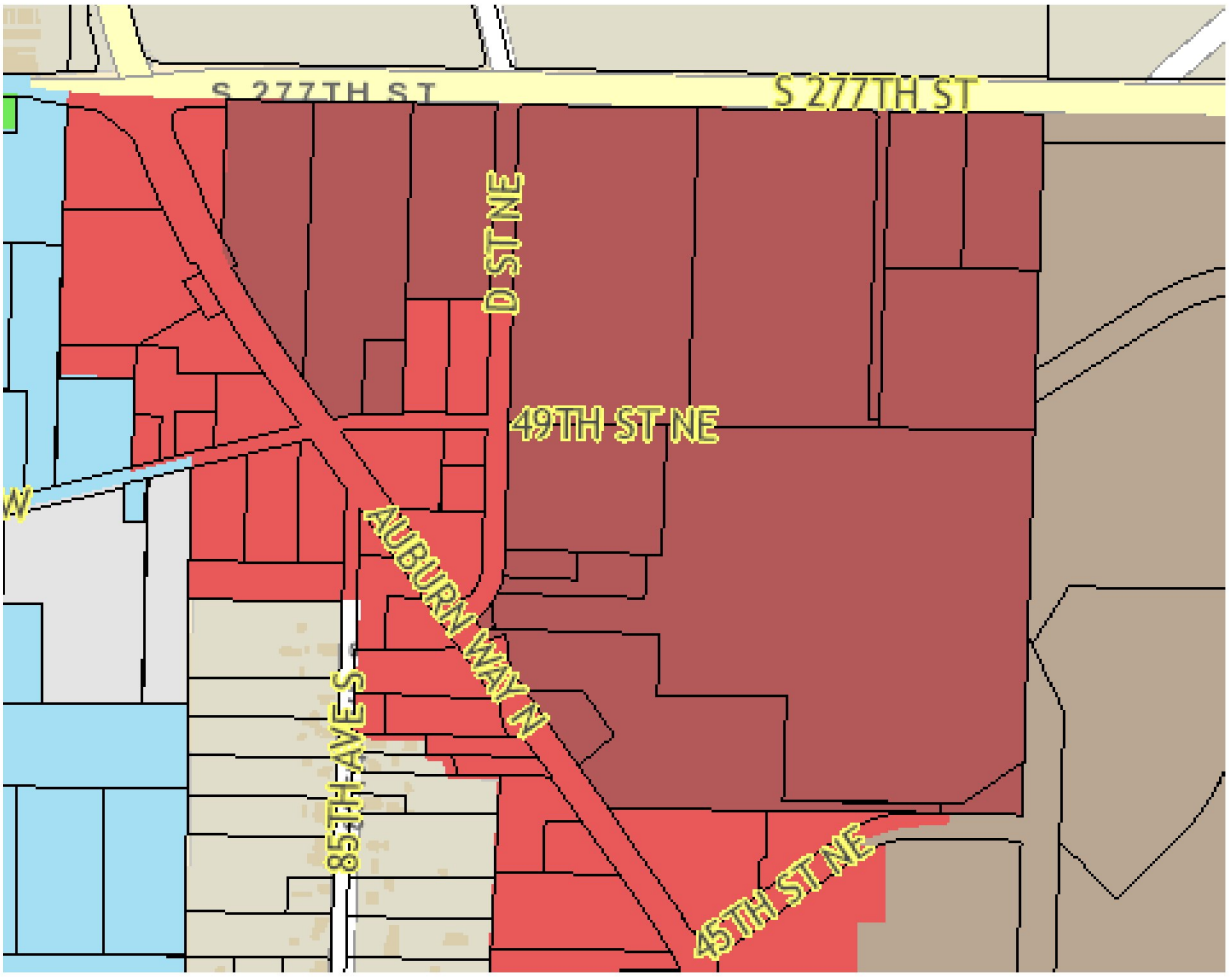
The City adopted Chapter 18.08, 'Northeast Auburn Special Area Plan and Auburn Gateway Planned Action' in 2011 by Ordinance No. 6382 and has not been used, as no development has taken place. In summary, the text changes are for the purpose of:

- To recognize the preparation of additional environmental review documents (change text to recognize the November 2, 2011 EIS addendum and to recognize the future EIS addendum that is currently being prepared).
- To allow horizontal integrated mixed-use in addition to vertical integrated mixed-use that is currently required by the zoning classification (While this does not require any text changes, the PAO refers to the zoning that applies to the site in subsection ACC 18.08.040, 'Planned action thresholds' and the C-4, Mixed Use Commercial is also proposed to change). By reference, this is also a change.
- To recognize the change in City Department name.
- To increase consistency with the development agreement.
- To recognize any other project changes and associated EIS identified mitigation measures (Amending Exhibit 1 to the original Ordinance No. 6382, Planned Action Ordinance).

Please note: that in code subsection 18.08.080, 'Planned action mitigation measures' there is a reference to a separate document (Exhibit 1) that is not codified in the city's code chapter. This Exhibit 1 consists of the mitigation measures drawn from the EIS's and due to their length are not made part of the same document. The contents of this Exhibit could require modifications since the environmental review process is being conducted.

2. ACC 18.23 Commercial and industrial zones – Exhibit C.
Chapter 18.23 ACC, 'Commercial and industrial zones' describes the purpose statement, uses regulations, and zoning development standards of certain zoning classifications. The text changes are related to modifying the "C-4, Mixed Use" zoning classification. The project site is the only mapped location of this zoning classification in the city. See the following zoning map excerpt.

Zoning Map (excerpt)



The changes are for the purpose of:

- Change the C-4, Mixed Use Commercial zoning classification to also allow horizontal integrated mixed-use in addition to vertical integrated mixed-use.
- Change the set of uses to recognize the listed use of: “outdoor recreation use for profit” in the zoning district subject to an administrative use permit (land use approval).

3. ACC 18.31.200 Architectural and Site Design Standards and Regulations – Exhibit D.
This chapter of the zoning code provides an administrative review process for evaluating the design and arrangement of development. The architectural and site design regulations are intended to be consistent with and implement the policies of the comprehensive plan. A further explanation of the purpose can be found at ACC 18.31.200.A. (Purpose and Intent). The architectural and site design regulations apply either to specific geographic areas of the city, such as downtown, or to specific types of development,-such as multiple family residential. There is a document which contains the architectural and site design standards governing each geographic area or type of development. The "Auburn Gateway architectural and site design standards": that apply in this instance were specifically adopted by Resolution No. 4756.

In summary, the text changes are for the purpose of:

- Allow the Design Standards document to be administratively amended by the Community Development Director rather than amended upon approval by the Planning and Development Committee of the Auburn City Council. This refers to Council committee structure which no longer exists because it was changed by Ordinance No. 6532 in 2014 to provide for study sessions of the entire council. The approach of administrative changes by the Department director is similar in authority to the Public Works Department Director approval of the Engineering Design Standards (ACC 12.04).
- Change the references contained in ACC 18.31.200, (Architectural and site design review standards and regulations) to recognize any future amendments to the specific design standards.
- To recognize the change in City Department name.

4. ACC 18.57.030 Mixed use development standard – Exhibit E

Chapter 18.57 ACC, 'Standards for specific land uses' contains zoning development standards in addition to those contained in the zoning district chapter. This chapter provides site planning, development, and/or operating standards for certain land uses that are allowed by individual or multiple zoning districts, and for activities that require special standards to mitigate their potential adverse impacts. Section ACC 18.57.030, 'Mixed use development' contains standards that apply when mixed-use development is proposed in the city.

The text amendments to the mixed-use standards are proposed to accomplish the following:

- To allow mixed-use commercial to be changed to allow horizontal mixed-use as well as vertical. It should be noted that vertical mixed-use is not actively being pursued for this project.

STAFF:
Tate

COUNCILMEMBER:
DaCorsi

ATTACHMENTS:

Ordinance No. 6728
Exh A – ACC 18.08, Text Changes to Planned Action Ordinance
Exh B – **Placeholder** - Exh 1 to Ordinance No. 6382 (Planned Action Ordinance, codified as ACC 18.08). Mitigation Measures derived from the EIS and addendums (An updated version will be provided when available).
Exh C – ACC 18.23 Text changes to Commercial and industrial zoning district
Exh D – ACC 18.31.200 Text changes to Architectural and Site Design Standards and Regulations
Exh E - ACC 18.57.030 Text changes to Mixed Use development standards
Exh F – **Placeholder** - 2019 EIS Addendum (As noted above, this document is being prepared and will be provided when available).

ORDINANCE NO. 6728

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RELATING TO LAND USE DEVELOPMENT REGULATIONS RELATED TO MIXED-USE DEVELOPMENT; AMENDING CHAPTERS 18.08, 18.23, 18.31, AND 18.57 OF THE AUBURN CITY CODE AND EXHIBIT 1 TO ORDINANCE NO. 6382.

WHEREAS, the City and Auburn Properties, Inc. ("API") entered into a Development Agreement authorized by Resolution No. 4756 related to the Auburn Gateway Project; and,

WHEREAS, The City adopted Ordinance No. 6183 in 2008 and Ordinance No. 6382 in 2011, both of which contained development regulations related to implementation of the Northeast Auburn – Robertson Properties Group Special Area Plan which includes the Auburn Gateway Project site; and,

WHEREAS, Despite the City's and API's intentions, the market conditions and other factors have changed such that the API is no longer interested in developing the property, and has proposed selling the property; and,

WHEREAS, the new developer, Inland Washington, LLC ("Inland" dba Capital Acquisitions, LLC) has proposed a development that is generally consistent with land uses that was previously proposed but that allows residential development first, separate from commercial development rather than mixed used within the same structure; a change in the boundaries and number of phases; different proportions of land uses; changes in street intersection signalization; changes in surrounding development; and changes in critical area mitigation. These changes to the Auburn Gateway Project require

changes to the zoning development standards and the requirements of the Development Agreement to take into account the changes in conditions; and,

WHEREAS, the Community Development Department and Public Works Department have reviewed the proposed changes and prepared an addendum to the current Environmental Impact Statement (and addenda) under the State Environmental Policy Act (SEPA) that provides for mitigation measures and other conditions to ensure that the proposed future development will not create significant adverse environmental impacts; and,

WHEREAS, the proposed changes to the development regulations were reviewed by the City's Planning Commission at its June 4, 2019 meeting and after a public hearing conducted on July 16, 2019, the Commission recommended approval; and,

WHEREAS, the City transmitted the proposed code amendments to the Washington State Department of Commerce and to other state agencies as required by RCW 36.70A.160 on July 1, 2019; and,

WHEREAS, Council has determined that revising the development regulations in connection with approval of an Amended and Restated Development Agreement is mutually beneficial to the developer and to the City and community; and

WHEREAS, the City Council discussed the Amended and Restated Development Agreement on June 24, 2029 and after a properly noticed public hearing adopted the Amended and Restated Development Agreement on June 24, 2019 by Resolution No. 5442.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. Amendment to City Code. Chapter 18.08 of the Auburn City Code (NE Auburn Special Area Plan & Auburn Gateway Planned Action) is amended to read as shown in Exhibit A.

Section 2. Amendment to Exhibit 1 to Ordinance No. 6382. Section D of Exhibit 1 to Ordinance No. 6382 (uncodified) is amended to read as shown in Exhibit B.

Section 3. Amendment to City Code. Chapter 18.23 of the Auburn City Code (Commercial & Industrial Zones) is amended to read as shown in Exhibit C.

Section 4. Amendment to City Code. Section 18.31.200 of the Auburn City Code (Architectural & Site Design Review Standards) is amended to read as shown in Exhibit D.

Section 5. Amendment to City Code. Section 18.57.030 of the Auburn City Code (Standards for Mixed Use Development) is amended to read as shown in Exhibit E.

Section 6. Implementation. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 7. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of the application of it to any person or circumstance, will not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 8. Effective date. This Ordinance will take effect and be in force five days from and after its passage, approval, and publication as provided by law. However, the amendments to the Code Provisions and to Ordinance No. 6382 shall not take effect until the Development Agreement between Inland Washington LLC and the City is signed

and recorded and Inland Washington LLC (or its affiliate) owns the Auburn Gateway Properties.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

Published: _____

Chapter 18.08
NORTHEAST AUBURN SPECIAL AREA PLAN AND AUBURN GATEWAY PLANNED ACTION

Sections:

18.08.010 Purpose of the planned action.
18.08.020 Findings related to the northeast Auburn special area plan.
18.08.030 Applicability of the planned action.
18.08.040 Planned action thresholds.
18.08.050 Review criteria for planned actions.
18.08.060 Effect of planned action designation.
18.08.070 Planned action permit process.
18.08.080 Planned action mitigation measures.
18.08.090 Amendments.

18.08.010 Purpose of the planned action.

The purpose of this chapter is to:

A. Set forth a procedure designating certain project actions within a specific subject site as “planned actions” consistent with state law, RCW 43.21C.031; and

B. Provide the public with an understanding as to what constitutes a planned action and how land use applications which qualify as planned actions will be processed by the city; and

C. Streamline and expedite the development review process for this designated planned action by relying on completed and existing detailed environmental analysis for the subject site; and

D. Combine environmental analysis with land use planning; and

E. Apply the city’s development regulations together with the mitigation measures described in the environmental impact statement (EIS) and EIS addenda and this chapter to address the impacts of future development contemplated by the planned action. (Ord. 6382 § 2, 2011.)

18.08.020 Findings related to the northeast Auburn special area plan.

After thorough review and consideration, the city council makes the following findings:

A. The Northeast Auburn special area plan ("subarea plan") and its accompanying draft and final environmental impact statement ("EIS") and EIS addenda have analyzed and addressed all of the probable significant environmental impacts associated with the land uses allowed by the city's development regulations and described in the subarea plan as to the Northeast Auburn special planning area.

B. The analysis contained in the subarea plan and EIS and addenda is adequate to identify the probable environmental impacts of developments allowed under the city's development regulations which were not previously analyzed in the comprehensive plan and its accompanying environmental documents.

C. The mitigation measures identified in the environmental element of the subarea plan, EIS and EIS addenda, together with the regulations in the city's development code, are adequate to identify and mitigate the probable significant environmental impacts of the land uses and developments considered within the planned action and subarea plan and EIS documents.

D. The expedited development review procedure in this chapter is consistent with law, will be a benefit to the public, will protect the environment, and will enhance the city's economic development.

E. The public interest will be served by implementing the expedited development review procedure set forth in this chapter.

F. Public involvement and review of the subarea plan and EIS and EIS addenda have been extensive and meet the requirements of law, and have been sufficient to ensure that the subarea plan and EIS bear a substantial relationship to the public interest, health, safety, and welfare.

G. The land uses identified in the subarea plan for the Northeast Auburn special area are consistent with and will implement the Ccomprehensive Pplan.

H. Northeast Auburn special area is hereby designated a planned action. (Ord. 6382 § 2, 2011.)

18.08.030 Applicability of the planned action.

A. *Planned Action Area.* This chapter applies to approximately 70 acres included in the Auburn Gateway project area as described in the Northeast Auburn/Robertson Properties special area plan EIS, issued by the city on July 30, 2004 and EIS Addendum on November 2, 2011 (and any addenda thereto) and the adoption of the Northeast Auburn/Robertson Properties special area plan. Any other planned action for which the impacts have been studied in an EIS shall also meet the requirements of this chapter, be approved by the ~~planning and~~ Ccommunity Ddevelopment Ddirector (Ddirector), and be designated as a planned action by resolution of the city council before it shall be entitled to review and treatment as a planned action under this chapter.

B. *Environmental Document.* A planned action for a site-specific development shall be based on the environmental analysis contained in the Northeast Auburn/Robertson Properties special area plan EIS, issued by the city on July 30, 2004 and EIS Addendum on November 2, 2011 (and any addenda thereto). The mitigation requirements in this chapter are based on the Northeast Auburn/Robertson Properties special area plan EIS and addenda. These requirements, together with city codes, ordinances, and standards provide the framework for the decision by the city to impose conditions on a planned action project.

C. *Planned Action Designated.* Uses and activities described in the Northeast Auburn/Robertson Properties special area plan EIS (and any addenda thereto), subject to thresholds (ACC 18.08.040) and mitigation measures established by this chapter, are designated planned actions pursuant to RCW 43.21C.031. (Ord. 6382 § 2, 2011.)

18.08.040 Planned action thresholds.

Subject to the zoning regulations for the site and the mitigation measures described in this chapter, the maximum levels of development described below have been evaluated in the Northeast Auburn/Robertson Properties special area plan EIS, as described in the EIS (and any addenda thereto), and are planned actions pursuant to RCW 43.21C.031. In order to qualify as a planned action, total cumulative development within the Auburn Gateway project area that has been permitted under this chapter shall meet all of the following criteria:

A. *Land Use.*

1. The following are the primary categories of uses authorized under this planned action:

    a. Office.

    b. Retail.

    c. Multifamily residential.

2. *Land Use Review Threshold.* The planned action designation applies to future development proposals within the Auburn Gateway project area which are within the range evaluated in the Northeast Auburn/Robertson Properties special area plan EIS and the EIS addenda as shown below.

Use	Maximum Allowable	Maximum Structure Height
Multifamily residences	500 dwelling units	75 feet
Retail uses	720,000 square feet	75 feet
Office uses	1,600,000 square feet	75 feet

B. *Transportation.*

1. *Trip Ranges.* Cumulative development within the Auburn Gateway project area that does not exceed the following range of trip generation from all uses developed within the Auburn Gateway project area shall qualify as a planned action:

Maximum Net New (Non-Pass-By) Trip Generation Allowable in the Auburn Gateway Project Area

Time Range	Net New Trips
AM peak hour (primary)	1,862
PM peak hour (primary)	2,419

Daily Total: 18,920 Non-Pass-by Trips (“Auburn Gateway Transportation Impact Analysis” prepared by Transportation Solutions, Inc. in October 2011 for the Auburn Gateway Environmental Impact Statement (EIS) addendum).

2. The net new (non-pass-by) trip generation within a single phase shall qualify as a planned action that does not exceed the following:

Maximum Net New Trips Allowable within a Single Phase of the Auburn Gateway Project Area

Time Range	Net New Trips
AM Peak Hour (primary)	1,117
PM Peak Hour (primary)	1,451

C. *Earthwork.* The maximum amount of excavation and fill qualifying as a planned action shall be 250,000 cubic yards of excavation and 750,000 cubic yards of fill.

D. *Air Quality.* Modifications to regional arterials included in the planned action include potential new signals on Auburn Way North at 45th Street NE and 49th Street NE, and at the driveway access to Auburn Way North midpoint between the two intersections, if demonstrated by analysis of signal warrants and on South 277th Street and 45th Street NE at a relocated I Street NE. A roundabout or traffic signal would be provided at the intersection of 49th Street NE and I Street NE and a future signal at 45th Street NE.

E. *Water.*

1. *Floodplain Modifications.* Up to 33.73 acre feet of floodplain storage volume may be filled within the Auburn Gateway project area based on the 1995 FEMA floodplain. The actual amount of floodplain modification and storage compensatory flood storage volume will depend on the FEMA floodplain regulations in effect at the time of development. Since the extent of floodplain and amount of fill may be subject to change it may be subject to further environmental review. The amount of floodplain affected will require that compensatory volume is provided at the time of fill.

2. *Impervious Surfaces.* Up to 90 percent of the Auburn Gateway site area may be covered with impervious surfaces.

F. *Plants and Animals.* Up to 0.55 acres of wetland fill placed in accordance with local, state, and federal regulations in the wetland ditches along South 277th Street (approximately 0.5 acres), and as necessary to complete required improvements for I Street NE and 49th Street NE (up to 0.25 acres of wetland fill within the Auburn Gateway project area), shall qualify as part of this planned action. The wetland impacts to the yet undelineated Wetland F within the Gateway II project area will be in accordance with local, state and federal regulations in effect.

G. *Time of Submission.* The application is submitted during the time that the development agreement between the city of Auburn and Robertson Auburn Properties, entered into on November 21, 2011, is in effect. (Ord. 6382 § 2, 2011.)

18.08.050 Review criteria for planned actions.

The director or director's designee is hereby authorized to designate a project application as a planned action if the project meets all of the following conditions:

A. The project is consistent with the adopted comprehensive plan.

B. The project is located on the subject site as described with the planned action ordinance.

C. The project's significant environmental impacts have been adequately addressed in the EIS and EIS addenda.

D. The project complies with the planned action thresholds.

E. The project's significant impacts have been mitigated though application of the mitigation measures identified in the EIS documents, EIS addenda, and other city requirements.

F. The project is not an essential public facility. (Ord. 6382 § 2, 2011.)

18.08.060 Effect of planned action designation.

A. Upon designation by the ~~planning~~ Community Development D~~d~~irector that the project qualifies as a planned action, the project shall not be subject to a SEPA threshold determination, an environmental impact statement (EIS), or any further review under SEPA.

B. Being designated a planned action means that a proposed project has been reviewed in accordance with this chapter, and found to be consistent with the development parameters and environmental analysis included in the EIS documents and EIS addenda.

C. Planned actions will not be subject to further procedural review under SEPA. However, projects may be subject to conditions designed to mitigate any environmental impacts which may result from the project proposal, and projects will be subject to whatever permit requirements are deemed appropriate by the city under state and city laws and ordinances. The planned action designation shall not excuse a project from meeting the city's code and ordinance requirements apart from the SEPA process. (Ord. 6382 § 2, 2011.)

18.08.070 Planned action permit process.

The D~~d~~irector shall establish a procedure to review projects and determine whether they meet the planned action criteria, and establishing minimum application and notice requirements. The procedure shall consist, at a minimum, of the following:

A. Developments shall meet the requirements of ACC Titles 12, 13, 14, 15, 16, 17, 18, and 19, unless modified by the development agreement . Application shall be made on the forms provided by the city and shall include a SEPA checklist (where approved through WAC 197-11-315(2)) or such other environmental review forms provided by the city.

B. The D~~d~~irector shall determine if the application is complete as provided in Chapter 14.06 ACC.

C. If the project is within the area designated as a planned action, the application shall be reviewed to determine if it is consistent with all of the requirements in this chapter.

D. When a complete application for development has been determined by the city to qualify as a planned action, the Ddirector shall notify the applicant and the project shall proceed in accordance with the appropriate permit procedure, with the exception that no additional SEPA review, threshold determination, or EIS shall be required.

E. Public notice for project qualifying as planned actions shall be tied to the underlying permit. If notice is otherwise required for the underlying permit, the notice shall state that the project has qualified as a planned action. If notice is not otherwise required for the underlying permit, no special public notice is required.

F. If a project is determined to not qualify as a planned action, the Ddirector shall so notify the applicant and the SEPA responsible official, and shall prescribe a SEPA review procedure consistent with the city's SEPA regulations and the requirements of state law. (Ord. 6382 § 2, 2011.)

18.08.080 Planned action mitigation measures.

The planned action mitigation measures set forth in the Exhibit 1 attached to the ordinance codified in this chapter and incorporated herein by this reference shall apply to the project identified therein. This Exhibit 1 shall not be codified with the provisions of this chapter, but shall be on file and available for review in the office of the city clerk. (Ord. 6382 § 2, 2011.)

18.08.090 Amendments.

Amendments to this chapter may be initiated by the city, the proponent, or the proponent's successor, and shall occur as follows:

A. The Ddirector ~~of community development and public works~~ may interpret the words and meaning of certain conditions in order to resolve conflicts in implementation. All words in the ordinance codified in this chapter shall carry their customary and ordinary meaning.

B. If changes to the language of the ordinance codified in this chapter are required, such proposed changes shall be reviewed by the Ddirector ~~of community development and public works~~. If, in the estimation of the Ddirector ~~of community development and public works~~, the proposed change is minor, then the proposed change shall be forwarded directly to the city council for its consideration. If, in the estimation of the Ddirector ~~of community development and public works~~, the change is major, the proposed change shall be referred to the planning commission which shall conduct a

public hearing and make a recommendation to the city council. (Ord. 6532 § 28, 2014; Ord. 6382 § 2, 2011.)

This Exhibit is being finalized and will consist of an updated Exhibit 1 to Ordinance No. 6382 (The Planned Action Ordinance, codified as ACC 18.08) The contents of the Exhibit are not codified and will consist of a listing of the mitigation measures derived from the Environmental Impact Statement (EIS) and Addenda.

Exhibit B

Chapter 18.23
COMMERCIAL AND INDUSTRIAL ZONES

Sections:

18.23.010 Purpose.
18.23.020 Intent of commercial and industrial zones.
18.23.030 Uses.
18.23.040 Development standards.
18.23.050 Additional development standards for C-2, central business zone.
18.23.060 Additional development standards for the ep, environmental park zone.

18.23.010 Purpose.

This chapter lists the land uses that may be allowed within the commercial and industrial zones established by ACC 18.02.070 (Establishment of zones), determines the type of land use approval required for each use, and provides basic and additional development standards for sites, buildings, and associated improvements. (Ord. 6433 § 26, 2012.)

18.23.020 Intent of commercial and industrial zones.

A. *General.* This section describes the intent for each of the city's commercial and industrial zones. These intent statements are to be used to guide the interpretation of the regulations associated with each zone. The planning director is authorized to make interpretations of these regulations based on his/her analysis of them together with clear and objective reasons for such interpretation.

B. C-N, Neighborhood Shopping Center Zone. The C-N zone is intended to provide areas appropriate for neighborhood shopping establishments which provide limited retail business, service and office facilities for the convenience of residents of the neighborhood. A neighborhood shopping center is designed and located so as to minimize traffic congestion on public highways and streets in its vicinity and to best fit the general land use pattern of the area to be served by the center. The protective standards contained in this chapter are intended to minimize any adverse effect of the neighborhood shopping center on nearby property values and to provide for safe and efficient use of the neighborhood shopping center itself.

C. C-1, Light Commercial Zone. The C-1 zone is intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the

primary commercial designation for small – to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians.

D. C-2 Central Business District Zone. The intent of the C-2 zone is to set apart the portion of the city proximate to the center for financial, commercial, governmental, professional, and cultural activities. Uses in the C-2 zone have common or similar performance standards in that they represent types of enterprises involving the rendering of services, both professional or to the person, or on-premises retail activities. This zone encourages and provides amenities conducive to attracting pedestrians.

E. C-3, Heavy Commercial Zone. The intent of the C-3 zone is to allow for medium to high intensity uses consisting of a wide range of retail, commercial, entertainment, office, services, and professional uses. This zone is intended to accommodate uses which are oriented to automobiles either as a mode or target of the commercial service while fostering a pedestrian orientation. The uses allowed can include outside activities, display, fabrication or service features when not the predominant portion of the use. The uses enumerated in this classification have potential for impacts to surrounding properties and street systems than those uses permitted in the more restrictive commercial classifications.

F. C-4, Mixed-Use Commercial Zone. The intent of the C-4 zone is to provide for a pedestrian-oriented mix of retail, office, and limited multiple-family residential uses. This classification is also intended to allow flexibility in design and the combination of uses that is responsive to market demands. The uses enumerated in this classification anticipate a mix of multiple-family residential, retail, and office uses that are coordinated through a site-specific planning process. The multiple-family residential must be located in a multi-story building~~; the ground floor of which must contain a permitted use or combination of uses, other than parking, as listed in this chapter~~. Certain heavy commercial uses permitted in other commercial classifications are not permitted in this zone because of the potential for conflicts with multifamily residential uses, in order to achieve a quality of environment that is conducive to this mix of uses.

G. M-1, Light Industrial Zone. The intent of the M-1 zone is to accommodate a variety of industrial, commercial, and limited residential uses in an industrial park environment, to preserve land primarily for light industrial and commercial uses, to implement the economic goals of the comprehensive plan and to provide a greater flexibility within the zoning regulations for those uses which are non-nuisance in terms of air and water pollution, noise, vibration, glare or odor. The light industrial/commercial character of this zone is intended to address the way in which industrial and commercial uses are carried out rather than the actual types of products made.

The character of this zone will limit the type of primary activities which may be conducted outside of enclosed buildings to outdoor displays and sales. Uses which are not customarily conducted indoors

or involve hazardous materials are considered heavy industrial uses under this title and are not appropriate for the M-1 zone. An essential aspect of this zone is the need to maintain a quality of development that attracts rather than discourages further investment in light industrial and commercial development. Consequently, site activities which could distract from the visual quality of development of those areas, such as outdoor storage, should be strictly regulated within this zone.

H. EP, Environmental Park Zone. The environmental park district is intended to allow uses in proximity to the Auburn Environmental Park that benefit from that location and will complement the park and its environmental focus. Uses allowed in this zone will focus upon medical, biotech and "green" technologies including energy conservation, engineering, water quality and similar uses. Other uses complementary to and supporting these uses are also allowed. Incorporation of sustainable design and green building practices will be a primary aspect of this zone. The construction of leadership in energy and environmental design (LEED) and built green certified buildings is encouraged and built green will be required for multiple-family dwellings. The city recognizes that much of the property in this zone was developed under earlier standards, so the goals of the district will be realized over a period of time as properties are redeveloped.

I. M-2, Heavy Industrial Zone. The M-2 zone is intended to accommodate a broad range of manufacturing and industrial uses. Permitted activity may vary from medium to higher intensity uses that involve the manufacture, fabrication, assembly, or processing of raw and/or finished materials. Heavy industrial uses should not be located near residential development.

While other uses may be sited within this zone, permits for such uses should not be issued if such uses will discourage use of adjacent sites for heavy industry, interrupt the continuity of industrial sites, or produce traffic in conflict with the industrial uses. (Ord. 6433 § 26, 2012.)

18.23.030 Uses.

A. *General Permit Requirements.* Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column in Table 18.23.030 ("Standards for Specific Land Uses") includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING									
Building contractor, light	X	X	X	P	X	P	X	P	
Building contractor, heavy	X	X	X	X	X	A	X	P	
Manufacturing, assembling and packaging – Light intensity	X	X	X	P	X	P	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Medium intensity	X	X	X	A	X	P	A	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity	X	X	X	X	X	X	X	A	ACC 18.31.180
Marijuana processor	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana producer	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana researcher	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Marijuana retailer	X	X	X	C	X	C	C	C	Chapter 18.59 ACC
Marijuana transporter business	X	X	X	X	X	C	C	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property	X	X	X	P	X	P	P	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)	X	P	X	P	X	P	X	P	ACC 18.57.020(B)
Warehousing and distribution	X	X	X	X	X	P	P	C	ACC 18.57.020(C)
Warehousing and distribution, bonded	X	X	X	P	X	P	P	P	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**								**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**EP**	**M-2**	
and located within a designated foreign trade zone									
Wholesaling with on-site retail as an incidental use (coffee, bakery, e.g.)	X	X	X	P	X	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES									
Commercial recreation facility, indoor	X	P	P	P	P	P	P	A	
Commercial recreation facility, outdoor	X	X	X	A	~~X~~A	P	A	A	ACC 18.57.025(A)
Conference/convention facility	X	X	A	A	X	A	X	X	
Library, museum	X	A	A	A	X	A	P	X	
Meeting facility, public or private	A	P	P	P	X	A	P	A	
Movie theater, except drive-in	X	P	P	P	P	X	X	X	
Private school – Specialized education/training (for profit)	A	A	P	P	P	P	P	P	
Religious institutions, lot size less than one acre	A	P	P	P	A	A	A	A	
Religious institutions, lot size more than one acre	C	P	P	P	A	A	A	A	
Sexually oriented businesses	X	X	X	P	X	P	X	P	Chapter 18.74 ACC
Sports and entertainment assembly facility	X	X	A	A	X	A	X	A	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**								**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**EP**	**M-2**	
Studio – Art, dance, martial arts, music, etc.	P	P	P	P	P	P	A	A	
RESIDENTIAL									
Caretaker apartment	X	P	P	P	X	P	P	P	
Live/work unit	X	X	P	P	P	P	P	X	
Work/live unit	X	P	P	P	P	P	P	X	
Marijuana cooperative	X	X	X	X	X	X	X	X	
Multiple-family dwellings as part of a mixed-use development[2]	X	X	P	P	P	P	P	X	ACC 18.57.030
Multiple-family dwellings, stand-alone	X	X	X	X	X	X	X	X	
Nursing home, assisted living facility	X	P	P	P	C	X	X	X	
Senior housing[2]	X	X	A	A	X	X	X	X	
RETAIL									
Building and landscape materials sales	X	X	X	P	X	P	X	P	ACC 18.57.035(A)
Construction and heavy equipment sales and rental	X	X	X	X	X	A	X	P	
Convenience store	A	A	P	P	X	P	P	P	
Drive-through espresso stands	A	A	A	P	A	P	A	A	
Drive-through facility, including banks and restaurants	A	A	A	P	P	P	X	P	ACC 18.52.040
Entertainment, commercial	X	A	P	P	X	A	X	A	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**								**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**EP**	**M-2**	
Groceries, specialty food stores	P	P	P	P	P	P	P	X	ACC 18.57.035(B)
Nursery	X	X	X	P	A	P	X	P	ACC 18.57.035(C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	P	P	P	ACC 18.57.035(D)
Restaurant, cafe, coffee shop	P	P	P	P	P	P	P	P	
Retail									
Community retail establishment	A	P	P	P	P	P	X	P	
Neighborhood retail establishment	P	P	P	P	P	P	X	P	
Regional retail establishment	X	X	X	P	P	P	X	A	
Tasting room	P	P	P	P	P	P	P	P	
Tavern	P	P	X	P	P	P	X	A	
Wine production facility, small craft distillery, small craft brewery	A	P	P	P	P	P	P	P	
SERVICES									
Animal daycare (excluding kennels and animal boarding)	A	A	A	P	A	P	X	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	P	X	P	ACC 18.57.040(B)
Banking and related financial institutions,	P	P	P	P	P	P	P	P	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation								Standards for Specific Land Uses
	C-N	C-1	C-2	C-3	C-4	M-1	EP	M-2	
excluding drive-through facilities									
Catering service	P	P	P	P	A	P	A	P	
Daycare, including mini daycare, daycare center, preschools or nursery schools	A	P	P	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	P	P	P	
Equipment rental and leasing	X	X	X	P	X	P	X	P	
Kennel, animal boarding	X	X	X	A	X	A	X	A	ACC 18.57.040(C)
Government facilities; this excludes offices and related uses that are permitted outright	A	A	A	A	A	A	A	A	
Hospital	X	P	P	P	X	P	X	P	
Lodging – Hotel or motel	X	P	P	P	P	A	P	A	
Medical – Dental clinic	P	P	P	P	P	P	X	X	
Mortuary, funeral home, crematorium	A	P	X	P	X	P	X	X	
Personal service shops	P	P	P	P	P	P	X	X	
Pharmacies	P	P	P	P	P	X	X	X	
Print and copy shop	P	P	P	P	P	P	X	X	
Printing and publishing (of books, newspaper and other printed matter)	X	A	P	P	P	P	P	P	
Professional offices	P	P	P	P	P	P	P	P	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**								**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**EP**	**M-2**	
Repair service – Equipment, appliances	X	A	P	P	P	P	X	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	A	P	P	P	P	P	X	X	
Youth community support facility	X	P	X	X	X	X	X	X	ACC 18.57.040(E)
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE									
Ambulance, taxi, and specialized transportation facility	X	X	X	A	X	P	X	P	
Broadcasting studio	X	P	X	P	X	P	X	P	
Heliport	X	X	X	C	X	C	X	C	
Motor freight terminal[1]	X	X	X	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	X	P	P	P	P	P	P	X	
Parking facility, public or commercial, structured	X	P	P	P	P	P	P	X	
Towing storage yard	X	X	X	X	X	A	X	P	ACC 18.57.045(A)
Utility transmission or distribution line or substation	A	A	A	A	A	A	A	A	
Wireless communication facility (WCF)	–	–	–	–	–	–	–	–	ACC 18.04.912, 18.31.100
VEHICLE SALES AND SERVICES									
Automobile washes (automatic, full or self-service)	X	A	X	P	P	P	X	P	ACC 18.57.050(A)
Auto parts sales with installation services	X	A	A	P	P	P	X	P	
Auto/vehicle sales and rental	X	A	X	P	X	P	X	P	ACC 18.57.050(B)

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE									P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	**Zoning Designation**								**Standards for Specific Land Uses**
	C-N	**C-1**	**C-2**	**C-3**	**C-4**	**M-1**	**EP**	**M-2**	
Fueling station	X	A	A	P	P	P	X	P	ACC 18.57.050(C)
Mobile home, boat, or RV sales	X	X	X	P	X	P	X	P	
Vehicle services – Repair/body work	X	X	A	P	X	P	X	P	ACC 18.57.050(D)
OTHER									
Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.	A	A	A	A	A	A	A	A	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6), Unclassified Uses.	P	P	P	P	P	P	P	P	

1 Any motor freight terminal, as defined by ACC 18.04.635, in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zones. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC 18.23.040, Development standards, are allowed.

2 Any mixed-use development or senior housing project vested prior to Resolution No. 5187 (December 7, 2015) is an outright permitted use in the C-1 zone. Subsequently, if a nonresidential use within a vested mixed-use development changes, then the nonresidential use shall maintain a minimum of 10 percent of the cumulative building ground floor square footage consisting of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” of the C-1 zone.

(Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

18.23.040 Development standards.

A. Hereafter, no use shall be conducted and no building, structure and appurtenance shall be erected, relocated, remodeled, reconstructed, altered or enlarged unless in compliance with the requirements in Tables 18.23.040A (C-N, C-1, C-2, C-3, and C-4 Zone Development Standards) and 18.23.040B (M-1, EP and M-2 Zone Development Standards) and in compliance with the provisions of this title, and then only after securing all permits and approvals required hereby. These standards may be modified through either an administrative variance or variance, subject to the procedures of Chapter 18.70 ACC.

Table 18.23.040A. C-N, C-1, C-2, C-3, and C-4 Zone Development Standards

Development Standard	Requirement by Zone				
	C-N Neighborhood Shopping Center	**C-1 Light Commercial**	**C-2 Central Business**	**C-3 Heavy Commercial**	**C-4 Mixed-Use Commercial**
Minimum lot area	2 acres	None	None	None	None[1]
Minimum lot width, depth	None	None	None	None	None
Maximum lot coverage	55 percent	None	None	None	None
Minimum setbacks	*Minimum setbacks required for structures. See also ACC 18.31.070 for specific exceptions to these setback standards.*				
Front	50 ft	20 ft	None	20 ft	20 ft
Side – Interior	None[2]	None[2]	None	None[2]	None[2]
Side – Street	50 ft	15 ft	None	15 ft	15 ft
Rear	None[2]	None[2]	None	None[2]	None[2]
Height limit	*Maximum allowable height of structures. See also ACC 18.31.030 (Height limitations – Exceptions) for specific height limit exceptions.*				
Maximum height	30 ft	45 ft[3]	ACC 18.23.050	75 ft	75 ft
Additional development standards	None	None	ACC 18.23.050	None	None
Fences and hedges	See Chapter 18.31 ACC				
Landscaping	See Chapter 18.50 ACC				
Parking	See Chapter 18.52 ACC				

Development Standard	Requirement by Zone				
	C-N Neighborhood Shopping Center	C-1 Light Commercial	C-2 Central Business	C-3 Heavy Commercial	C-4 Mixed-Use Commercial
Signs	See Chapter 18.56 ACC				
Lighting	See Chapter 18.55 ACC				
Nonconforming structures, land and uses	See Chapter 18.54 ACC				

Notes:

1 Residential uses: no minimum lot size; provided, that residential density does not exceed 20 units per gross acre (this includes privately owned open space tracts but excludes dedicated public roads).

2 A 25-foot setback is required when adjacent to a residential zone.

3 Buildings within the Auburn north business area, as established by Resolution No. 2283, may exceed 45 feet if one additional foot of setback is provided from each property line (or required minimum setback) for each foot the building exceeds 45 feet in height.

Table 18.23.040B. M-1, EP and M-2 Zone Development Standards

Development Standard	Requirement by Zone		
	M-1 Light Industrial	EP Environmental Park	M-2 Heavy Industrial
Minimum lot area	None	None	None
Minimum lot width, depth	None	None	None
Maximum lot coverage	None	35 percent	None
Minimum setbacks	*Minimum setbacks required for structures. See also ACC 18.31.070 for specific exceptions to these standards.*		
Front	20 ft	20 ft	30 ft
Side – Interior	None[1]	15 ft	None[1]
Side – Corner	20 ft	20 ft	30 ft
Rear	None[1]	20 ft[1]	None[1]
Height limit	*Maximum allowable height of structures. See also ACC 18.31.030 (Height limitations – Exceptions) for specific height limit exceptions.*		

Development Standard	Requirement by Zone		
	M-1 Light Industrial	**EP Environmental Park**	**M-2 Heavy Industrial**
Maximum height	45 ft[2]	35 ft	45 ft[2]
Additional development standards	None	ACC 18.23.060	None
Fences and hedges	See Chapter 18.31 ACC		
Landscaping	See Chapter 18.50 ACC		
Parking	See Chapter 18.52 ACC		
Signs	See Chapter 18.56 ACC		
Lighting	See Chapter 18.55 ACC		
Nonconforming structures, land and uses	See Chapter 18.54 ACC		

Notes:

1 A 25-foot setback is required when adjacent to a residential zone.

2 Buildings may exceed 45 feet if one foot of setback is provided from each property line (or required minimum setback) for each foot the building exceeds 45 feet.

18.31.200 Architectural and site design review standards and regulations.

A. *Intent and Purpose.* The architectural and site design regulations provide an administrative review process for evaluating the design and arrangement of development. The architectural and site design regulations are intended to be consistent with and implement the policies of the comprehensive plan. The purposes of these design review regulations are to:

1. Foster good decision-making for development through architectural and site design within the context of the community's built and natural environmental character, scale and diversity;

2. Promote the use of appropriate scale of buildings and the configuration of open space and parking areas for development to safely and comfortably accommodate pedestrian activities;

3. Coordinate the interrelationship of buildings and public and private open space;

4. Discourage monotony in building design and arrangement, while promoting harmony among distinct building identities; and

5. Mitigate, through design and site plan measures, the visual impact of large building facades, particularly those which have high public visibility (encourage the creative use of architectural and landscape features in order to reduce the actual and perceived scale and bulk of structures).

B. *Applicability.* The following land uses, types of development activities, including all related site improvements, and geographic areas, are subject to the architectural and site design standards and the processes and regulations for conducting design review contained in this chapter:

1. Multiple-Family and Mixed-Use Developments. The following land uses and types of development are subject to the city's multiple-family and mixed-use design standards document unless addressed by a different set of architectural and site design standards applicable to a specific geographic area.

a. Multifamily development inclusive of triplexes and fourplexes in all zones in the city where permitted outright or as a conditional use and not otherwise addressed through the city's residential infill development standards (Chapter 18.25 ACC); and

b. Mixed-Use Residential Development. Mixed-use development containing residential living units in all zones in the city where permitted outright or as a conditional use; and

c. Retirement apartments, congregate living facilities and senior housing complexes in all zones in the city where permitted outright or as a conditional use.

2. *Downtown Urban Center.* The following locations of development activities are subject to the city's downtown urban center design standards document.

a. Properties located within the boundaries of the DUC, downtown urban center zoning district, as identified on the comprehensive zoning map.

3. *Auburn Junction.* The following locations of development activities are subject to the city's Auburn Junction design standards document.

a. Properties located within the boundaries of West Main Street, 2nd Street SE/SW, A Street SE, and A Street SW as identified with ACC 18.29.070, design standards of the DUC downtown urban center zone.

4. *Northeast Auburn Special Planning Area.* The following locations of development activities are subject to the city's Auburn Gateway architectural and site design standards document.

a. Properties located within the boundaries of the Auburn Gateway Project as defined by the development agreement approved by city Resolution No. 4756, or as may be subsequently amended. The Auburn Gateway architectural and site design is addressed in Section 4 of this resolution and provided as Attachment 4 to the resolution.

C. *Exemptions.* The following activities as determined by the ~~planning director~~Community Development Director shall be exempt from the provisions of the design standards:

1. Any building activity that does not require a building permit; or

2. Interior construction work which does not alter the exterior of the structure; or

3. Normal or routine building and site maintenance/repair that is exempt from issuance of a permit including the repair or maintenance of structural members; or

4. Interior alterations that do not modify an existing site condition; or

5. Site and exterior alterations that do not exceed 10 percent of the assessed valuation of the property building or land per the most recent county records; or

6. Building additions that are less than 10 percent of the existing floor area of the existing building. Any cumulative floor area increase from the adoption date of the ordinance establishing the architectural and site design standard that totals more than 10 percent shall not be exempt unless the ~~planning director~~Community Development Director determines compliance with these standards would be unfeasible and/or unreasonable.

D. *Design Standard Documents.* Adopted by reference are the following architectural and site design documents, copies of which shall be maintained by the city clerk. These documents contain the standards for the design and development of the built environment. These documents contain the

standards for the design and development of the built environment. The Community Development Directorplanning director or designee shall have the authority to apply the standards to specific development proposals. The following specific architectural and design standards documents may be amended upon approval by the Community Development Directorplanning and development committee of the Auburn city council:

1. Mixed-use and multiple-family development design standards.

2. Auburn Gateway architectural and site design standards.

3. Downtown urban center design standards.

4. Auburn Junction design standards.

E. *Timing of Administrative Design Review.*

1. Design review shall be conducted by the planning directorCommunity Development Director or designee prior to or concurrent with the processing of building permits and/or review of discretionary land use approvals/permits.

2. The decision on the administrative design review shall be issued prior to issuance of the building permits and/or issuance of discretionary land use approvals/permits.

F. Pre-application Meeting – When Required Associated with a Design Review.

1. A pre-application conference is required for the following instances:

a. For multifamily development in the R-10, R-16, and R-20 residential zones; and

b. For mixed-use development containing residential living units located within R-10, R-16 and R-20 residential zones; and

c. For mixed-use development containing residential living units located within commercial zones; and

d. For retirement apartments, congregate living facilities and senior housing complexes located within R-10, R-16 and R-20 residential zones, and all commercial zones.

2. A pre-application conference is strongly recommended for all other projects subject to the city's architectural and site design review but is not required.

G. *Design Review Submittal Requirements.* In addition to any other documentation required for submittal of a complete application for building permit or discretionary land use approvals/permits, the following items shall be required for the architectural and site design review:

1. Elevation drawings prepared by an architect licensed in the state of Washington of all proposed construction including dimensional drawings at one-eighth inch equals one foot or comparable scale showing the type of exterior materials, accurate color (where applicable), exterior finishes for buildings and accessory structures, location and elevations of exterior lighting for buildings, the type, style and model of exterior lighting fixtures (where applicable), parking areas, and fenestration details;

2. A to-scale landscape plan prepared by a landscape architect licensed in the state of Washington showing existing vegetation to be retained and proposed vegetation to be installed inclusive of the common and botanical name of all vegetation, the location and quantity of vegetation, the initial planting size and methods of irrigation;

3. A context vicinity map that shows all structures on the property and within 200 feet in each direction of the subject property drawn approximately to scale;

4. A neighborhood circulation plan consistent with the provisions of Chapter 17.16 ACC (Neighborhood Circulation Plan); and

5. Conceptual plans for any public infrastructure, including roads, water, sewer, and storm facilities.

H. *Interpretations.*

1. The ~~planning director~~Community Development Director shall be authorized to interpret the meaning of words, phrases and sentences which relate to the implementation of the specific architectural and design standards document. Any interpretations regarding implementation of the specific architectural and design standards document shall be made in accordance with its intent or purpose statements and the intent and purpose statements of this chapter. For interpretations, life safety and public health regulations shall be given priority over all other regulations.

2. Administrative interpretations may be appealed to the hearing examiner as prescribed in ACC 18.70.050.

I. *Design Review Adjustments.*

1. *Authority for Design Review Adjustments.* The ~~planning director~~Community Development Director or designee shall have the authority, subject to the provisions of this section and upon such conditions as the ~~planning director~~Community Development Director or designee may deem necessary to comply with the provisions of this section, to approve design adjustments as follows:

a. An adjustment to architectural or site design requirements such that no more than two of the total number of required menu items in the city of Auburn multifamily and mixed-use design standards are out of compliance.

b. An adjustment to required building wall and roof modulation standards, as contained in the city of Auburn multifamily and mixed-use design standards, up to 20 percent of the amount of any quantified standards contained therein.

c. An adjustment to the architectural or site design requirements that remains consistent with the purpose and intent of the architectural and site design standards.

2. *Required Findings to Grant Design Review Adjustments.* Each determination granting an adjustment by the ~~planning director~~Community Development Director or designee shall be supported by written findings showing specifically wherein all of the following conditions exist:

a. That the granting of such adjustment does not constitute a grant of special privilege inconsistent with the limitations upon uses of other properties in the vicinity and/or zone of the subject site; and

b. That the granting of such adjustment will not adversely affect the established character of the surrounding neighborhood, discourage maintenance or upgrades on surrounding properties, nor result in perpetuation of those design qualities and conditions which the comprehensive plan intends to eliminate or avoid; and

c. That the project incorporates alternate design characteristics that are equivalent or superior to those otherwise achieved by strict adherence to stated menu options; and

3. *Public Notification and Action on Design Review Adjustment Applications.* Upon the filing of a properly completed application and associated request for a design review adjustment, the ~~planning director~~Community Development Director or designee shall comply with the city's Type II land use review requirements for issuance of a properly noticed and appealable land use decision.

4. *Appeal of Director's Decision on Design Review Adjustments.*

a. If a written objection to the initial determination notice is filed within 14 business days of said notification, the ~~planning director~~Community Development Director or designee shall reconsider the initial determination in light of the objection(s) as raised and render a final decision on the permit. This final decision shall result in either the ~~planning director~~Community Development Director's affirmation of the original determination of approval, the approval with additional modifications or denial.

b. Upon completion of the ~~planning director~~Community Development Director's reconsideration, all parties notified of the original determination shall receive notification of

the ~~planning director~~Community Development Director's final decision. Any party aggrieved by the ~~planning director~~Community Development Director's final decision may file an appeal of that decision to the hearing examiner in accordance with the city's land use appeal provisions. Such appeals for hearing examiner review must be filed within 14 business days from the date the written decision was made and shall include the following:

i. The appeal shall be filed on forms provided by the department of planning and development.

ii. The appeal shall clearly state the decision being appealed, setting forth the specific reason, rationale, and/or basis for the appeal.

iii. Fees associated with the appeal shall be paid to the city upon filing of the appeal in accordance with a fee schedule established by resolution.

5. Upon filing of a timely and complete appeal, the hearing examiner shall conduct a public hearing to consider the merits of the appeal. This hearing shall be subject to the city's public noticing and public hearing requirements and shall include notification of all parties notified of the ~~planning director~~Community Development Director's final decision. The hearing examiner may affirm the ~~planning director~~Community Development Director's decision or may remand the matter to the ~~planning director~~Community Development Director for further review in accord with the examiner's direction.

6. If no written objection is filed to the initial determination within the specified time limits, the ~~planning director~~Community Development Director shall render a final decision on the permit in accord with the initial determination.

J. *Approval Criteria for Design Review.* The ~~planning director~~Community Development Director or designee may approve, modify and approve, or deny an application for an administrative design review. Each determination granting approval or approval with modifications shall be supported by written findings showing the applicant satisfies all the following criteria:

1. The plans and supplemental materials submitted to support the plan meet the requirements of the specific architectural and site design documents;

2. The proposed development is consistent with the comprehensive plan;

3. The proposed development meets required setback, landscaping, architectural style and materials, such that the building walls have sufficient visual variety to mitigate the appearance of large facades, particularly from public rights-of-way and single-family residential zones.

4. In addition to the criteria in subsections (J)(1) through (3) of this section, for multiple-family residential and retirement apartment projects, the director or designee must determine that the following key review criteria have been met:

a. The proposed development is arranged in a manner that either:

i. Provides a courtyard space creating a cohesive identity for the building cluster and public open space furnished to facilitate its use; or

ii. Possesses a traditional streetscape orientation that provides clearly identifiable and visible entries from the street, views from residential units onto the street and reinforces pedestrian-oriented streetscape characteristics (e.g., building edge abutting sidewalk, entries onto the street); or

iii. Faces and facilitates views of a major open space system;

b. The proposed development provides a variety in architectural massing and articulation to reduce the apparent size of the buildings and to distinguish vertical and horizontal dimensions;

c. The proposed development contains a combination of elements such as architectural forms, massing, assortment of materials, colors, and color bands sufficient to distinguish distinct portions and stories of the building;

d. Residential buildings in large multiple-family projects or mixed-use projects are physically integrated into the complex possessing sufficiently different appearance or placement to be able to distinguish one building from another;

e. Unit entrances are individualized by use of design features that make each entrance distinct or which facilitate additional personalization by residents;

f. Areas dedicated to parking are sufficiently visually broken up and contain a complement of vegetative materials to project a landscaped appearance;

g. Where applicable, a transition is created that minimizes impacts from multifamily and mixed-use development projects on neighboring lower density residential dwelling units in abutting or adjacent single-family zones; and

h. Where applicable, in cases of granting density or height bonuses, the project has provided community benefits, facilities or improvements above and beyond those required in the municipal code and supports the goals, objectives and policies of the comprehensive plan. (Ord. 6408 § 1, 2012; Ord. 6287 § 2, 2010; Ord. 6245 § 15, 2009.)

18.57.030 Mixed-use development.

A. *All Zones Where Permitted.*

1. Multiple-family dwellings shall only occur concurrent with or subsequent to the development and construction of the nonresidential components of the mixed-use development, unless a different sequence is allowed in the following code sections.

2. *Vertical Mixed – Use.*

a. Mixed-use development comprised of a maximum of one building on a development site shall have a minimum of 50 percent of the ground floor comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall occupy a maximum of 50 percent of the ground floor space.

3. *Horizontal Mixed – Use.*

a. Mixed-use development comprised of two or more buildings shall have a minimum of 25 percent of the cumulative building ground floor square footage comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Recreation, Education, and Public Assembly,” “Retail,” or “Services” in Table 18.23.030; provided, that uses normal and incidental to the building including, but not limited to, interior entrance areas, elevators, waiting/lobby areas, mechanical rooms, mail areas, garbage/recycling/compost storage areas, and vehicle parking areas located on the ground floor shall not be included in this 25 percent requirement.

b. Mixed-use development comprised of two or more buildings (horizontal mixed-use) shall be arranged with the required nonresidential building(s) located adjacent to the public street or private street and the multifamily located behind. For a corner lot or through lot, the nonresidential building(s) shall be located adjacent to higher classification street.

B. *C-2 Zone~~and C-4 Zones~~.*

1. Vertical mixed-use development is required.

2. All other requirements of subsection A of this section shall apply.

C. *C-3 Zone.*

1. One thousand two hundred square feet of lot area is required for each dwelling unit.

2. All other requirements of subsection A of this section shall apply.

D. C-4 Zone.

1. Vertical or horizontal mixed-use is allowed.

2. Multiple-family dwellings may be constructed prior to the development and construction of the nonresidential components of the mixed-use development provided that the non-residential components of the master plan are development ready (i.e. wet and dry utilities ~~be~~are extended to future commercial pads) and required frontage improvements as determined by the Community Development Director are completed.

D. *M-1 Zone.*

1. Vertical mixed-use development is required.

2. Ground floor uses shall be comprised of one or more of the uses permitted outright, administratively, or conditionally, listed under “Retail” or “Services” in Table 18.23.030. All other requirements of subsection A of this section shall apply.

E. *EP Zone.*

1. The multiple-family development incorporates sustainable design and green building practices and qualifies to be built green certified.

2. All other requirements of subsection A of this section shall apply. (Ord. 6644 § 3, 2017; Ord. 6478 § 1, 2013; Ord. 6435 § 1, 2012.)

This 3rd EIS Addendum is being finalized in response to the project changes proposed by Inland Washington LLC and will provided when available prior to City Council Action.

Exhibit F

AGENDA BILL APPROVAL FORM

Agenda Subject:
Community Needs Assessment Presentation (Tate) (20 Minutes)

Date:
October 8, 2019

Department:
Communit Development

Attachments:
Auburn NA Council Presentation
Auburn Community Needs Assessment

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background Summary:

As part of the 2019-2020 biennial budgeting process, City Council approved a funding allocation to conduct a Community Needs Assessment in 2019. During the April 8, 2019 Community Wellness Special Focus Area Study Session staff provided an overview of the CDBG Consolidated Plan update process. This briefing highlighted the Needs Assessment as an important part of that process. At the June 10, 2019 Study Session, City Council received a presentation from Joel Warren and Julie McFarland, consultants from Cloudburst Consulting that were selected to assist the City in conducting the Assessment. The Assessment effort is now in its final stages, and City Council will be receiving a briefing from Cloudburst on the Needs Assessment findings at the October, 14 2019 Study Session.

The overall Assessment provides a picture of the existing state of human services within the City and an analysis on gaps in services. This information will support key Human Services and CDBG efforts in the coming year:

This Needs Assessment:

· Identifies how City Human Services goals could be better aligned to meet community needs,

· Provides funding priority recommendations for the City's human services funding process, and

· Supports the strategic planning update to the City's 2020-2024 Community Development Block Grant Consolidated Plan.

Cloudburst Consultants will present the information from their final report and answer questions about the process, findings, and recommendations.

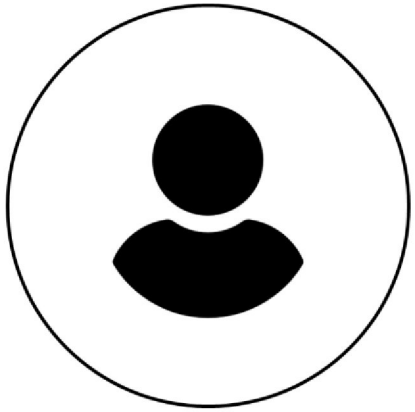
Reviewed by Council Committees:

Councilmember: Trout-Manuel **Staff:** Tate

Meeting Date: October 14, 2019 Item Number:

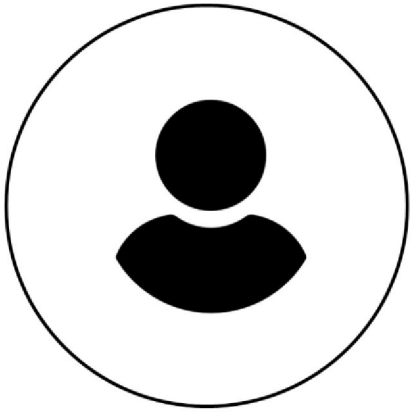
Auburn Community Needs Assessment

Introductions



Julie McFarland

Julie McFarland Consulting



Joel Warren

The Cloudburst Group

Presentation Overview



Quantitative

- Community profile & trends
- Needs by Topic
- Housing Needs

Qualitative

- Trends from focus groups and interviews
- Key takeaways from in-person meetings & surveys

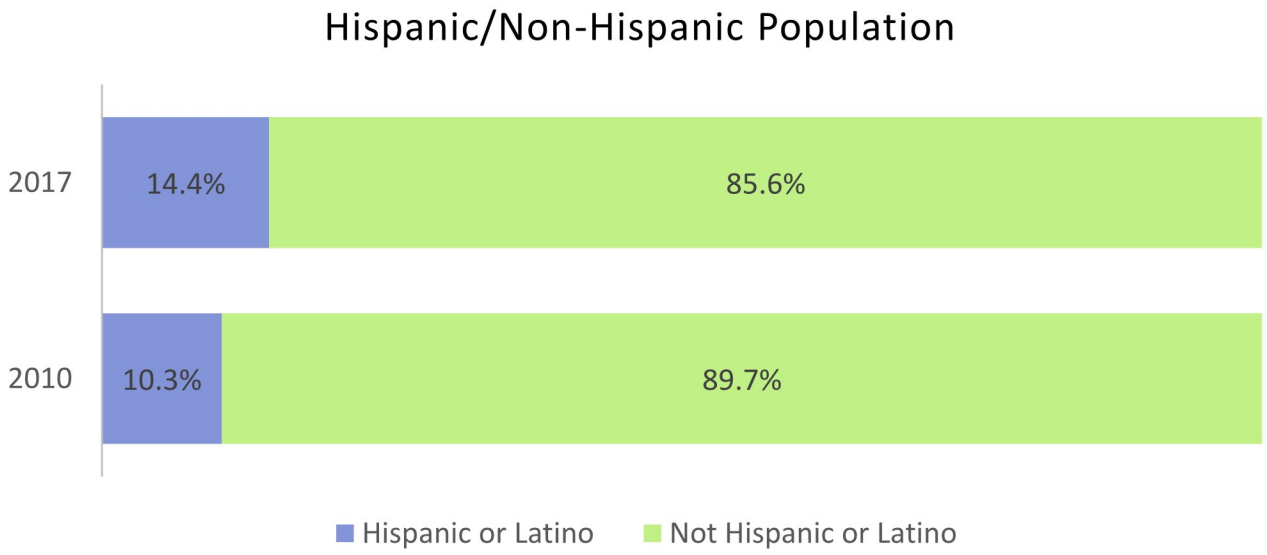
Recommendations

- Go over recommendations
- Budget allocation recommendations based on needs identified

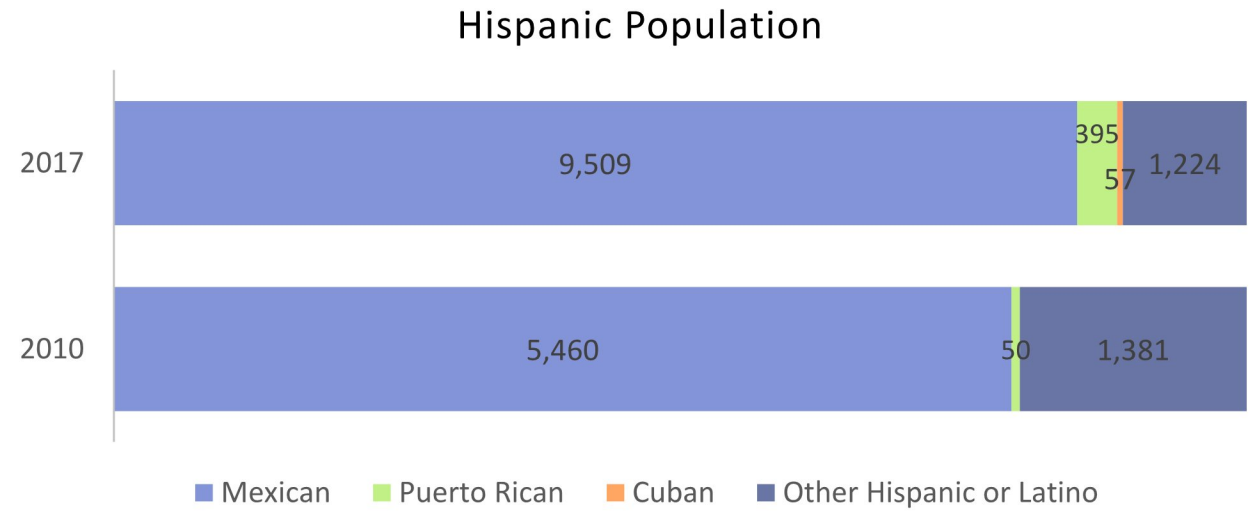
Quantitative Summary

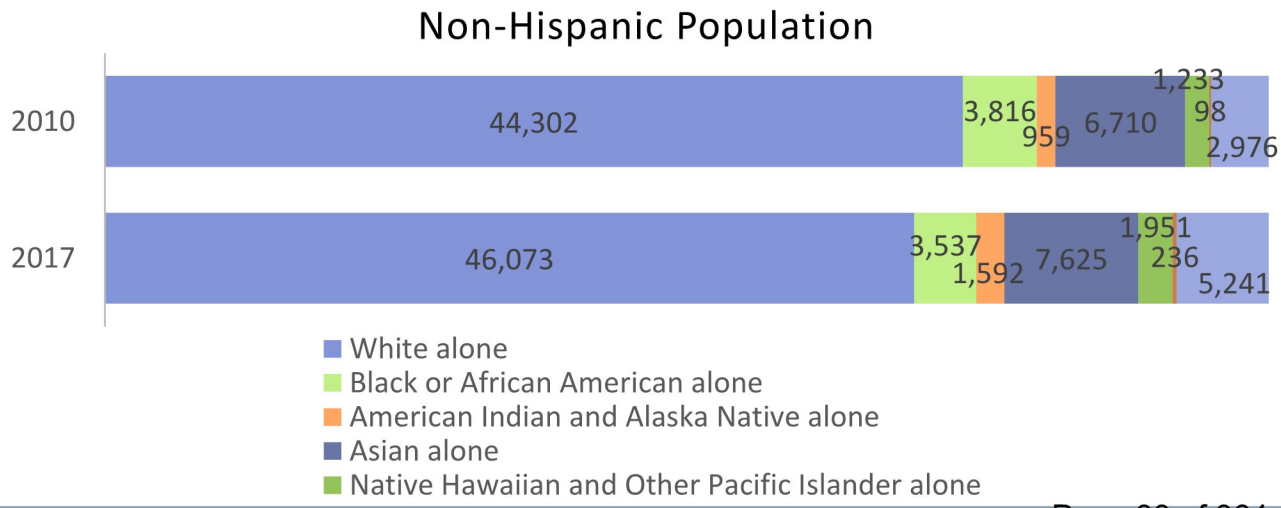
Auburn is growing

- 10.3% growth between 2010 and 2017
- Median age is 34.8, down from 35.7 as of 2010
  - Population brackets growing the most are on the edges, those 0-34 and 65+
- Diversity of race/ethnicity continues to increase



Quantitative Summary





Quantitative Summary

Auburn has stable employers

- Same top seven (7) employers in 2009 and 2019, accounting for just under half of all employed in the City
- Auburn is similar to its neighbors in the percentage of those living in Auburn and working elsewhere

TOP EMPLOYERS

1. The Boeing Company
2. Muckleshoot Tribal Enterprises
3. The Outlet Collection
4. Auburn School District
5. Multicare Auburn Medical Center
6. Green River College
7. Emerald Downs Racetrack

Percent employed and living in the same city	
Auburn	12.7%
Federal Way	16.0%
Kent	14.3%
Lakewood	13.9%
Seattle	40.3%

Source: United States Census Bureau; OnTheMap

Quantitative Summary

Educational Attainment

- Auburn is similar to neighboring cities in resident educational attainment

2017 Educational Attainment Levels (% of total population over 25 years old)

	High School Diploma	*Some College (no degree)*	*Associate's Degree*	*Bachelor's Degree*	*Graduate Degree*
Auburn	**29.7**	**24.6**	**10.2**	**16.7**	**6.6**
Federal Way	25.7	25.8	11.4	18.2	7.9
Kent	26.0	23.3	11.4	17.8	6.9
Lakewood	28.2	27.4	11.7	14.2	7.7
King County	13.5	18.6	8.1	30.7	19.6

Quantitative Summary

Kindergarten Readiness

- Auburn children entering kindergarten score slightly lower than those in neighboring cities
  - Washington Kindergarten Inventory of Developing Skills (WaKIDS)

Kindergarten Readiness

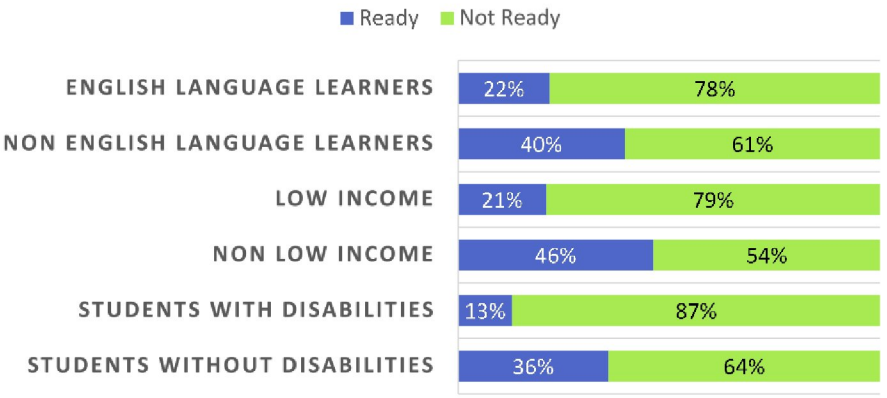
	Percent of students entering kindergarten ready in all six areas of development and learning
Auburn	**33.4**
Federal Way	43.3
Kent	44.0
Lakewood	39.7
Tacoma	46.5

Quantitative Summary

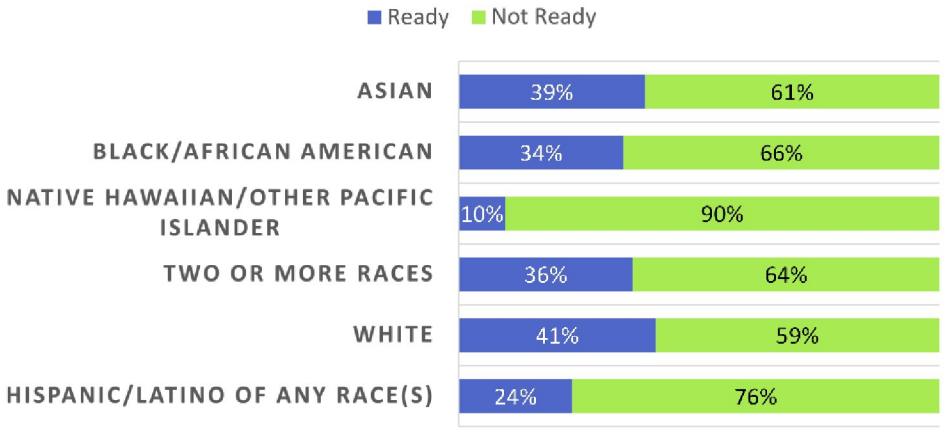
Kindergarten Readiness

- Disparate readiness scores exist for some race groups and for those young children who are living with special needs or in low-income households

Auburn 2018-19 Kindergarten Readiness by Race/Ethnicity



Auburn 2018-19 Kindergarten Readiness by Race/Ethnicity



Quantitative Summary

Transportation

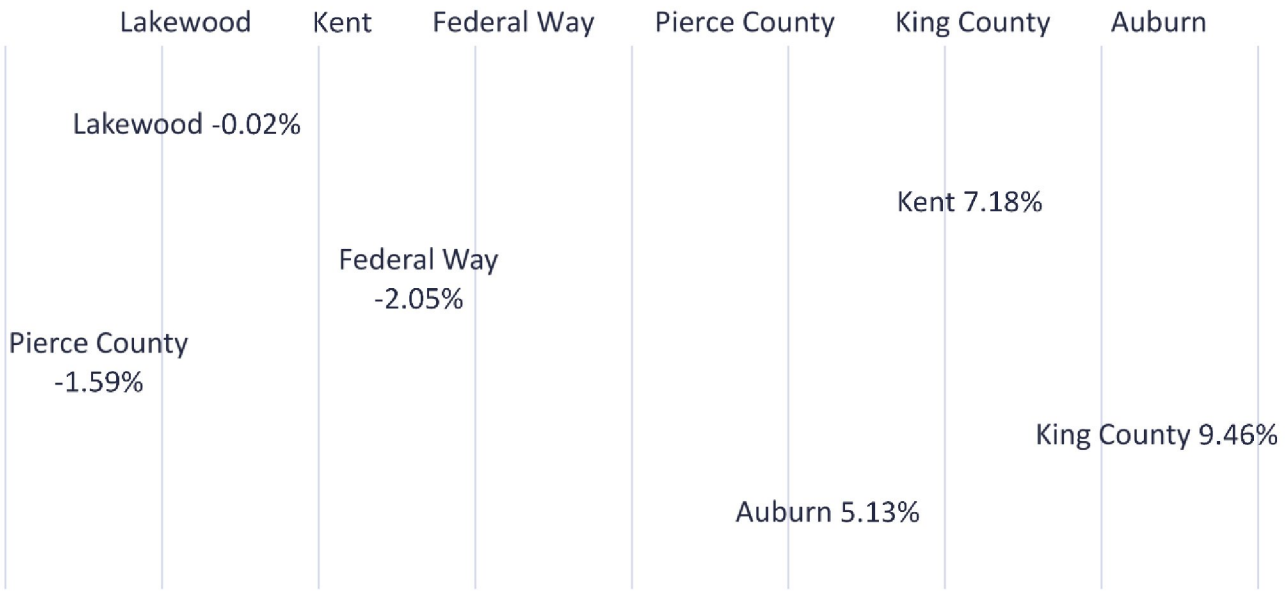
- *2019 Southern King County Food Access Needs Assessment*
  - *29.5% of Auburn residents are under-served by public transit*
  - *Most commonly cited issues*
    - *Cost*
    - *Routes*
    - *Frequency of stops*
    - *Information/Language barriers*

Quantitative Summary

Income

- Auburn is seeing a modest increase in real incomes, alongside King County and Kent

Median Household Income Change in Real 2017 Dollars (2010 to 2017)

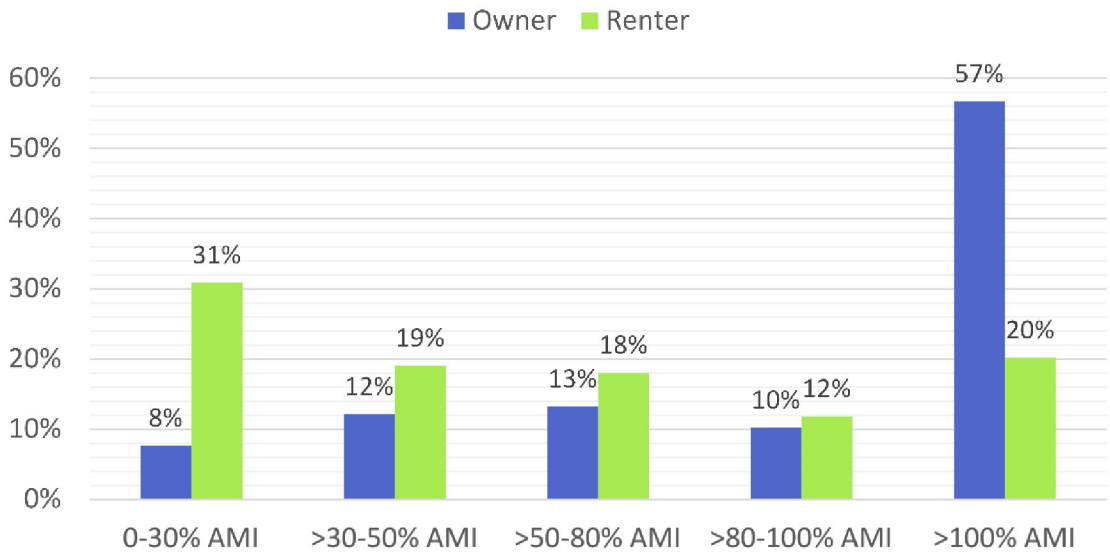


Quantitative Summary

Housing Affordability

- Those renter households in Auburn are far more likely to be in the lower income brackets

Share of Auburn Households by Income Bracket



Source: 2011-2015 CHAS

Median Income (2015)*

100% AMI = $89,600

80% AMI = $65,800

50% AMI = $44,800

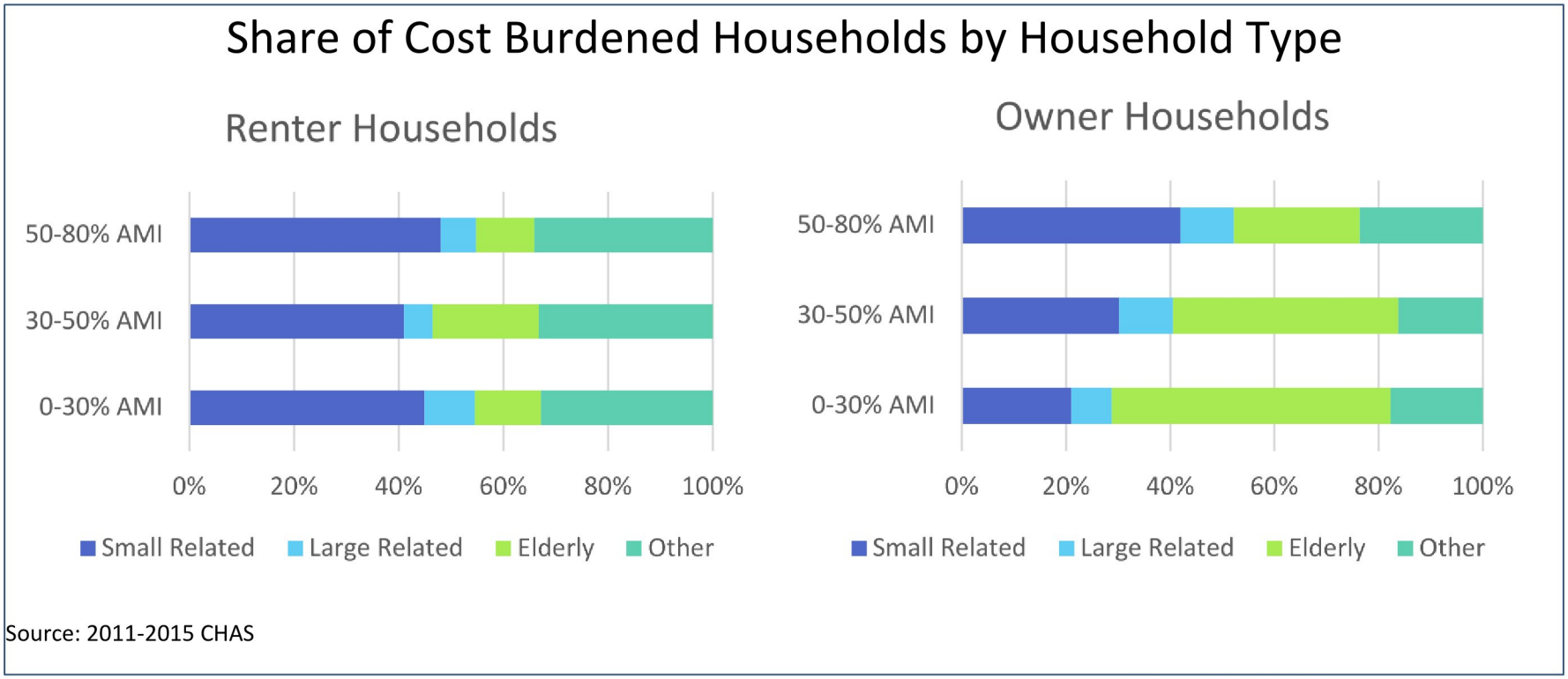
30% AMI = $26,900

*Family of four HUD calculation

Quantitative Summary

Housing Affordability

- Owner elderly households are the most likely to be cost burdened of those owner households
- Of renter households, small related (families of 2-4) and "Other" are most likely to be cost burdened. Other = Single in most cases

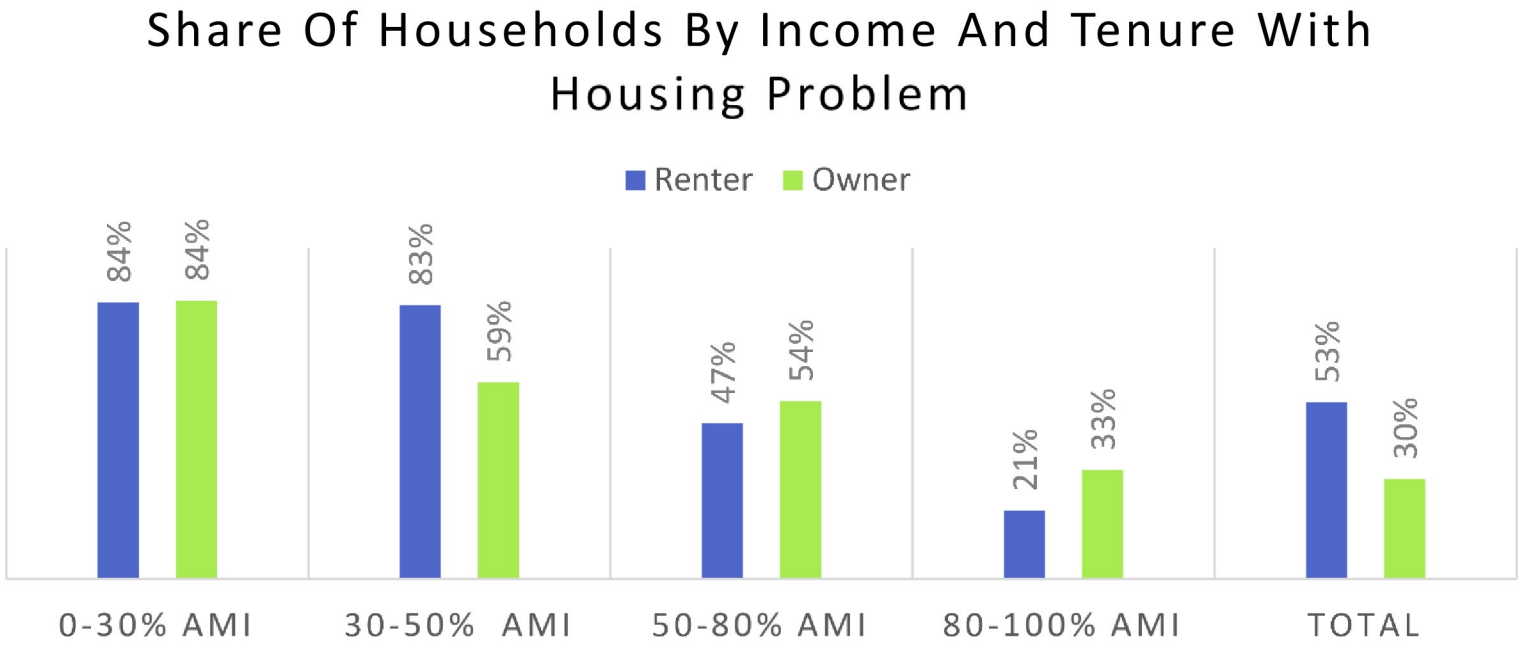


Source: 2011-2015 CHAS

Quantitative Summary

Housing Affordability

- Just over half of all renter households experience a housing problem, that number is far higher in households under 50% AMI ($44,800)

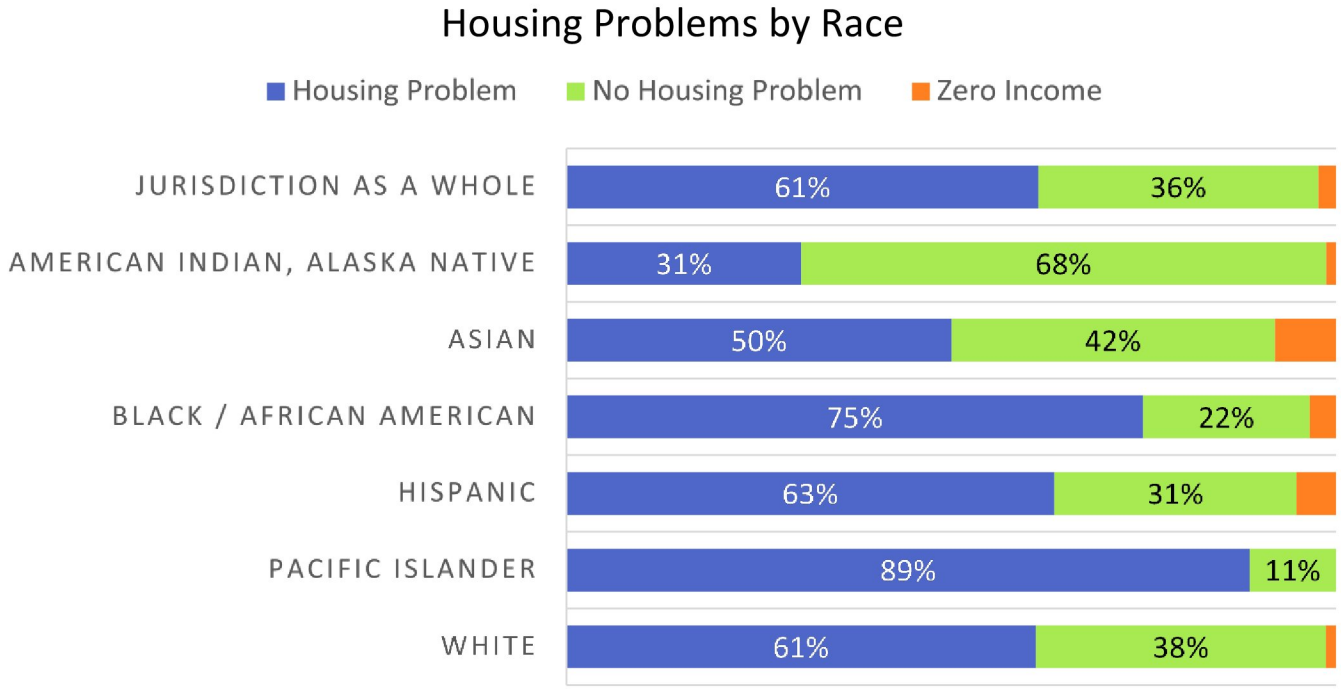


Source: 2011-2015 CHAS

Quantitative Summary

Housing Affordability

- A group that is ten (10) percentage points above the jurisdiction as a whole is considered to have disproportionate needs as determined by HUD. There are four housing problems: lack of plumbing, lack of kitchen, overcrowding (more than 1.25/room), and cost burden (30% or more of income towards housing)

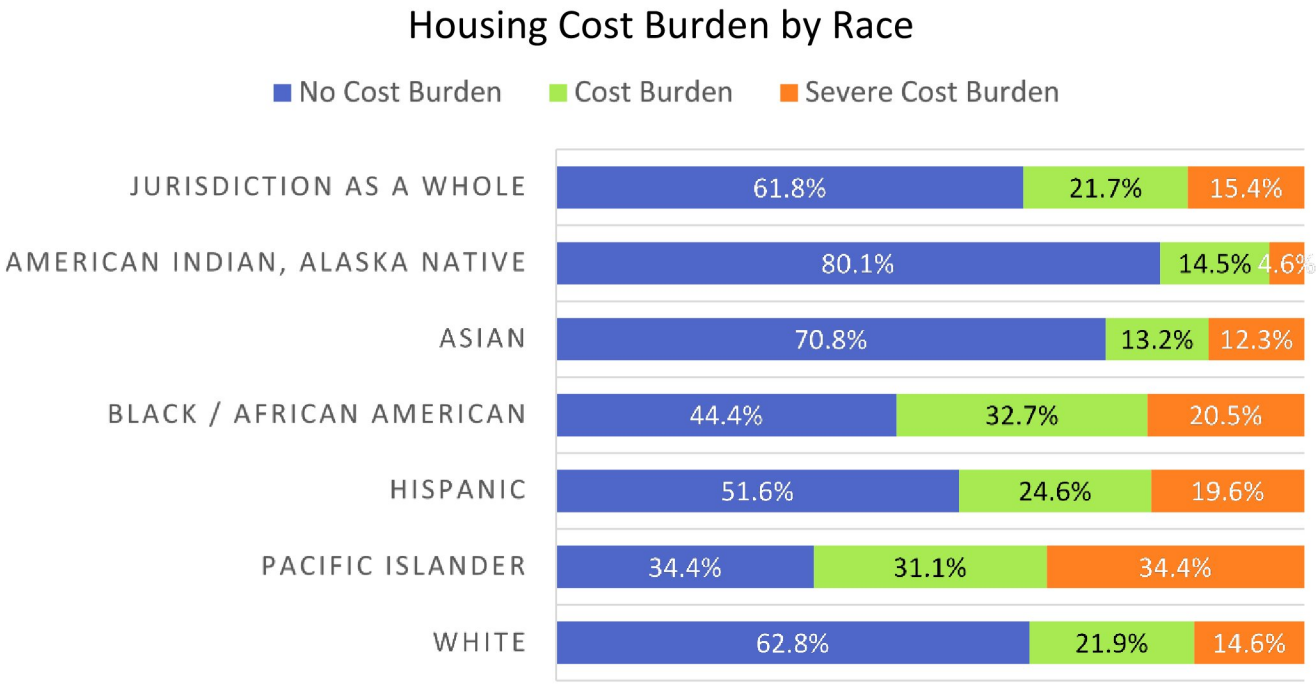


Source: 2011-2015 CHAS

Quantitative Summary

Housing Affordability

- Cost burden is overwhelmingly the most experienced housing problem. Severe cost burden is a household putting more than 50% of household income towards housing (this includes utilities)



Source: 2011-2015 CHAS

Quantitative Summary

Homelessness

- 21% of all unsheltered individuals experiencing homelessness in King County are in the Southwest region of the County

2019 Regional PIT Count

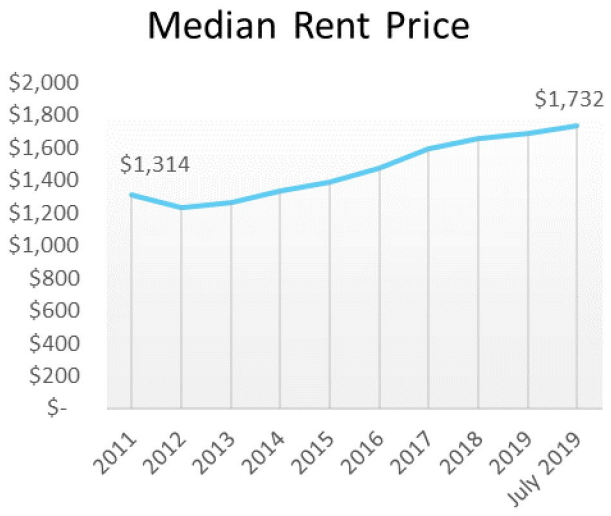
Region	Persons on streets/outside	Persons in tents	Persons in buildings	Persons in car	Persons in RV	Persons in van	Total unsheltered persons	*% of total*
East County	40	16	2	203	35	41	**337**	***6%***
North County	23	16	2	13	15	16	**85**	***2%***
Northeast County	6	39	13	9	28	4	**99**	***2%***
Seattle	1,105	1,162	46	385	621	239	**3,558**	***68%***
Southeast County	0	7	20	25	9	4	**65**	***1%***
Southwest County	332	195	57	303	115	82	**1,084**	***21%***
Total	**1,506**	**1,435**	**140**	**938**	**823**	**386**	**5,228**	*100%*

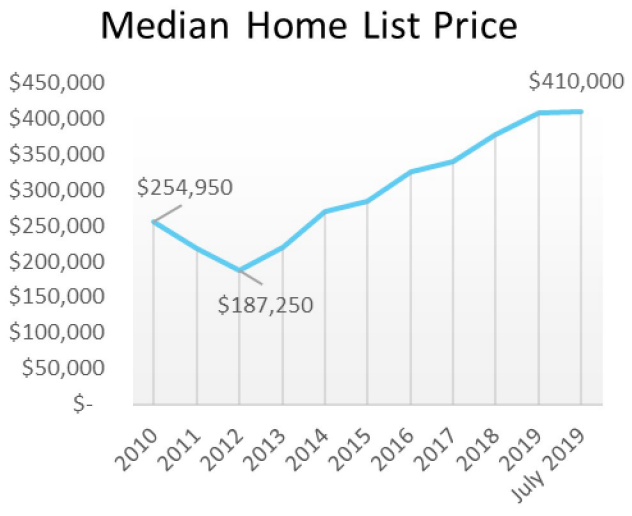
Source: Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness: 2019

Quantitative Summary

Home Value and Rental Rates

- Cost of housing has steadily risen since 2013.
- Median rent in Auburn is $1,732 as of July 2019.
- Median list price in Auburn is $410,000 as of July 2019



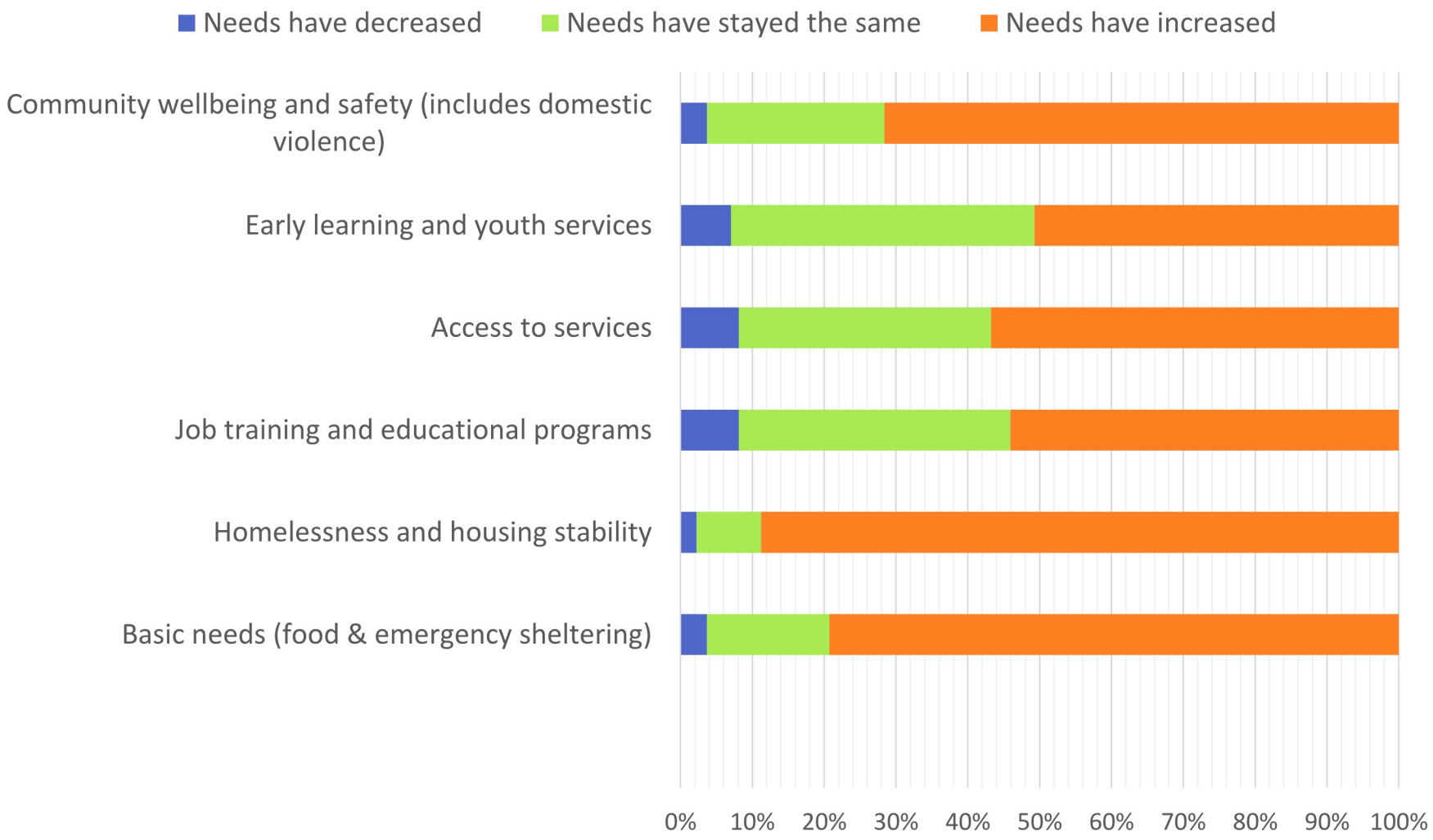


Survey Summary

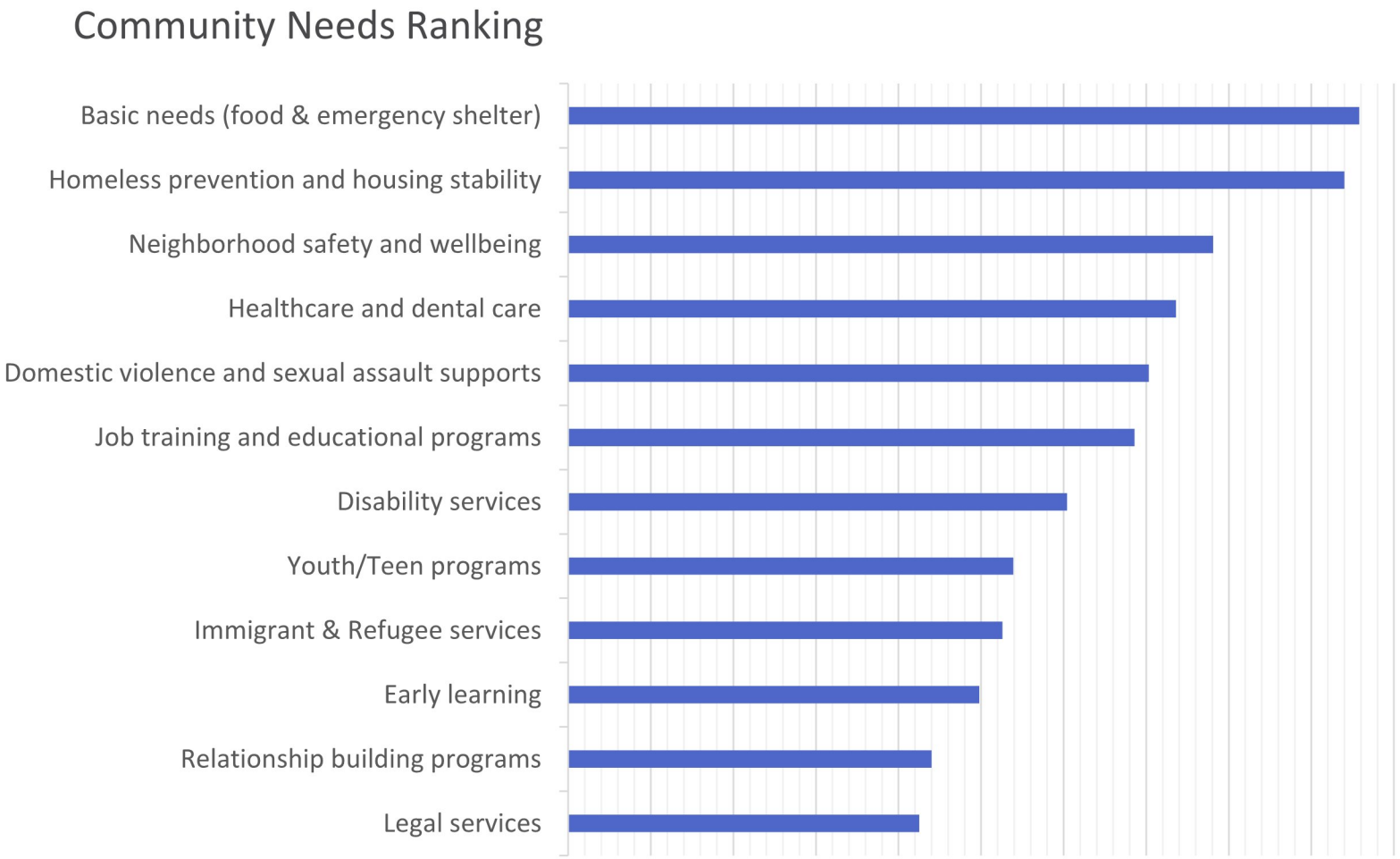
Community Survey Results

- 109 residents responded to the survey
  - Half of all respondents were 35-54 years old
  - 77% were female
  - 85% were White
  - 96% were Non-Hispanic

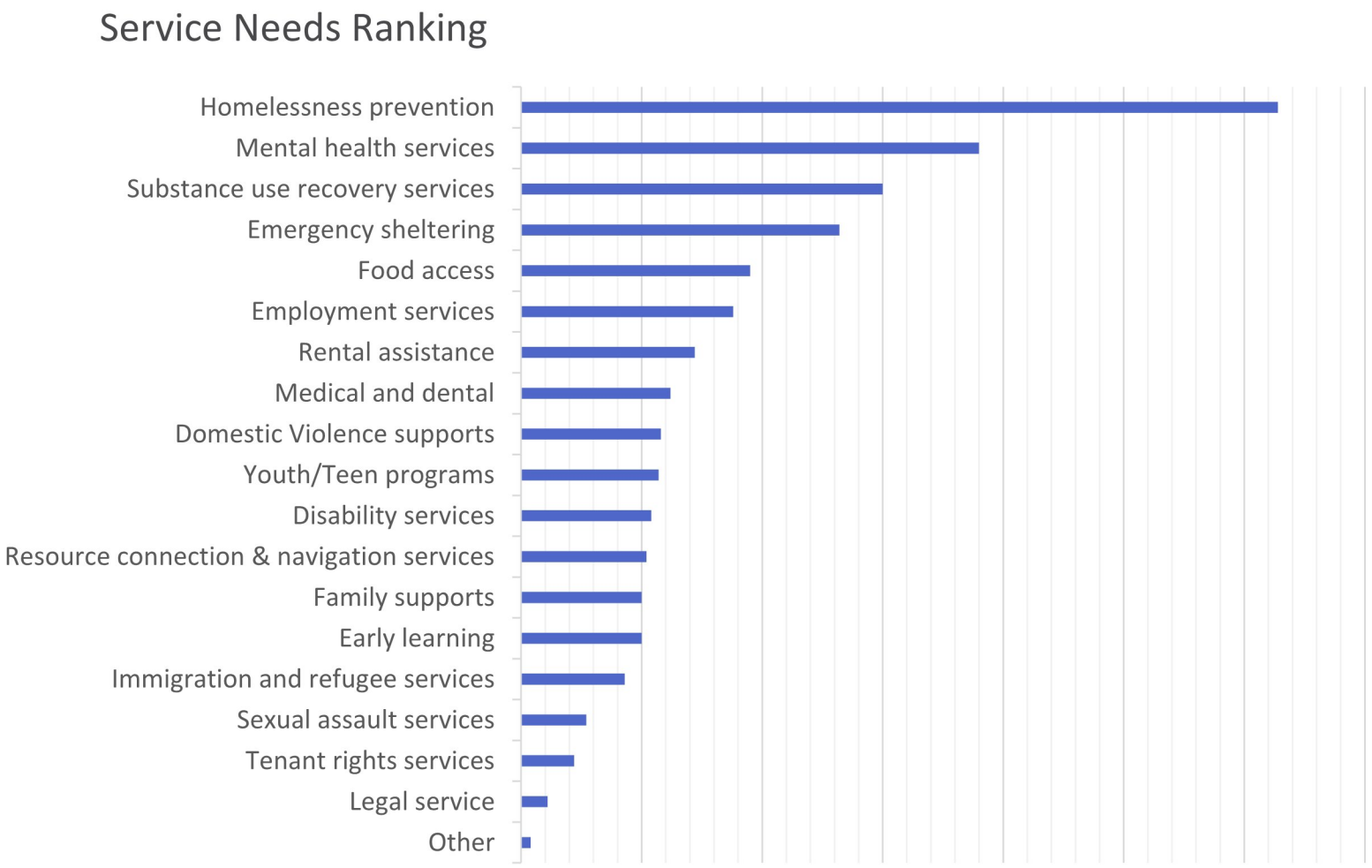
Resident Needs Survey



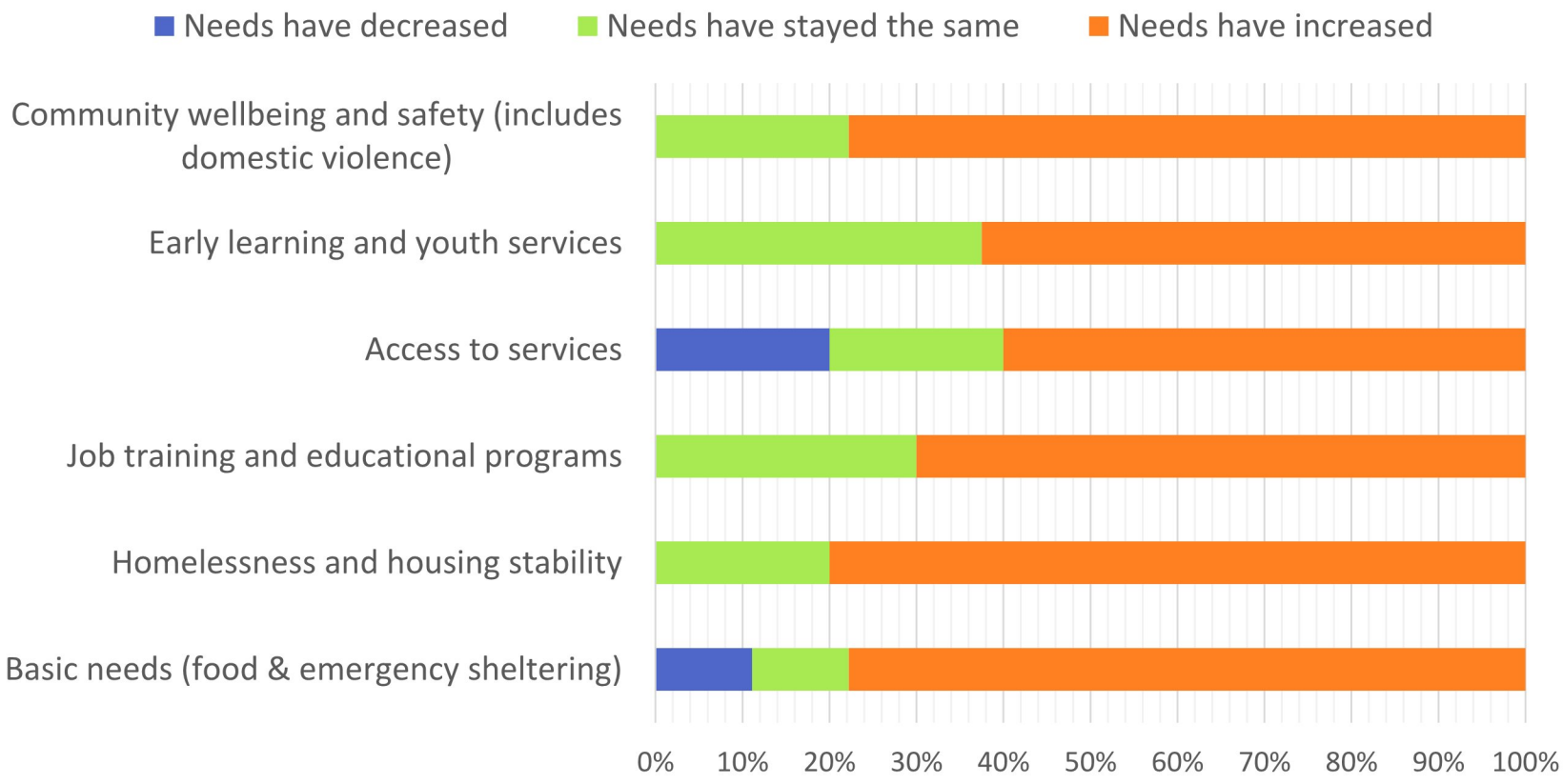
Resident Survey



Resident Survey



Staff Survey



Survey Results Comparison

Staff Survey

Community Needs Ranking

1. Basic Needs
2. Homeless Prevention and Housing Stability
3. Healthcare and dental care
4. Job training and educational programs
5. Neighborhood safety and wellbeing

Service Needs Ranking

1. Homeless prevention
2. Food access
3. Mental health services
4. Resource connection & navigation services
5. Emergency sheltering

Resident Survey

Community Needs Ranking

1. Basic Needs
2. Homeless Prevention and Housing Stability
3. Neighborhood Safety and Wellbeing
4. Healthcare and dental care
5. Domestic violence and sexual assault supports

Service Needs Ranking

1. Homeless prevention
2. Mental health services
3. Substance use recovery services
4. Emergency sheltering
5. Food access

Community Engagement

Community Outreach & Conversations

- 11 key stakeholder organizations interviewed
- Input collected from Council & Human Services Committee
- 33 people accessing services participated in 2 focus groups and were compensated for their time

Themes

- Mobile Medical Van, Access to Food, and a welcoming library highlighted as local strengths
- Primary concern is lack of affordable housing and the need for more housing resources, from one-time light assistance to more intensive assistance that includes supportive services
- Concern with lack of access to mental health services, behavioral health services and general medical services, and need for local medical respite resource
- Lack of low barrier emergency shelter and safe parking options for vehicle residents
- People want to live in Auburn where they are rooted and connected, and lack of living wage employment is prohibitive
- Lack of adequate public transportation within Auburn and throughout region

Recommendations

1. Increase the overall budget for Human Service programs.

Human Service Spending as a Ratio of General Fund Expenditures (no CDBG funds)

City	General Fund Expenditures	Human Service Spending	Human Service Ratio
Auburn	$ 68,244,317	$ 437,300	0.64 %
Covington	$ 10,772,568	$ 136,500	1.27 %
Federal Way	$ 52,843,000	$ 585,840	1.11 %
Issaquah	$ 43,260,080	$ 371,500	0.86 %
Kent	$ 94,400,000	$ 1,044,500	1.11 %
SeaTac	$ 73,067,091	$ 495,209	0.68 %

Human Service Funding with CDBG Funds Included

City	2017 CDBG Allocation	15% Human Service Spending Cap	Human Service Ratio WITH CDBG funds included
Auburn	$ 428,078	$ 64,212	0.73 %
Federal Way	$ 674,568	$ 101,185	1.30 %
Kent	$ 1,054,657	$ 158,199	1.27 %

Recommendations

2. Prioritize and expand shelter and housing options aligning with the Housing First philosophy.

3. Expand supportive housing options utilizing evidence-based housing models, including diversion, rental assistance and permanent supportive housing options.

4. Ensure strong housing location services are available to support landlord identification, negotiation and incentives.

5. Additional affordable housing, in partnership with the regional approach.

Recommendations

6. Expand access to basic needs services, including laundry, showers and storage for personal belongings

7. Access to resource information and navigation support, utilizing peer outreach & engagement models

8. Develop safe parking options for people living in their vehicles

9. Adopt a clear, outcome-focused list of Human Service Funding priorities

10. Messaging and strategic communication targeted community-wide

Budget Recommendations

Assuming 1% of the general fund expenditures in 2019 ($682,443) and including maximum cap of CDBG ($89,361), the total budget is $771,804.

Based on the local costs and outcome data, to maximize households assisted with resources available, the following is the recommended breakdown of budget allocation by priority:

75% - housing and associated services - $578,853

25% - basic needs and job training - $192,951

Budget Recommendations

Of the 75%:

- 38% to housing problem solving interventions (diversion and rapid exit from shelter)
- 38% to rental assistance with supportive service programming
- 24% to access housing related basic needs services

Of the 25%

- 65% would go towards those services provided offering basic and emergency needs outside of housing related services.
- 35% would go to job training and education services

Budget Recommendations

Allocation by proposed priority



Proposed Prioritization List

- Homelessness prevention & housing stability
- Homelessness interventions
- Supportive services (including housing related basic needs)
- Basic needs (food, medical/dental)
- Job training/education

Additional Recommendations

Prioritizing existing staff time and resources to maximize the local impact:

- Create opportunities for collaboration and peer learning among service providers, as increased knowledge of available services and benefits increases the ability of frontline staff to offer system navigation to people in crisis.

- Lead focused effort to increase service provider participation in HMIS

- Create clear and concise communication with residents around human service priorities.

Questions & Comments

Joel Warren
The Cloudburst Group
Joel.warren@cloudburstgroup.com

Julie McFarland
Julie McFarland Consulting
jmcfarlandconsulting@outlook.com



Auburn Community Needs Assessment

If you have additional questions about the Community Needs Assessment, please feel free to contact: Joy Scott ;

jfscott@auburnwa.gov



CITY OF AUBURN

COMMUNITY NEEDS ASSESSMENT

October 7, 2019

THE CLOUDBURST GROUP

CITY OF AUBURN WASHINGTON

Cover photo by Ron Clausen.

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Executive Summary

Background

This assessment was the culmination of a funded mandate from the City Council of Auburn to provide additional context and analysis to the Committee in their efforts to prioritize funding to those agencies and non-profits working with the highest need communities. Given that community needs consistently out measure available resources, this assessment will assist the Committee in their efforts to do the most with the available funding. The goal of this report is to:

- Identify how City goals could be aligned to meet community needs
- Be a tool in the City's human service funding process
- Provide critical information for grant applications, and
- Support the strategic planning update to the City's 2020-2024 Community Development Block Grant (CDBG) Consolidated Plan

The Cloudburst Consulting Group ("Cloudburst") was selected as the consultant to conduct the Community Needs Assessment. The work was completed working closely with City staff, receiving input from the Human Services Committee.

Purpose and Methodology

The primary purpose of this report is to act as a decision-making tool within the human service funding process, aiding council and committee members in their efforts to utilize funds to create the most impact with the funds made available. To create a report that is both functional and robust enough to justify decisions based off the report, a mixed methods research approach was used; leveraging qualitative and quantitative data, supplemented by surveys.

The quantitative data gathering, and subsequent analysis was completed with human service funding in mind, focusing on topics where human service dollars have been implemented in the past or where, through focus groups and interviews, it is thought human service funding may go in the future.

The qualitative data consisted of focus groups and direct interviews; this analysis includes individuals with direct lived experience interacting with human service providers in Auburn. These focus groups and interviews were carefully planned, with the assistance of City staff. Representation was excellent at all focus groups and reflected a diverse cross-section of Auburns population and service organizations.

Both of the analysis sections were supplemented by two surveys; one for residents at-large and one for those City staff personnel whose job function has them interacting directly with residents in need of services.

Phone consultations were done with two cities' human service representatives, Spokane and Walla Walla. Those consultations were to initially inform portions of the recommendations, adding detail and an opportunity for live learning from a jurisdiction that may be implementing some of the recommendations outlined below. Those conversations were fruitful; however, it is the consultant's belief that the jurisdictions vary in degrees that make a direct comparison difficult. Spokane had enough system similarities to outline several concepts for further thought and how they may be integrated into Auburn systems, however due to system differences Walla Walla was not explicitly included in this document. The key takeaways from the consultation with Spokane on their human service funding model and system are outlined at the end of this document.

Finally, the consultants developed a set of recommendations based on findings. Those findings are summarized below and are expounded upon near the end of this document.

Key Findings

The King County housing market has notoriously been outpaced by rapid growth over the last decade and the cost of living has become increasingly unaffordable throughout the region for a wider number of households. Over half of renters and 1/3 of homeowners in Auburn experience a housing problem (cost burden is overwhelmingly the most common housing problem experienced), resulting in thousands of Auburn households paying a high percentage of their income toward housing costs and unable to afford other necessities. This situation forces difficult household spending decisions on a monthly basis and an increased demand on community resources to meet basic needs. The Human Service system is experiencing more demand from residents than ever before and has become increasingly tapped by service providers to fund additional needs.

The upward trend in the cost of living has put a great deal of pressure on Auburn residents, and this trend is expected to continue. To meet this challenge, additional funding to the Human Services budget is imperative, focusing primarily on housing and emergency shelter resources with strong services to support people in addressing housing challenges and connecting to mainstream community resources so they can sustain housing long-term and thrive in the City of Auburn.

Key recommendations include:

- Increase the Human Services budget to meet the growing need
- Prioritize 75% of budget allocations to enhance and increase housing, emergency shelter, and supportive service resources that are evidence-based and align with local and national best practices. Ensure resources are flexible and rooted in Progressive Engagement, providing what a person needs at the time they request assistance.
    - Supportive service may include mental health supports and mainstream resource connection support (mental health services, financial benefits, healthcare, etc.)
- Prioritize 25% of budget allocations to meeting basic needs (laundry, showers, storage, safe parking) and job training programs/services
    - ***A detailed budget allocation recommendation is stated in the Budget Allocation Recommendations section of this report***
- Program and system alignment with the Housing First philosophy, ensuring low barriers and quality supportive services so all people have access to basic housing, shelter and service needs
- Implement a system navigation approach that promotes streamlined and trauma-informed access to community resources and housing location services

It is understood that the recommendations near the end of this document are a shift from how human service funding has been prioritized in the past. These recommendations are justified through data analysis, surveys, and conversations with residents and stakeholders, and fall in alignment with Council priorities. Unmet housing needs often translate into other needs subsequently not being met; such as food, clothing, education, childcare, employment, among others. This is further reason to first address the housing issues Auburn residents are experiencing. As is consistent with the Housing First philosophy, once housing needs are sufficiently met, other needs

may be addressed in a manner that is more sustainable, providing the individual and/or family with space and capacity to engage in any other needed or desired services.

There is no metric or easily identifiable signal to know when to readjust priorities for human service funding. Resident needs change over time and it is not expected that the prioritization or recommended funding ratios remain a constant, rather an ongoing detailed and thorough investigation of needs is the best catalyst for addressing emerging or evolving needs. When improvement is made to address unmet immediate housing needs and community needs shift, human service funds should be balanced with more prevention-oriented strategies including education, childcare and early childhood intervention to have a maximum long-term impact. Given Auburn's status as a HUD entitlement grantee receiving a CDBG allocation each year, and requiring Auburn to submit a Consolidated Plan every five (5) years, it is recommended that community needs be thoroughly reviewed and analyzed in a manner similar to this report as the City prepares its next Consolidated Plan in 2024.

Community Quantitative Analysis

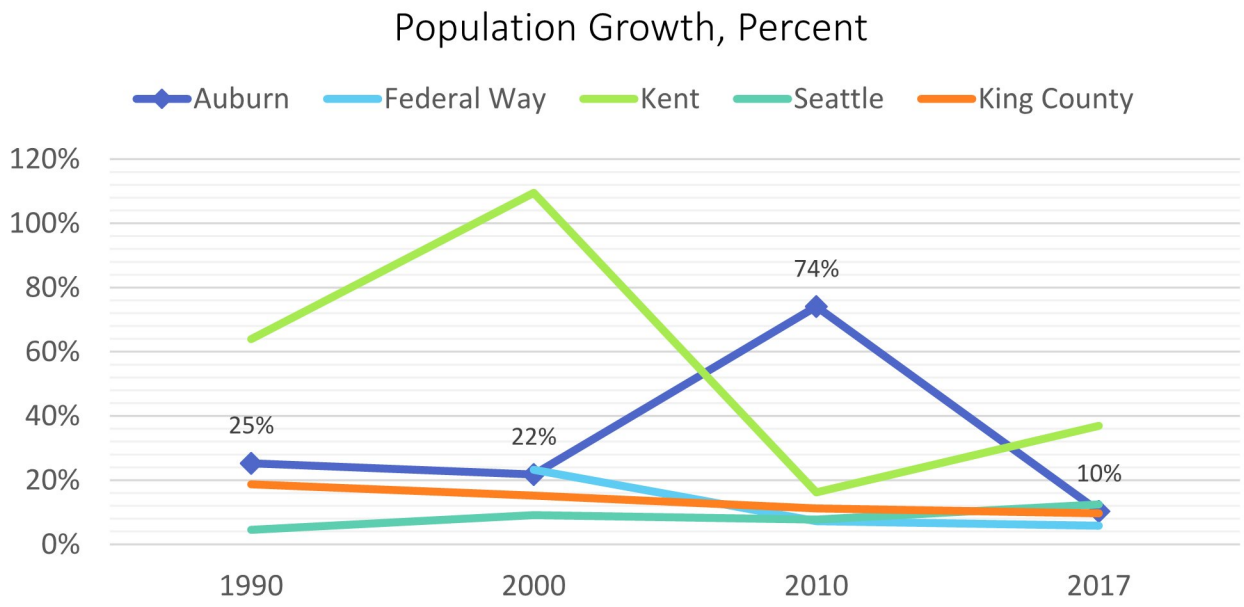
Community Profile

Similar to other cities within King County and the Puget Sound region at-large, Auburn has grown rapidly, becoming an increasingly diverse community as it pertains to race/ethnicity, income, education, and language among other categories. This section will outline the current circumstances in Auburn as well as identify the growth trends that have occurred since 2010. The United States Census Bureau data is utilized throughout this profile to offer consistency among variables between topics.

Population

According to the 2017 American Community Survey (ACS), the population of Auburn is 77,440, this is a 10.3% increase from 2010. These residents form 18,862 families, making the average family size 3.25, well above the national average of 2.63 and the King County average of 2.45.

Although population growth is felt by the entire region, it is notably large in Auburn. Each year, Auburn has increased its share of residents within King County; meaning that Auburn has outpaced most other King County cities in percentage of growth. Auburn accounted for 1.9% of the King County population in 1970, now accounting for 3.7% of the population. The graph below outlines the percent growth from 1980 to 2017, marking the growth percent between each ten-year census and ending with the percent change from 2017 to 2010. It is important to note that the large jumps in percentage growth reflect annexations of existing populations in the region and not an influx of new residents.



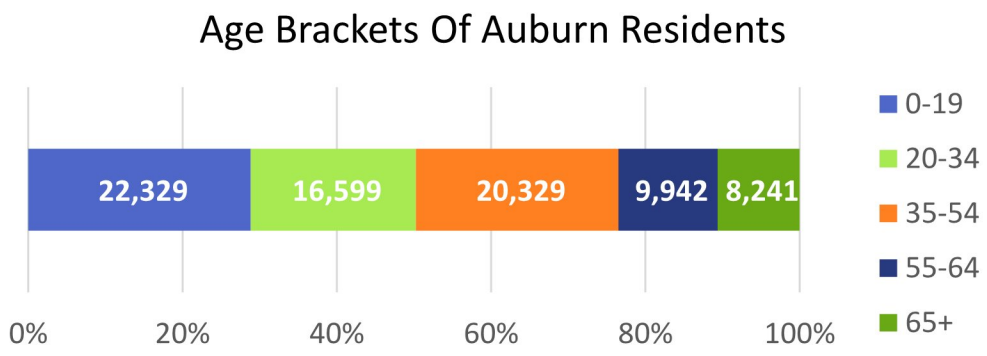
Source: 1990, 2000, 2010 Census & 2017 ACS

The State of Washington[1] forecasts that King County will continue to grow at a rapid pace, estimating a population of 2.44 million people by 2040. The Auburn Comprehensive Plan projects a population of 100,000 by 2035, a number established by King County and Pierce County in their Countywide Planning Policies. A population of 100,000 by 2035 would reflect a 26% increase in residents from 2017.

As Auburn has grown significantly over the past decade, much of the growth has been in the younger age brackets. In 2010 the median age was 35.7 years old, in 2017 the median age was 34.8 years old. While this decrease in median age reflects a trend towards a younger overall population, Auburn is also home to an increasingly large elderly population. The elderly population, according to the State of Washington forecast is expected to continue to grow at an outsized rate. In 2015 those aged 65+ made up about 12% of the King County population. That number is forecasted to increase to 19.5% by 2040.

Elderly households are often more vulnerable due to either fixed or constrained income and increased health risks. Auburn residents over the age of 65 make up 11% of the population while someone over the age of 62 resides in just over one-quarter of all households in Auburn. Notably, those households that contain someone over the age of 62 experience a housing problem (cost burden, overcrowding, or substandard housing) at a rate of 11%. The most common housing problem among the elderly is cost burden (spending more than 30% of monthly income on housing costs). Particularly because elderly households are more likely to be on a fixed income and have fewer opportunities to increase income streams.

Below is a graph that shows the age brackets as of 2017 for Auburn.



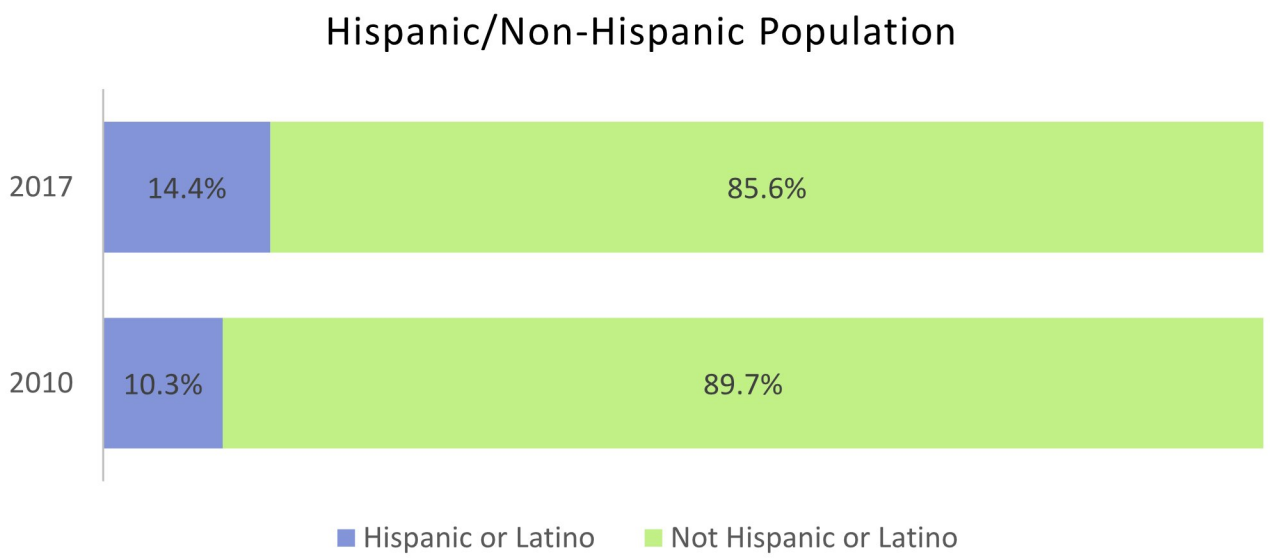
Source:2017 ACS 5-yr estimate[2]

[1] State of Washington Office of Financial Management, https://ofm.wa.gov/washington-data-research/population-demographics/population-forecasts-and-projections/growth-management-act-county-projections/growth-management-act-population-projections-counties-2010-2040-0

[2] The American Community Survey (ACS) data is a Census Bureau dataset developed each year, the 2017 dataset is the most current. In all instances within this report where ACS data is used, it is the 5-year estimate data.

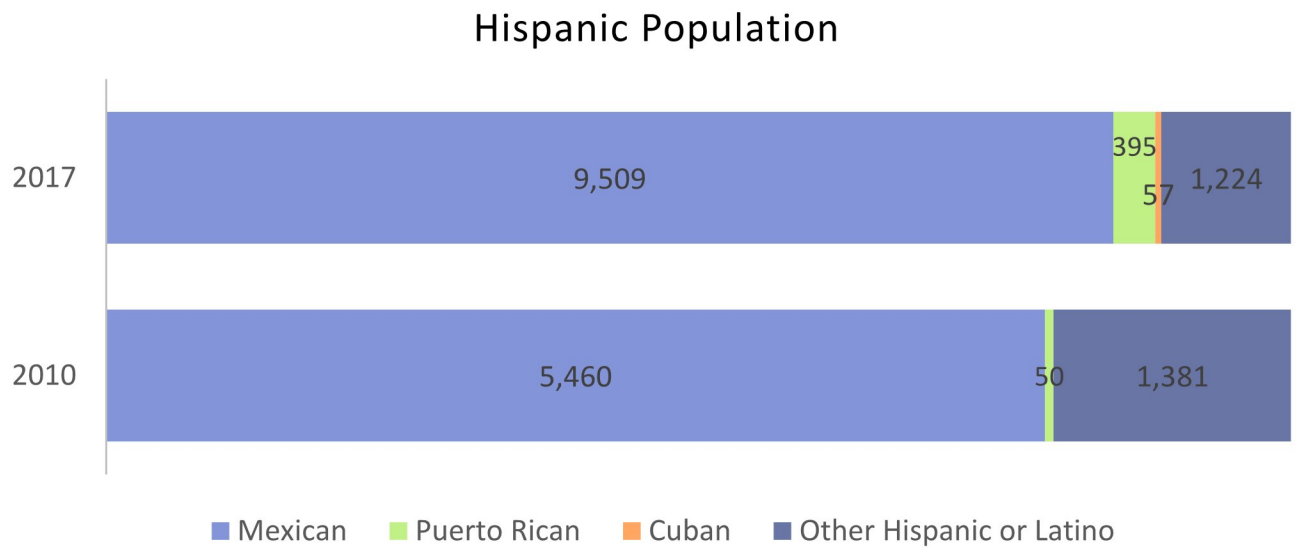
Race/Ethnicity

Racial and ethnic backgrounds in Auburn are reflective of the trends in the region as a whole; steadily shifting towards a more diverse population. This section will first look at changes in the Hispanic and Non-Hispanic populations, and then identify shifts within each of those two categories more specifically. The Hispanic population has increased by 4.1 percentage points since 2010, now making up 14.4% of the Auburn population.



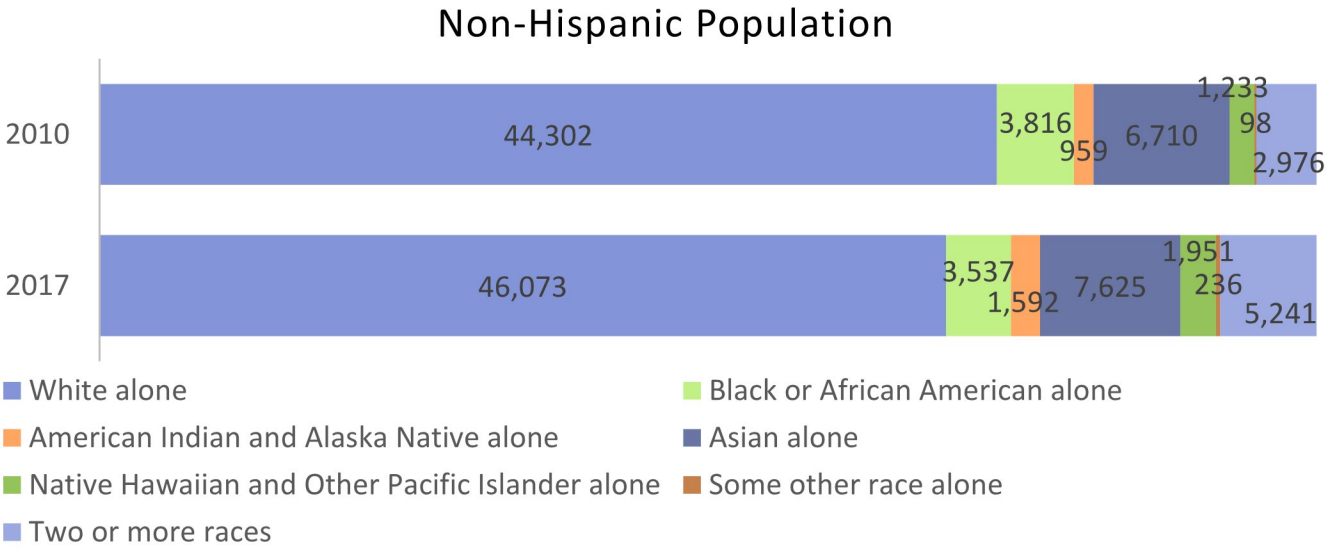
Source: 2010 ACS 5-yr estimate & 2017 ACS 5-yr estimate

This shift is captured by Census data, which is indicative of the adult population. This slight change in demographics is also highlighted by the student population in the Auburn School District. In the 2017-18 school year within the Auburn School District, 29.9% of all students were *Hispanic/Latino of any race* while 38.9% of the student population is *White*. This most likely points to *White* students having more representation in private schools in the area as compared to other races.



Source: 2010 ACS 5-yr estimate & 2017 ACS 5-yr estimate

Within the Hispanic population of Auburn, the largest shift comes from those residents with *Mexican* heritage. Making up 8.2% of the total population in 2010, Mexican residents now make up 12.3% of the population, a four (4) percentage point growth in seven years. This marks the single biggest growth trend from 2010 in any single race/ethnicity category.



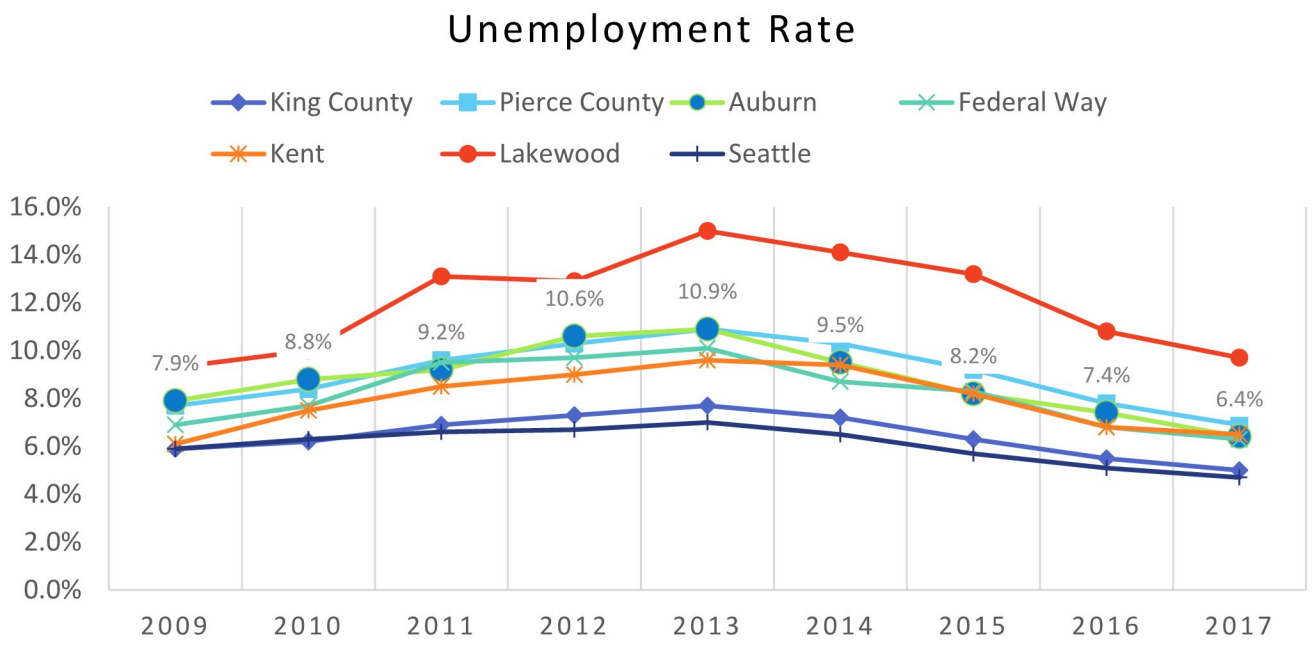
Source: 2010 ACS 5-yr estimate & 2017 ACS 5-yr estimate

Within the non-Hispanic population of Auburn, the largest shift is those residents that are *White* and *Two or more races*. The shift among *White alone* residents was one of two net decreases since 2010, down 6.6 percentage points, the other being *Black or African American alone* with a 1.1 percentage point decrease. The other notable shift in demographics comes within the *Two or more races* category, marking a 2.4 percentage point increase since 2010. Now making up just under 5% of the total population, this growth trend is indicative of an overall trend towards greater diversity in a community as there are an increased number of mixed-race partnerships and families.

Workforce

Auburn, like much of the Puget Sound region has experienced substantial growth on nearly all fronts due to its proximity to some of the highest paying jobs in the country as well as its location that has ready access to highly sought-after recreation and leisure. As is with most urban centers within the country, many suburban cities find their residents commute outside of their home city for work.

The unemployment rate has steadily declined following a peak in the unemployment rate of 10.9% in 2013.



Source: 2009-2017 ACS 5-yr estimate

According to 2015 Longitudinal Employer-Household Dynamic (LEHD) data, only about 13% of the Auburn population both live and work in Auburn. This is not uncommon in suburban communities, especially those communities so near a large-scale economic hub such as Seattle. Comparing this 13% to neighboring cities, we'll see that it is not uncommon for such a small number of individuals to both work and live in the same city.

Employment status is a good predictor for insurance coverage; according to a Kaiser Family Foundation report, about half (49%) of the country's population received their health insurance through an employer sponsored insurance plan.

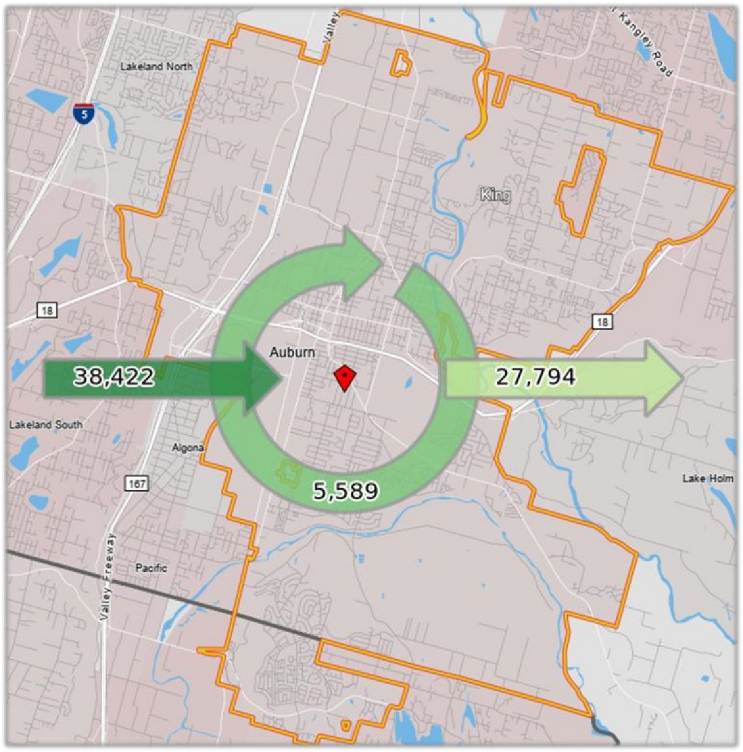
Insured Rates by City

	Total Insured	*Total Uninsured*	*Employed*		*Unemployed*	
			Insured	Uninsured	Insured	Uninsured
Auburn	**90.2%**	**9.8%**	**88.3%**	**11.7%**	**70.7%**	**29.3%**
Federal Way	88.6%	11.4%	84.8%	15.2%	77.2%	22.8%
Kent	89.6%	10.4%	88.0%	12.0%	70.8%	29.2%
King County	93.0%	7.0%	91.8%	8.2%	75.1%	24.9%
Washington	91.7%	8.3%	89.7%	10.3%	70.8%	29.2%

Source: 2017 ACS

Auburn fares well compared to neighboring South King County cities when looking at the percentage of the population that are insured. Just over 90% of Auburn residents insured, while that number drops to about 71% when looking at those insured that are also unemployed. Another important demographic to consider when looking at insured rates are those under the age of nineteen (19); 95% of Auburn residents under the age of 19 are insured.

Employment Inflow/Outflow



The graphic to the left identifies the number of individuals coming into Auburn to work (38,422), those who both live and work in Auburn (5,589), and those living in Auburn that work elsewhere (27,794). According to the 2018 Comprehensive Annual Financial Report [3], there are seven employers in Auburn with more than 1,000 employees:

1. The Boeing Company
2. Muckleshoot Tribal Enterprises
3. The Outlet Collection
4. Auburn School District
5. Multicare Auburn Medical Center
6. Green River College
7. Emerald Downs Racetrack

Source: United States Census Bureau; OnTheMap

These seven employers account for 48% of the total city employment. These same employers were also the largest employers in 2009, then accounting for 46.1% of total city employment

Percent employed and living in the same city	
Auburn	12.7%
Federal Way	16.0%
Kent	14.3%
Lakewood	13.9%
Seattle	40.3%

Source: United States Census Bureau; OnTheMap

As mentioned in the *2016 Ten-Year Economic Development Strategic* Plan, Auburn is positioned to harness the successes of its neighbors to develop its own economic future. This access to a bustling economic market has steadily increased household wages while decreasing the unemployment rate. Many of the jobs that are driving the economic growth in the area require a college education. Again, Auburn is positioned well to capitalize on this with its proximity to Green River College and the partnerships already formed to create channels for workforce training and development.

[3] http://weblink.auburnwa.gov/External/ElectronicFile.aspx?dbid=0&openfile=true&docid=355186

Education

While many of the jobs sought after in the region are high-tech jobs, South King County remains a manufacturing hub for the region. Due to this, it is not surprising that South King County cities run slightly under King County as a whole when looking at educational attainment. Auburn runs slightly less than its neighbors when comparing educational attainment.

2017 Educational Attainment Levels (% of total population over 25 years old)

	High School Diploma	*Some College (no degree)*	*Associate's Degree*	*Bachelor's Degree*	*Graduate Degree*
Auburn	**29.7**	**24.6**	**10.2**	**16.7**	**6.6**
Federal Way	25.7	25.8	11.4	18.2	7.9
Kent	26.0	23.3	11.4	17.8	6.9
Lakewood	28.2	27.4	11.7	14.2	7.7
King County	13.5	18.6	8.1	30.7	19.6

Source: 2010 - 2017 ACS

The chart below outlines the changes in educational attainment from 2010 to 2017. Notably, Auburn has seen an increase in those obtaining a high school diploma but no further education and a significant drop in those beginning some post-secondary education while not finishing a degree. Auburn has seen relatively little change in the percentage of residents obtaining post-secondary education since 2010.

Difference in Education Levels from 2010 to 2017

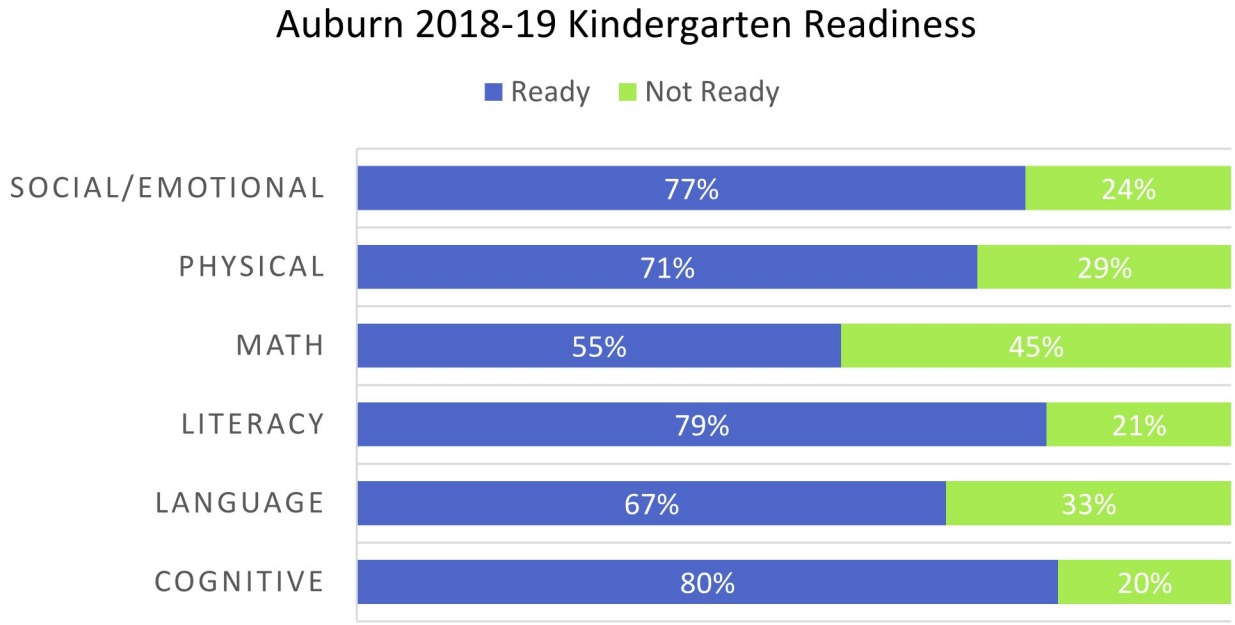
	High School Diploma	*Some College (no degree)*	*Associate's Degree*	*Bachelor's Degree*	*Graduate Degree*
Auburn	**1.1**	**-3.3**	**0**	**0.6**	**-0.6**
Federal Way	0.2	-0.9	1.3	-1.0	1.0
Kent	-0.6	-1.2	2.1	-0.1	0.9
Lakewood	-0.8	0.9	2.2	-0.8	-0.1
King County	-4.2	-2.3	0.1	1.9	3.2

Source: 2010 - 2017 ACS

Although it is important to recognize the current workforce and their levels of education to consider areas where support may be offered to best match workers with jobs, it is also important to look at the school system and identify areas that could use resources to close gaps in achievement. As of the 2018 school year, Auburn Public Schools enroll 17,093 students, with an on-time/four-year graduation rate of 77.4%.

Each year the Auburn School District collects data on kindergarten readiness, assessed by utilizing the Washington Kindergarten Inventory of Developing Skills (WaKIDS). This assessment is done during the first two months of kindergarten; teachers observe students across six areas of development: social/emotional, physical, language, cognitive, literacy, and math. Understanding this early development is used to better help families prepare their children for success beyond kindergarten. The only requirement for kindergarten students is that they are five years of age by August 31 of the school year.

The chart below outlines kindergarten readiness in six areas for the Auburn School District for the 2018-19 school year. Those kindergarten students identified in the *Not Ready* category are identified to have a range of skills typical of 0-3-year-old children. While there are some four-year-old children that show levels of readiness below the kindergarten level, some show levels above.



Source: Office of Superintendent of Public Instruction; Auburn School District

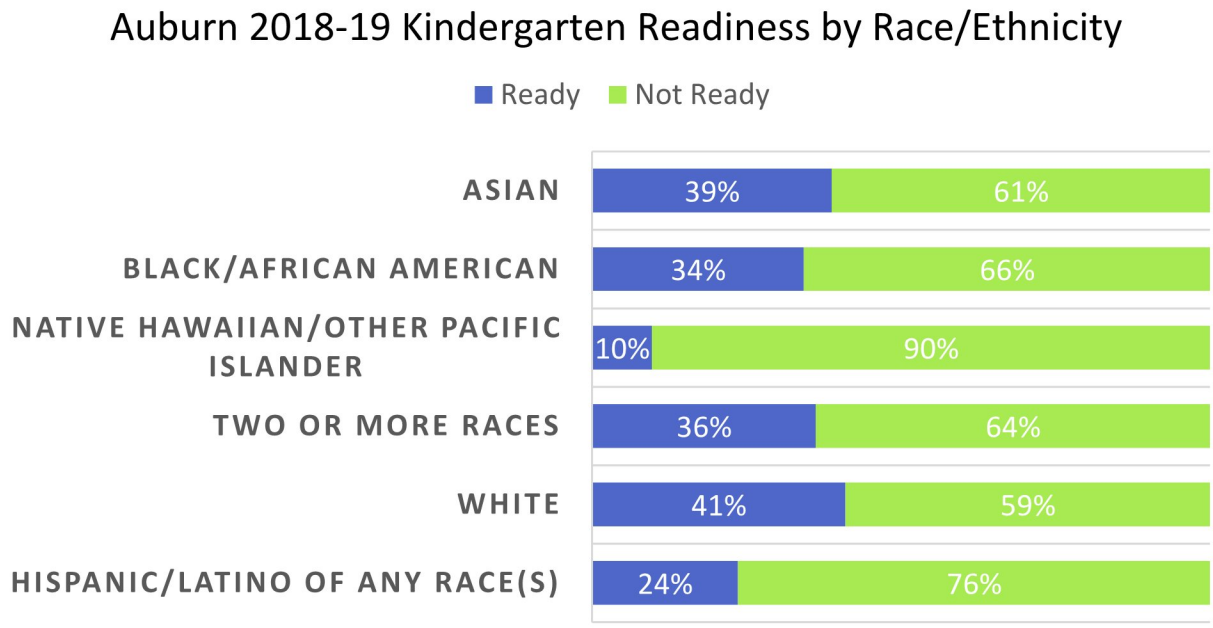
Looking at all kindergarteners in the 2018-19 school year for Auburn School District, 33.4% entered kindergarten ready in all six areas of development and learning. The chart below compares Auburn to nearby school districts.

Kindergarten Readiness

	Percent of students entering kindergarten ready in all six areas of development and learning
Auburn	**33.4**
Federal Way	43.3
Kent	44.0
Lakewood	39.7
Tacoma	46.5

Source: Office of Superintendent of Public Instruction

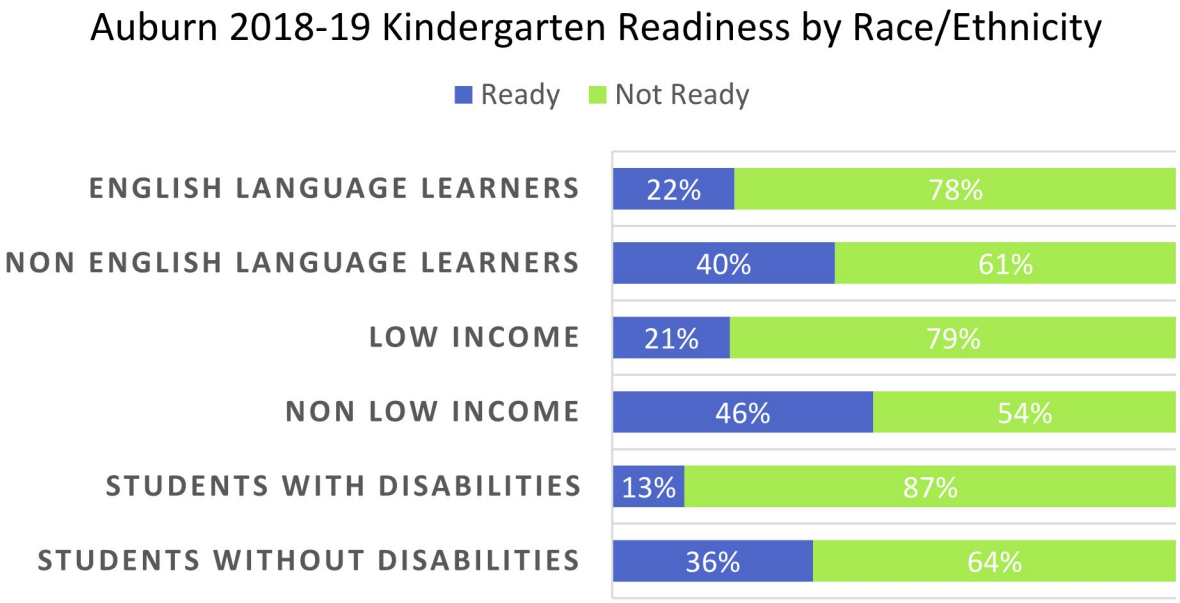
The graph below outlines those kindergarten students who presented as “ready” for the 2018-19 kindergarten school year in all six (6) categories tested within the WaKIDS assessment.



Source: Office of Superintendent of Public Instruction; Auburn School District

The data above indicates that those Native Hawaiian/Other Pacific Islander children are not as likely to be as ready for kindergarten compared to their peers.

There are other indicators beyond race/ethnicity that may point to students that are not as likely to be prepared for kindergarten. Similar to the above charts, the chart below identifies those students entering kindergarten that presented as "ready" in all six areas of development and learning. The chart makes evident that those students who are disadvantaged in any of the three categories below are not as likely to be as ready for kindergarten as their peers. This is true within all three categories where comparisons are made: English language learners, low-income, and those students with disabilities. At nearly a third of the rate of their peers without disabilities, 13% of students with disabilities entering kindergarten are ready in all six areas that the WaKIDS assessment considers.

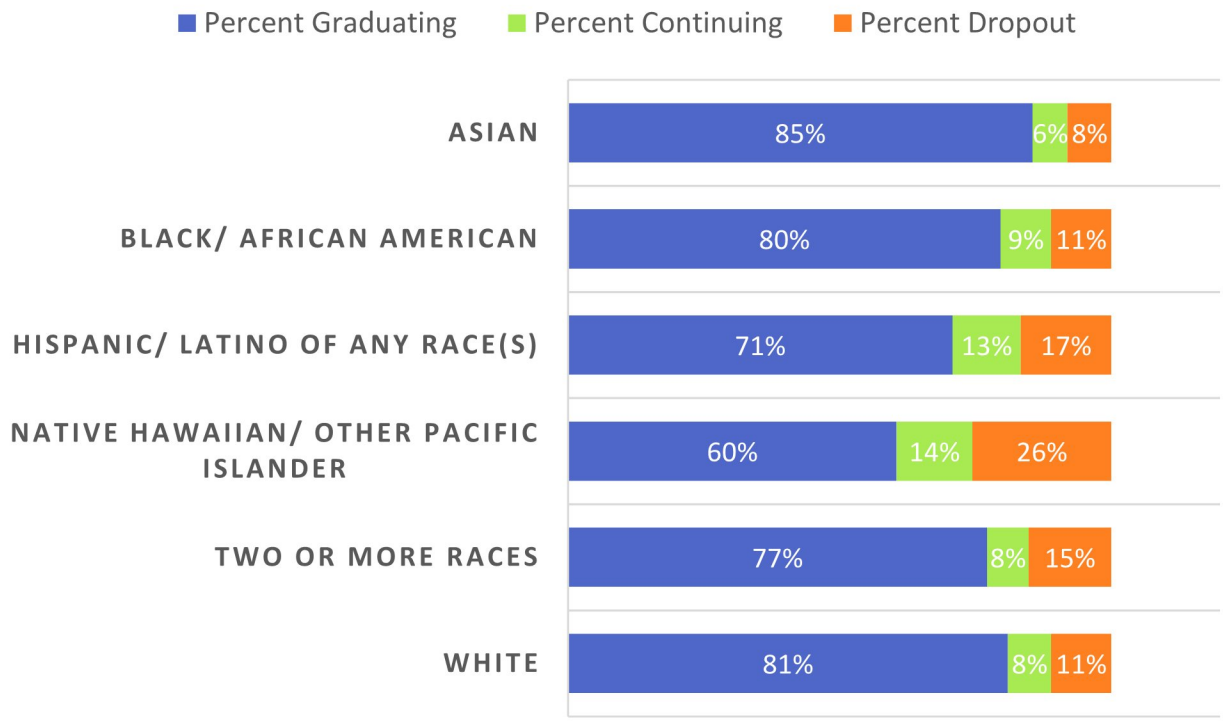


Source: Office of Superintendent of Public Instruction; Auburn School District

The data above identifies kindergarten student's readiness to learn and develop in the classroom setting. A student's readiness typically indicates a greater likelihood of success in kindergarten and beyond. This however is not always the case and should not be considered objective outcome-oriented data, rather this data is reflective of opportunities where supports can be put into place to minimize gaps that the above data lays out.

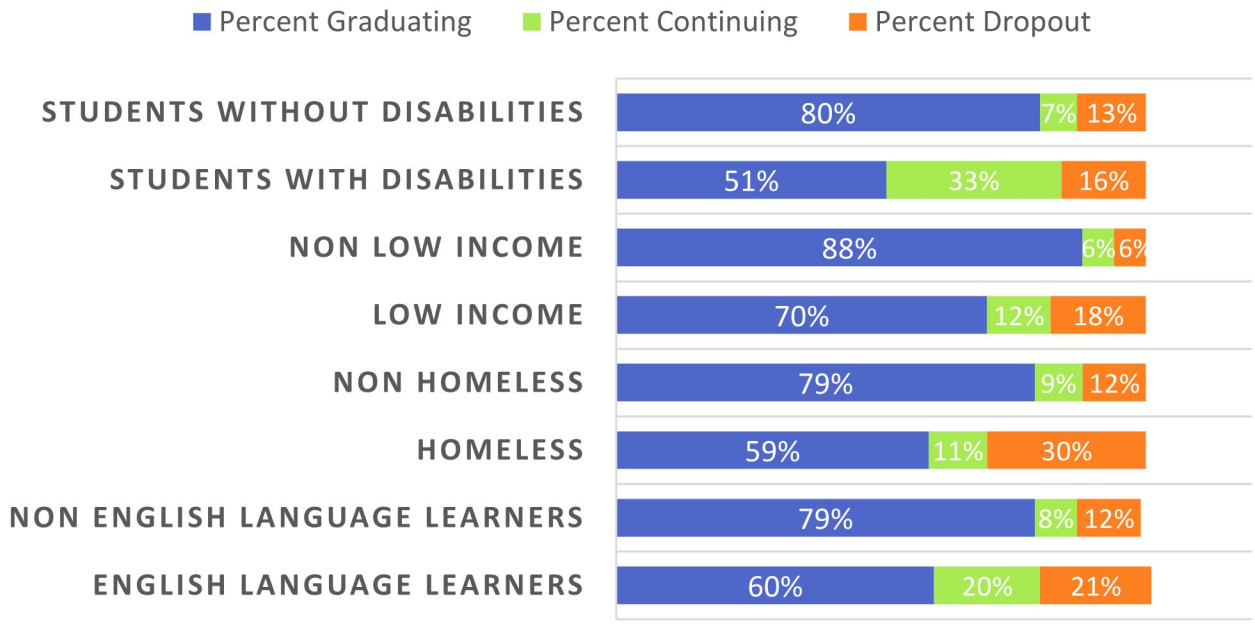
Similar to the kindergarten readiness data, the high school graduation data below indicates gaps while making comparisons across variables. The data below is the graduating class of 2018, all students who began 9th grade together. Data indicates that those students graduating high school tend to earn more, are less likely to be involved with the criminal justice system and position themselves to take advantage of economic opportunities that exist within the region.

Percent of Students Graduated in Four years by race/ethnicity



Source: Office of Superintendent of Public Instruction; Auburn School District

Percent of Students Graduated in Four years by Student Characteristic



Source: Office of Superintendent of Public Instruction; Auburn School District

The most evident demographic not graduating high school in four years at a rate on par with peers is the Native Hawaiian/Other Pacific Islander and Hispanic/Latino of any race demographics. The graph outlining on-time graduation rates among the class of 2018 by characteristics matches relatively well with the kindergarten readiness data also looking at the same student characteristics. Those students with disabilities, from low-income families, homeless students, and English-language learners, are all significantly less likely to graduate within four years as compared to their peers.

Transportation

Transportation impacts households in a variety of ways; some of which are economic opportunities, food access, and social activities. According to 2017 ACS data, 8% of Auburn households do not have access to a vehicle. The number varies by tenure; 15% of renter households do not have access to a vehicle while 3% of owner households do not have access to a vehicle.

Having a personal vehicle may be a financial burden for those households earning less than 50% of the area median income (AMI). As noted in the *2019 Southern King County Food Access Needs Assessment* Those households that are most in need of human service programs are often those where owning or operating a vehicle may not be possible. This leaves several options to consider ensuring there is equity of access to all parts of Auburn for residents.

King County Metro Services operates several transportation services. The *Access Transportation* service is a shared-ride van service for people whose disabilities prevent them from utilizing the accessible, non-commuter, fixed route bus services. King County operates the Demand Area Response Transit (DART) which is a van that has a fixed route but is capable to deviate from its fixed route upon request. The DART service is available to everyone. King County operates a free instruction service for seniors and those persons with disabilities, training individuals on the available programs and route and service options. The County also provides a *Regional Reduced Fair Permit (RRFP)* that allows seniors aged 65 years and older, people with disabilities, and Medicare card holders to ride public transportation systems for a reduced fare.

Sound Generations operates the Hyde shuttle, which is a free shuttle for seniors 55 or older and people with disabilities. The shuttles operate Monday to Friday from 8:00 am to 4:30 pm. The shuttle is able to provide a resident with service anywhere in the service area. All of Auburn is within the Auburn Hyde Shuttle service area.

Those individuals and families that rely on public transportation to meet their day-to-day needs are often disadvantaged, facing increased travel times, minimal capacity to carry goods, and dependence on transit schedules. According to the *2019 Southern King County Food Access Needs Assessment*, 29.5% of Auburn residents are underserved by public transit.

In January 2019, Hopelink in coordination with the South King County Mobility Coalition conducted a food access and transportation needs assessment. The assessment included interviews and a survey. According to several of the interviews, a primary need is the physical transportation of the food, not necessarily the individual. Those households utilizing public transit to access a food bank are restricted to what they can carry. Another highlighted need for those using public transit to access foodbanks were the high number of bus line transfers and infrequent bus service. An issue highlighted in one interview noted that often those individuals using a food bank will use a shopping cart to carry their food to a nearby bus stop. These shopping carts are often left abandoned there. This concern was also raised in the community survey for this assessment.

In June 2019, Hopelink in conjunction with the King County Mobility Coalition partnered with the University of Washington Evans School of Public Policy and Governance Student Consulting Lab to complete a county-wide transportation assessment specifically geared to investigate the transportation needs of the refugee and immigrant community. The key findings from that study[4] were:

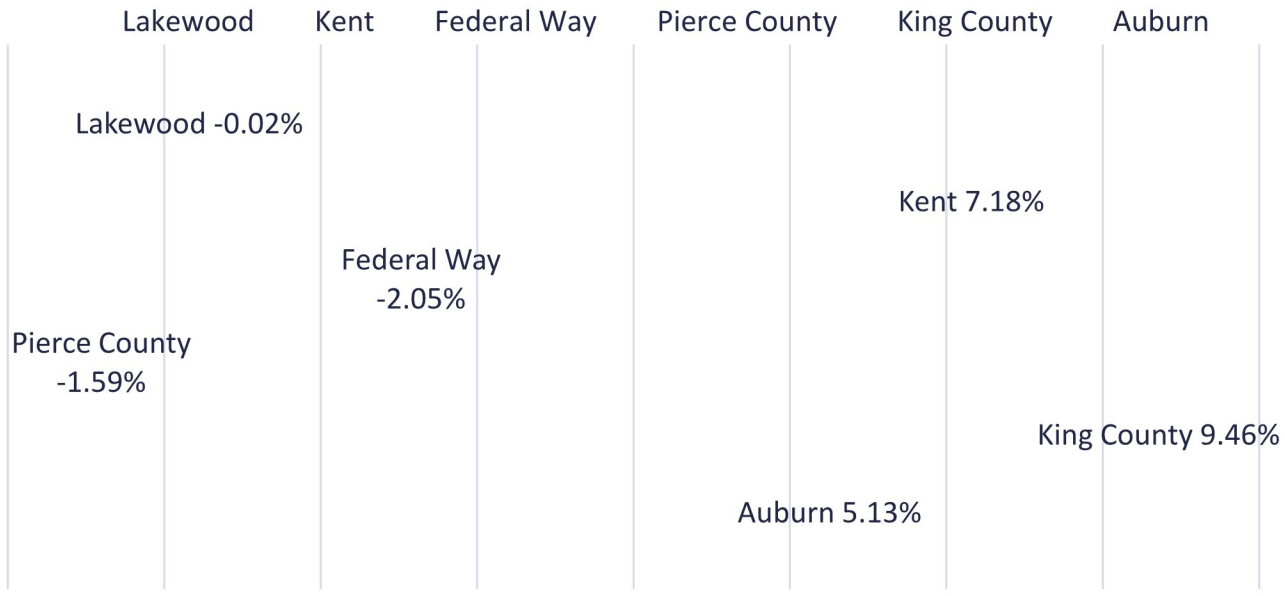
- Cost: Public transit fares present a significant barrier to immigrants and refugees. This cost barrier remains despite reduced fare programs. Addressing this issue would result in further reduced bus fares, free public transportation, and increasing the length of time before bus transfers expire.
- Lack of service: limited availability of times has public transit users spending a great deal of time in transit to their destinations. Similarly, lack of service also means inconvenient bus routes that do not serve all areas.
- Information/Language: Lack of translated information available as written, signage, and announcements are significant barriers among immigrant and refugee communities.

A key conclusion from the report states that entities operating public transit should prioritize affordability, as this impacts all low-income and vulnerable populations.

Income

Along with the steadily increasing economic opportunities within the region, median household income has grown alongside those opportunities. The chart below shows that overall, Auburn has seen just over a 5% increase in median household income (adjusted for inflation) since 2010, reaching $64,000 in 2017. This fact makes evident that indeed Auburn is closely tethering itself to the growth trend of King County and the Puget Sound region as a whole.

Median Household Income Change in Real 2017 Dollars (2010 to 2017)



Source: 2010 - 2017 ACS

[4] *Transportation Barriers and Needs for Immigrants and Refugees: An Exploratory Needs Assessment.* The University of Washington Evans School of Public Policy and Governance Graduate Consulting Lab. Taylor Bailey, Roslyn, Hower, Erica Ratner, and Suzanne Spencer.

While the overall income trend is positive, the costs of goods and services have also increased significantly. The *2017 Self-Sufficiency Standard for Washington State*[5] outlines the needed income for households to be self-sufficient based on localized costs. According to the report, the self sufficiency standard in South King County for one adult, one preschooler, and one school-age child is $68,625 annually. Similarly, the self-sufficiency standard for two adults, one preschooler, and one school-age child is $74,083. The median annual household income in Auburn ($64,000) nearly hits these self-sufficiency numbers. Despite substantial economic growth, the pace of such growth exacerbates inequities and gaps. Without adequate economic supports those gaps risk growing larger as economic growth continues at such a rapid pace.

Another way to look at the growth trend in the region is to combine population growth with economic growth. The chart below shows the per capita income changes from 2010 and 2017.

Per Capita Income Change in Real 2017 Dollars (2010 to 2017)

	Auburn	King County	Pierce County	Federal Way	Kent	Lakewood
2017	$29,344	$46,316	$31,157	$30,288	$28,636	$26,982
2010	$29,563	$42,862	$30,787	$29,914	$28,937	$30,017
Difference	**-0.74%**	**-10.85%**	**-10.85%**	**1.25%**	**-1.04%**	**-10.11%**

Source: 2010 - 2017 ACS

From the above we can get interpret that the median income household growth is not impacting all income brackets the same way. Note that the median annual household income showed a 5.13% growth from 2010 to 2017 in Auburn. The chart above signals a slight decrease in the per capita income over the same period of time. Per capita income is the summation of all income generated in Auburn divided by the number of residents. A slight decrease in per capita income means that the average income received to each resident is slightly down. This is markedly true in King County, Pierce County, and Lakewood City, all with per capita income decreases of over 10% between 2010 and 2017.

Another indicator of the economic situation of families and households is the change in poverty rate over time. As of 2017, 13.6% of Auburn residents were living under the federal poverty limit, down 0.5 percetnage points since 2010. This slight reduction of those living in poverty is similar to that of the region as a whole; with King County showing no change since 2010 and Federal Way and Kent both reducing those living in poverty within their cities by 0.6 and 1.8 percentage points respectively.

Housing Affordability

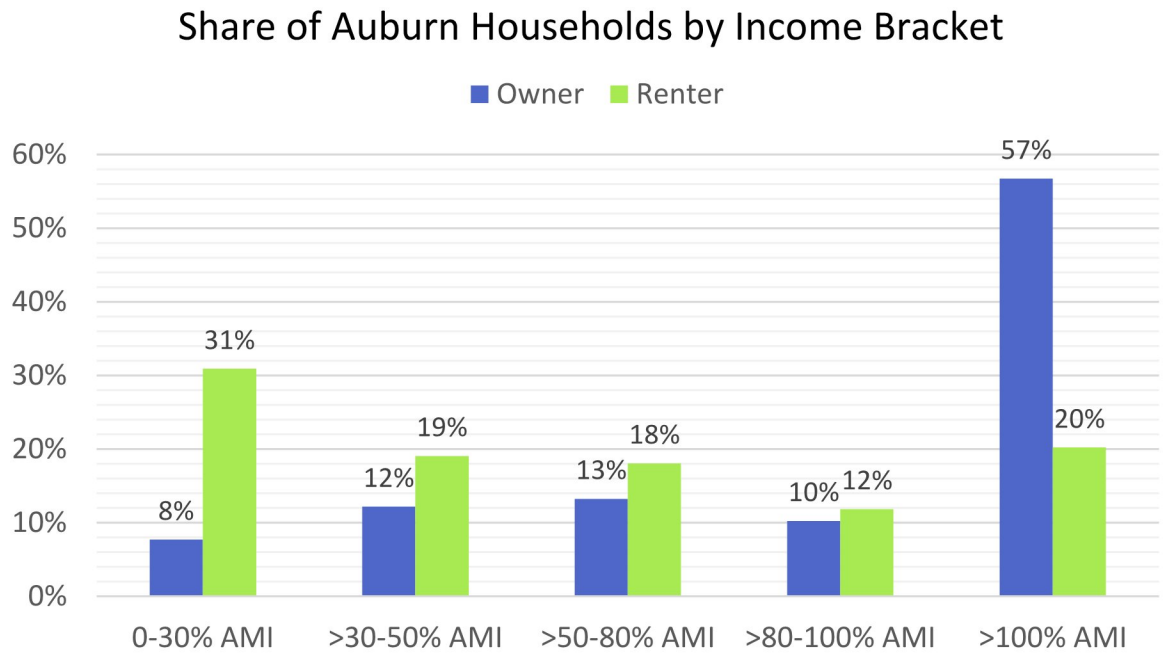
Housing costs in Auburn and the surrounding region have seen dramatic increases over the past several years. These increased costs impact all income levels as well as both owners and renter households. However, low-income renter households are often most impacted by increased housing costs given the proportion of costs is higher among those with the lowest incomes.

The dataset used in this section is developed by the Department of Housing and Urban Development (HUD) and utilizes Area Median Income (AMI) to make determinations on program eligibility. The most recent available dataset is 2015.

Cost burden is an often-used way to identify housing needs within cities and counties. Cost burden is defined as a household that spends more than 30% of monthly income on housing costs, this includes utilities. Severe cost burden,

[5] http://selfsufficiencystandard.org/sites/default/files/selfsuff/docs/WA2017_SSS.pdf

is defined as a household that spends more than 50% of their household income on housing costs, again including utilities. The data below will first identify income groups by renter and owner households, and then breakdown those household types that are cost burdened and severely cost burdened.

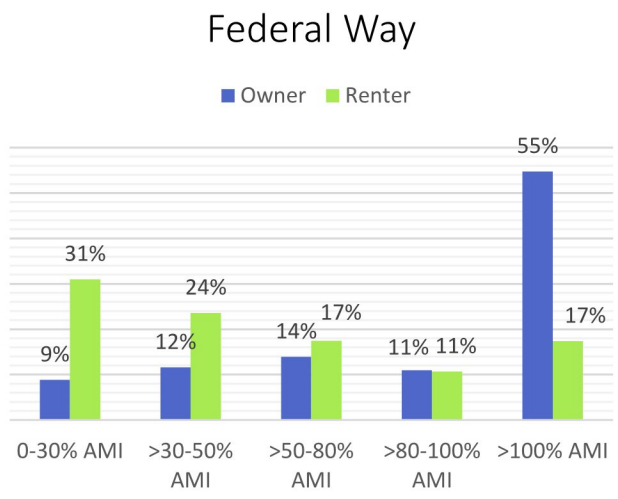


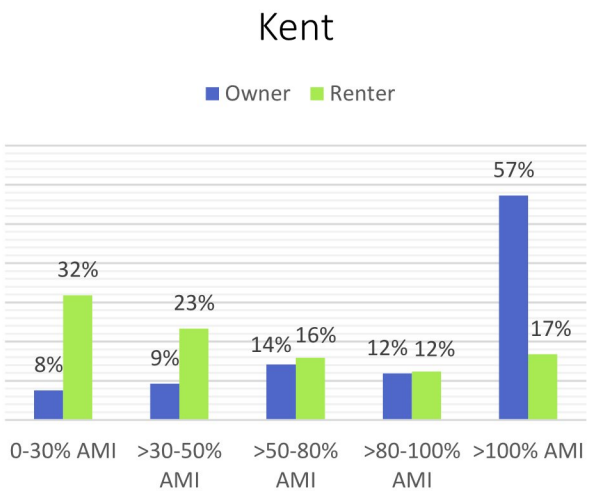
Source: 2011-2015 CHAS[6]

The chart above indicates that Auburn renter households are over-represented in lower income brackets. Over two-thirds of renter households in 2015 earned less than 80% of the Area Median Income (AMI), and two-thirds of all owner households earn more than 80% AMI. To this point, there are also larger numbers of renter households with children in lower income brackets than compared to owner households. This information should be utilized when attempting to target programming and/or funds that may support housing stability. Given a greater percentage of renter households are low- and extremely-low income, when implementing housing support programs and services, it should be considered that renter households are more likely to be in need of financial supports.

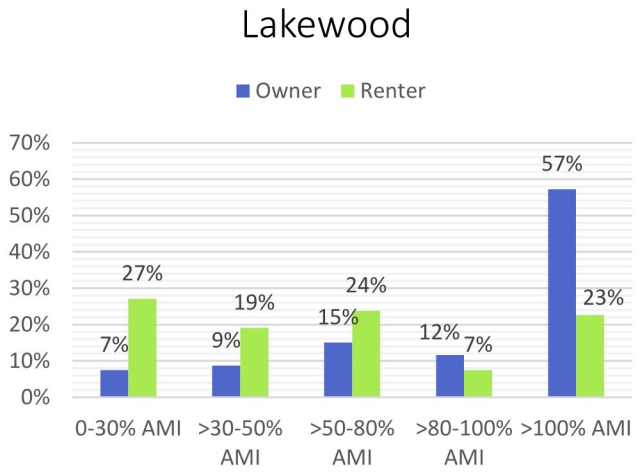
[6] The Comprehensive Housing Affordability Strategy (CHAS) dataset is developed by the Department of Housing and Urban Development each year. The most recent CHAS dataset available is 2015. Similar to ACS data within this report, when CHAS data is used, it is the 5-year estimate.

The graphs below show the breakdown of owner/renter households by income bracket for Pierce and King County, as well as Federal Way, Kent, and Lakewood.





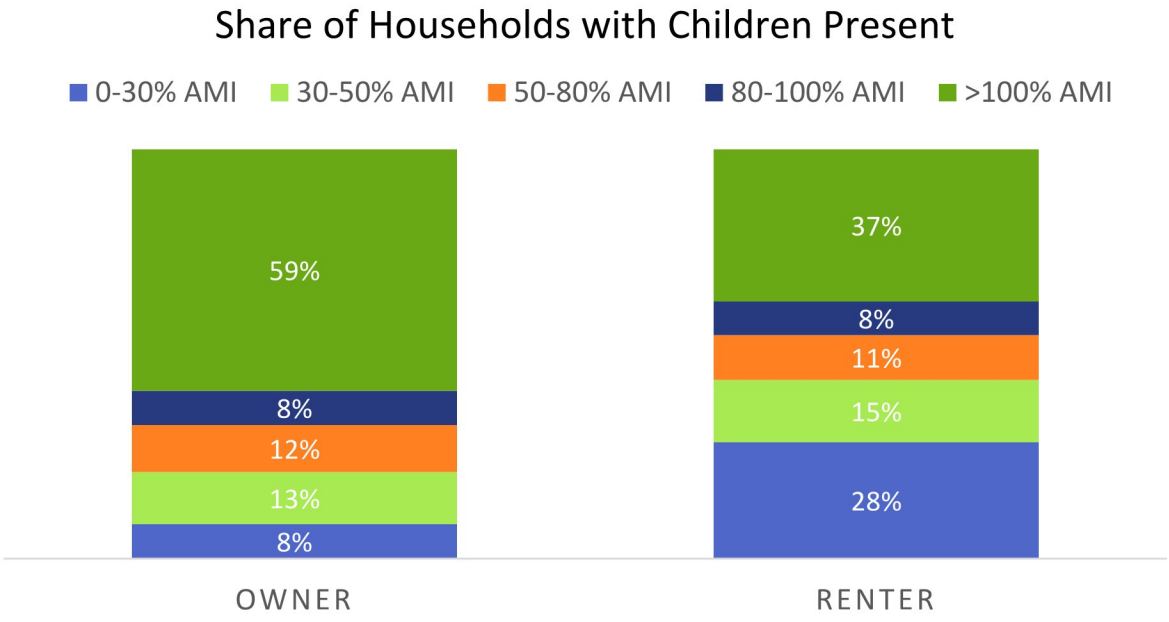
Source: 2011-2015 CHAS



Source: 2011-2015 CHAS

Comparing the number of households within each income bracket, Auburn compares similarly to its neighbor cities. In all instances, nearly 70% of renter households are considered low- or moderate-income, earning less than 80% of the area median income (AMI). Similarly, among all cities identified, nearly one-third of renter households earn 0-30% of the AMI, while in all instances less than 10% of owner households do so.

The graph below shows the number of households with children under the age of six (6), broken down by income bracket.



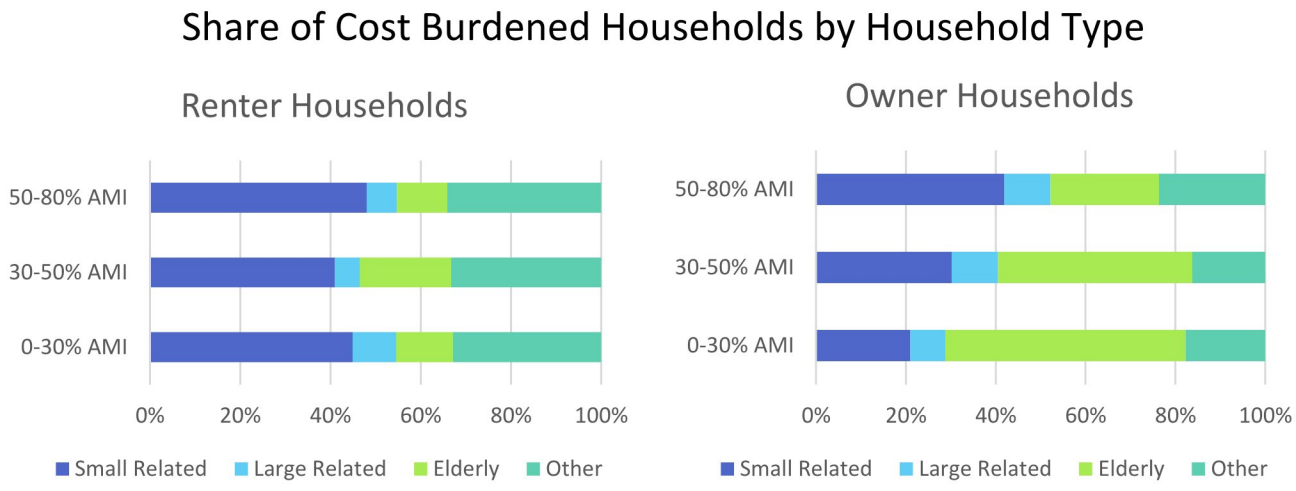
Source: 2011-2015 CHAS

Given that there are significantly more renter households nearer the lower end of the income brackets, it is expected that there would also be a larger representation of renter households with children in the lower income brackets.

Housing problem data are collected by HUD each year, the housing problems are divided into four categories:

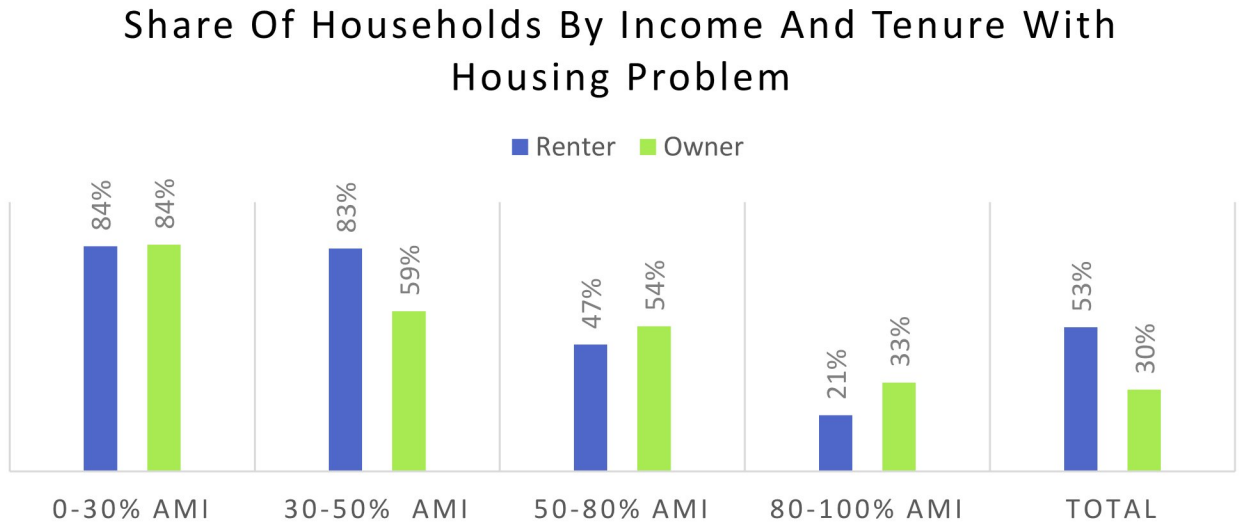
1. Substandard housing – Lacking complete plumbing or kitchen facilities
2. Overcrowded – With 1.01 to 1.51 people per room
3. Cost burden – Paying more than 30% of monthly household income in housing costs
4. Severe cost burden – Paying more than 50% of monthly household income in housing costs

Overwhelmingly, the households that do experience a housing problem from the four listed above, experience cost burden. Of all the renter households experiencing a housing problem, 81% experience cost burden. Similarly, of all owner households in Auburn experiencing a housing problem, 88% experience cost burden. The graph below indicates the types of households experiencing cost burden in both renter and owner households (only including those households below 80% AMI).



Source: 2011-2015 CHAS

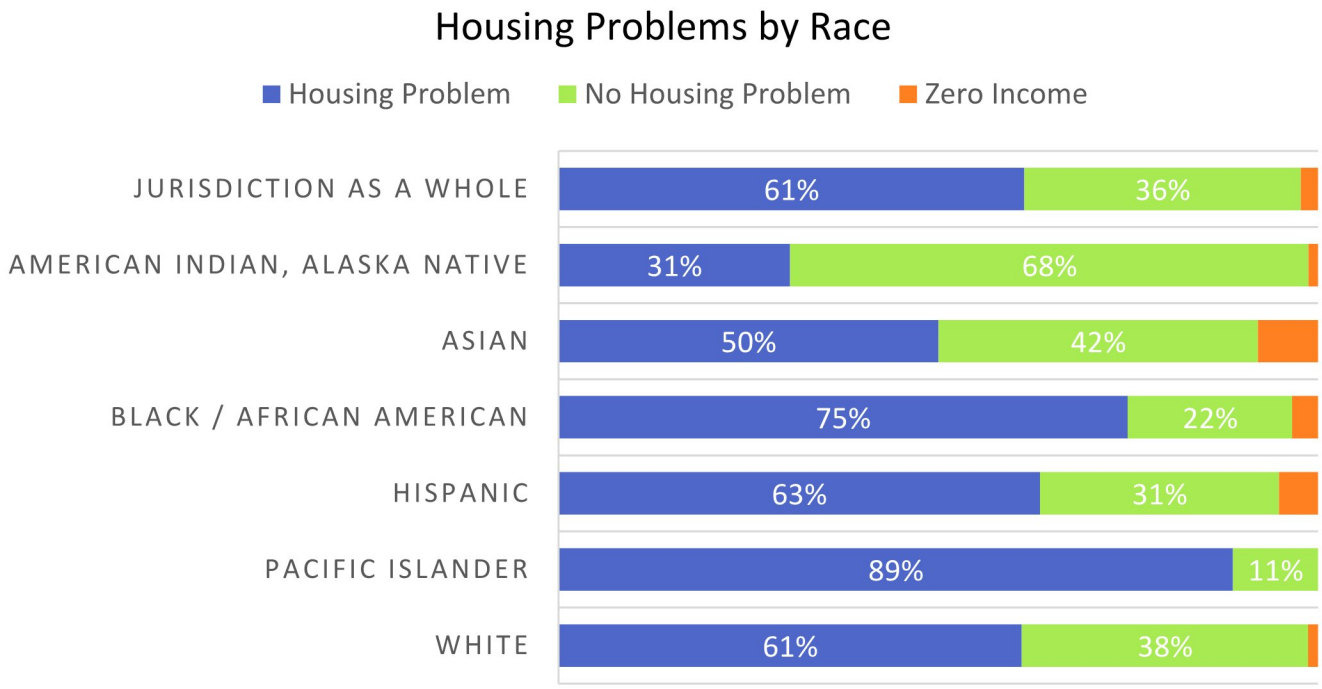
The data above indicates that cost burdened renter households are most likely to be small related families (up to four (4) family members) or *Other*, which is most often assocaited with single-person households. This analysis remains true for all income brackets. However, owner households that are cost burdened are far more likely to be elderly households. Those elderly households living in a home they own, are far more likely to be cost burdened. This indicates a high need for supports that will allow an elderly household to age in place while likely living on a fixed income.



Source: 2011-2015 CHAS

The above graph shows that those households with income below 50% AMI experience housing problems at a very high rate. Nearly 85% of all renter households earning less than 50% AMI experience a housing problem. Overall, just over half of all renter households in Auburn experience a housing problem, with nearly one-third of owner households experiencing a housing problem.

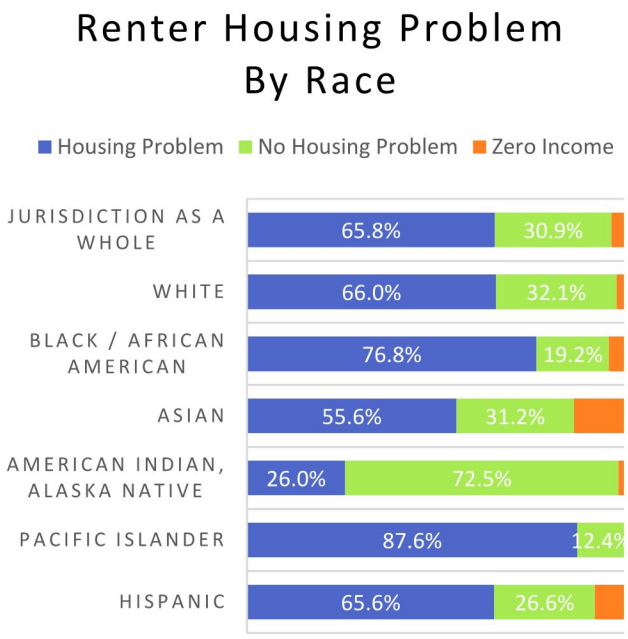
HUD also collects data on disprportionate housing needs based on racial demographics. A disproportionate housing need is identified when a particular group displays a ratio of housing need that is more than ten (10) percentage points above the jurisdictional need as a whole. The graph below displays housing needs by Race.

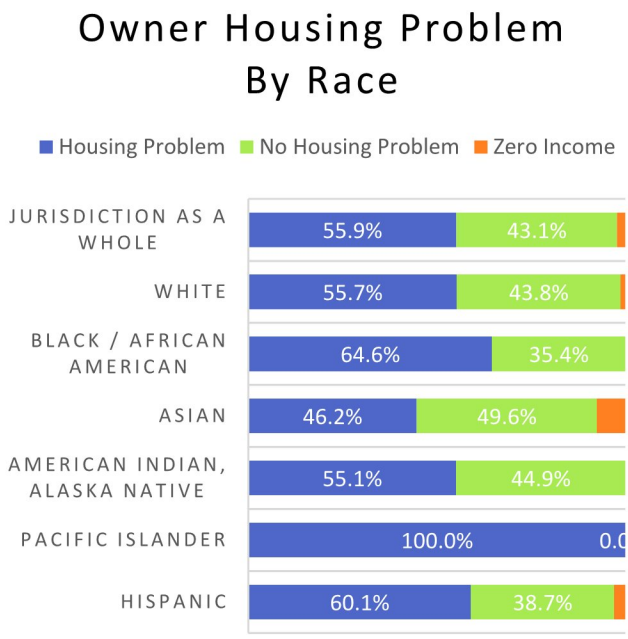


Source: 2011-2015 CHAS

From the above data, it is shown that both Black/African American and Pacific Islander households experience housing problems at a disproportionate rate as compared to the jurisdiction as a whole. With 61% of Auburn households experiencing a housing problem, Black/African households and Pacific Islander households experience housing problems at fourteen (14) and twenty-eight (28) percentage points above the jurisdiction as a whole.

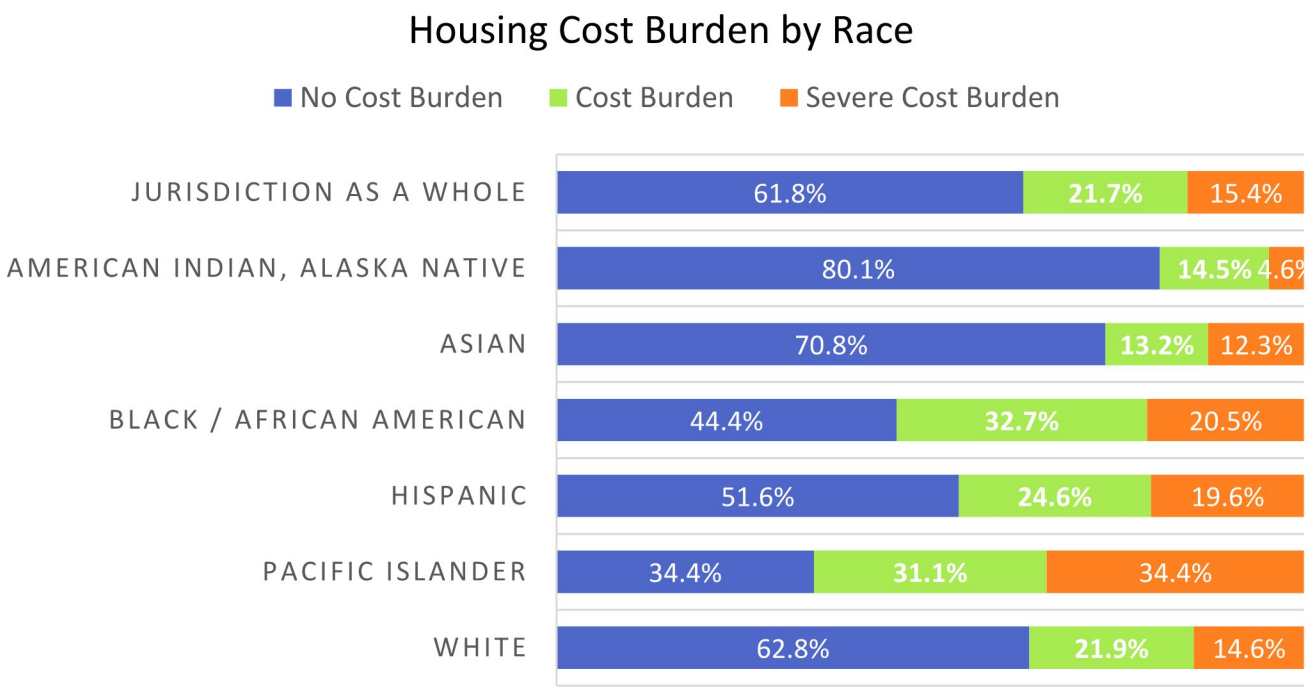
Breaking down the above graph into renter and owners, there are several areas of disproportionate need. Among renter households, Black/African American (76.8%) and Pacific Islander (87.6%) households experience a housing problem greater than ten (10) percentage points above the jurisdiction as a whole (65.8%). Among owner households, Pacific Islander households experience a housing problem at 100%; there are 25 Pacific Islander households identified in this dataset.





Source: 2011-2015 CHAS

The graph below displays housing cost burden, both 30% cost burden and 50% cost burden, by Race. Similar to the above graph, the graph below is working to identify disproportionate needs. Those households experiencing cost burden at a rate of more than ten (10) percentage points are considered to have a disproportionate need from HUD's perspective.



Source: 2011-2015 CHAS

Considering cost burdened and severe cost burdened households, the above graph indicates that Black/African American households experience cost burden at a disproportionately high rate, while Pacific Islander households experience severe cost burden at a disproportionately higher rate.

Fair Housing

In 2019, King County updated their Analysis of Impediments to Fair Housing Choice, the update of this document includes fair housing testing. Fair housing testing throughout King County was conducted by the Fair Housing Center of Washington. Testing consists of two types, policy-oriented testing and differential treatment testing. The policy-oriented testing identifies discriminatory property management policies that place additional barrier to housing on a person due to their inclusion in a protected class. Differential treatment testing looks at the treatment of a person in search of housing based upon a protected class status. The testing that was done was County-wide; consisting of eighty-two (82) total tests, 16 policy checks and 66 differential treatment checks. Below is a breakdown of where the testing was done throughout the County:

Fair Housing Testing in King County

Region	*Discriminatory Policy*	*Differential Treatment*	*Grand Total*
South	9	32	41
North/East	7	34	41
Total	16	66	82

Source: 2019 King County Analysis of Impediments to Fair Housing Choice, Public Review Draft

Of those 41 fair housing tests completed in South King County, 18 (44%) were positive. Of those 41 tests conducted in South King County, 8 were done within Auburn. Below are the testing results that were conducted within Auburn

Fair Housing Testing in Auburn

	Discriminatory Policy	*Differential Treatment*	*Grand Total*
Positive	0	4	4
Negative	1	3	4
Total	1	7	8

Source: 2019 King County Analysis of Impediments to Fair Housing Choice, Public Review Draft

Of the differential treatment tests done in Auburn, those that were positive were either on account of race (2) or national origin (2). A positive test does not necessarily mean fair housing rules and laws are being violated, rather the Fair Housing Center of Washington recommends that additional testing be done to determine if the positive test is a pattern for those particular housing sites.

Homelessness

Each year the Point In Time count (PIT) is conducted on a single night in January to offer a snapshot of the number of individuals experiencing homelessness. The PIT Count is conducted within King County by All Home, the regional Continuum of Care, and results are reported out regionally; Auburn is part of the *Southwest County* region along with: Algona, Burien, Des Moines, Federal Way, Kent, Milton, Normandy Park, Pacific, Renton, SeaTac, Tukwila, and Vashon Island. Though imperfect and nationally recognized as a likely undercount, this is often the best snapshot available in

communities to understand trends in homelessness year after year. It is important to note that these responses are self-reported.

The unsheltered counts from the 2019 PIT Report are below:

2019 Regional PIT Count

Region	Persons on streets/outside	Persons in tents	Persons in buildings	Persons in car	Persons in RV	Persons in van	Total unsheltered persons	*% of total*
East County	40	16	2	203	35	41	**337**	***6%***
North County	23	16	2	13	15	16	**85**	***2%***
Northeast County	6	39	13	9	28	4	**99**	***2%***
Seattle	1,105	1,162	46	385	621	239	**3,558**	***68%***
Southeast County	0	7	20	25	9	4	**65**	***1%***
Southwest County	332	195	57	303	115	82	**1,084**	***21%***
Total	**1,506**	**1,435**	**140**	**938**	**823**	**386**	**5,228**	*100%*

Source: Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness: 2019

The above chart indicates that 21% of all unsheltered individuals experiencing homelessness in King County are in the Southwest region of the County. Although the total number of unsheltered individuals experiencing homelessness in King County in 2019 is down from 2018; the number within the Southwest region of King County is up. Only the Southwest region of the County experienced a net increase in unsheltered homelessness from 2018 to 2019.

While conducting the PIT count, those individuals experiencing homelessness are asked what the event or condition was that led to their current homelessness situation. The top responses were:

1. Loss of a job (24%)
2. Alcohol or drug use (16%)
3. Eviction (15%)
4. Divorce/Separation (9%)
5. Rent increases (8%)

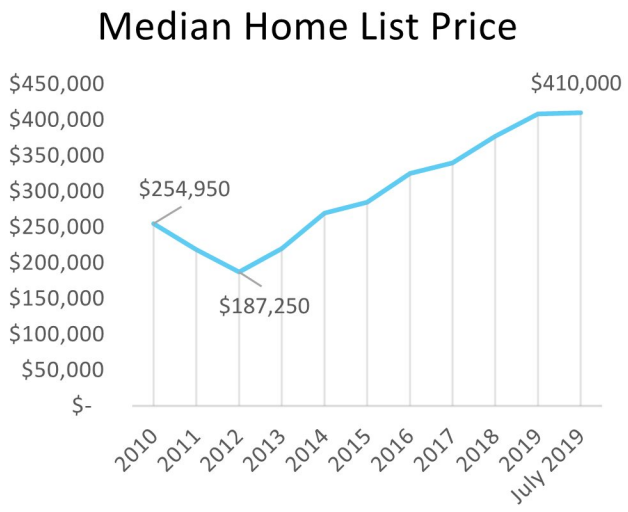
According to the December 2017 McKinsey & Company report, *King County and Seattle Homelessness – Some Facts*, the regional Crisis Response System (CRS) has improved however it is unable to meet the demand of newly homeless individuals. A primary factor for this is a shortage of affordable housing, including both rent increases and homes prices that are out of reach for those households earning less than 80% of the area median income (AMI). It is estimated that for every $100 increase in rent, there is an associated increase in homelessness between 15 and 19 percent. [7]

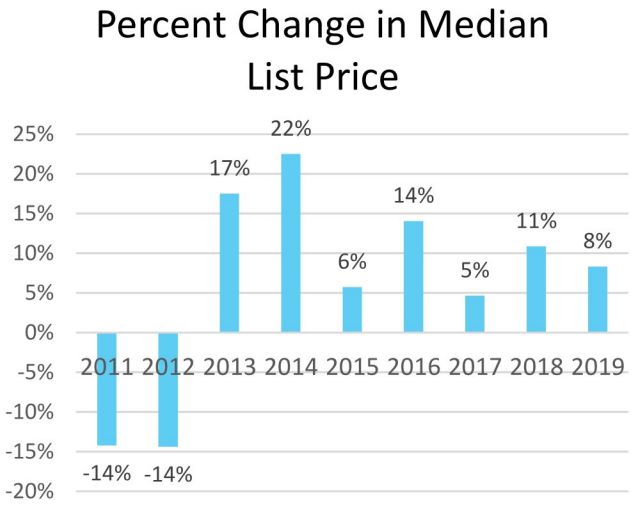
During interviews with young adults experiencing homelessness, they noted appreciation for "the city being cleaned up; sometimes there's vandalism…and the city cleans it up right away." Young adults associated cleanliness with safety and feel this effort to keep the city clean "presents a much stronger image."

[7] Journal of Urban Affairs

Home and Rental Values

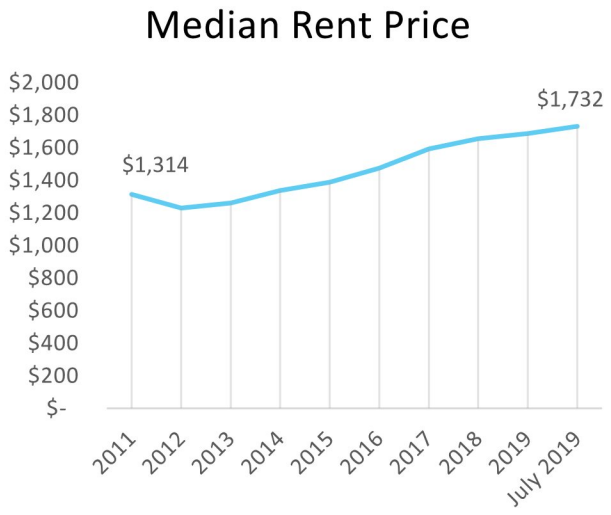
As is similar with the entire region, the housing costs in Auburn have seen a substantial increase over the past several years. The charts below outline the increases in costs for purchasing a home. The average sales price in Auburn has increased by 63% since 2010, reaching a price of $384,000 as of July 2019. Similarly, the median listing price of all homes for sale in Auburn has increased by 61% since 2010, reaching $410,000 as of July 2019.

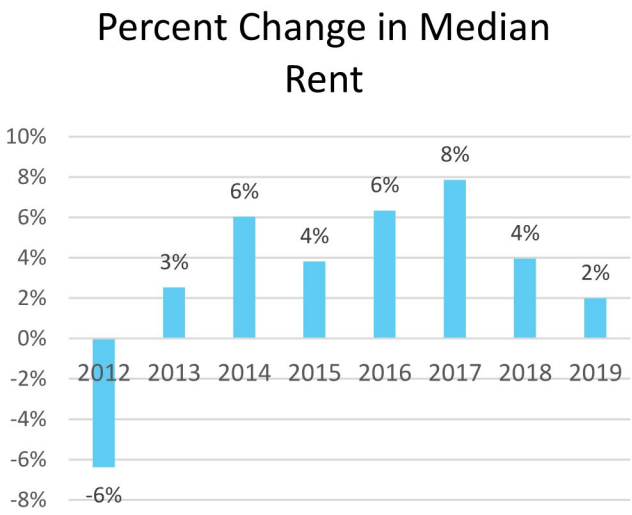




Source: Zillow Economic Data

The substantial increases in the costs for pruchasing a home have pushed many lower-income buyers out of the market. Looking more closely at rental rates, the data shows a similar trend.





Source: Zillow Economic Data

The rental market trend line matches relatively closely with the housing market; seeing a low in 2012, and steadily increasing since. Since 2011 the median rental rate has increased by 32%, reaching $1,732 as of July 2019. Over the same period of time, the median rental rate in King County increased by 46%, peaking in July of 2019 at $2,161.

The substantial housing cost increase in both purchasing and renting places pressure on all income brackets, however, the pressure is felt greatest at the lowest brackets, those households earning 80% or less of the area median income. Due to the down payment requirements when purchasing a home, the lower income brackets create a larger share of renter households. Of those households earning 0-50% of AMI, 63% are renter households. Of those households earning 80-100+% of AMI, 24% are renter households.

According to the 2019 Out of Reach[8] study by the National Low Income Housing Coalition, the mean renter wage in King County is $27.05/hour. To not put that household into a cost burdened situation, the household could afford up to $1,406 in rent. As rental rates continue to increase, those households earning less than 80% of AMI will need supports to make ends meet, putting themselves into positions where economic opportunities are reasonably obtainable.

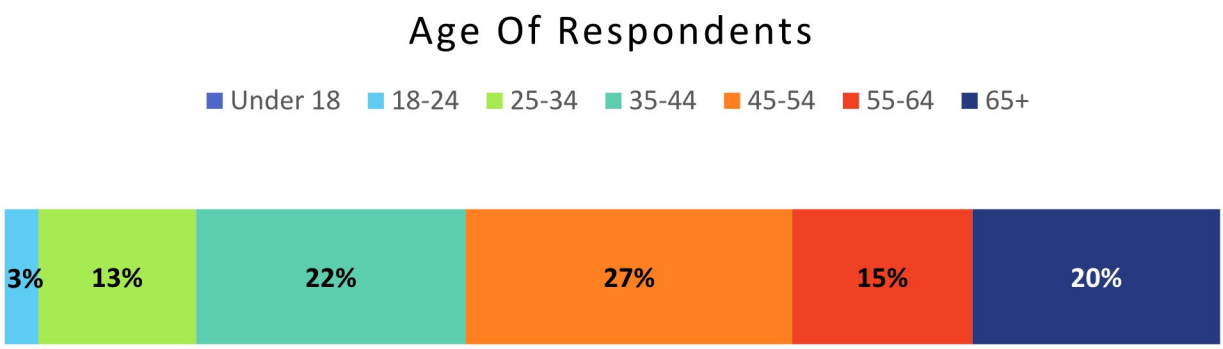
Survey Results

For this *Community Needs Assessment*, two surveys were conducted. One survey for general public, asking residents to weigh in on prioritization and changes they are seeing in their communities. A second survey was given to Auburn City staff whose job function has them linking residents to resources, asking these staff persons to identify issues and barriers they are seeing in access to services.

Resident Survey

The survey was developed in conjunction with Auburn City staff, translated into Spanish, and disseminated through online networks, listservs, and made available at kiosks at local events. The survey was made available to the public for ten (10) weeks, outreach was conducted at various points throughout the survey being open. There was a total of 109 responses to the survey, below is a summary of those responses.

Demographics



Nearly half (49%) of the respondents fall between the ages of 35 to 54 years old. There were no respondents below the age of 18.

[8] https://reports.nlihc.org/oor/washington

Gender





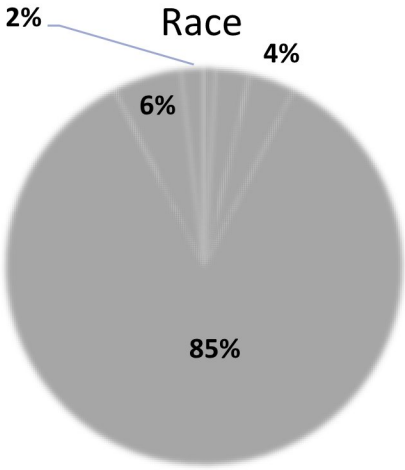
Female
Male
Non-binary/third gender
Prefer not to say
Prefer to self-describe

Transgender



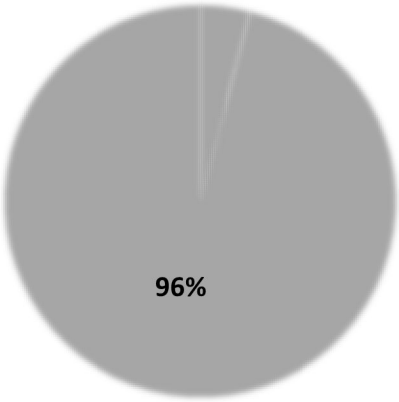
Yes
No
Prefer not to say

Race

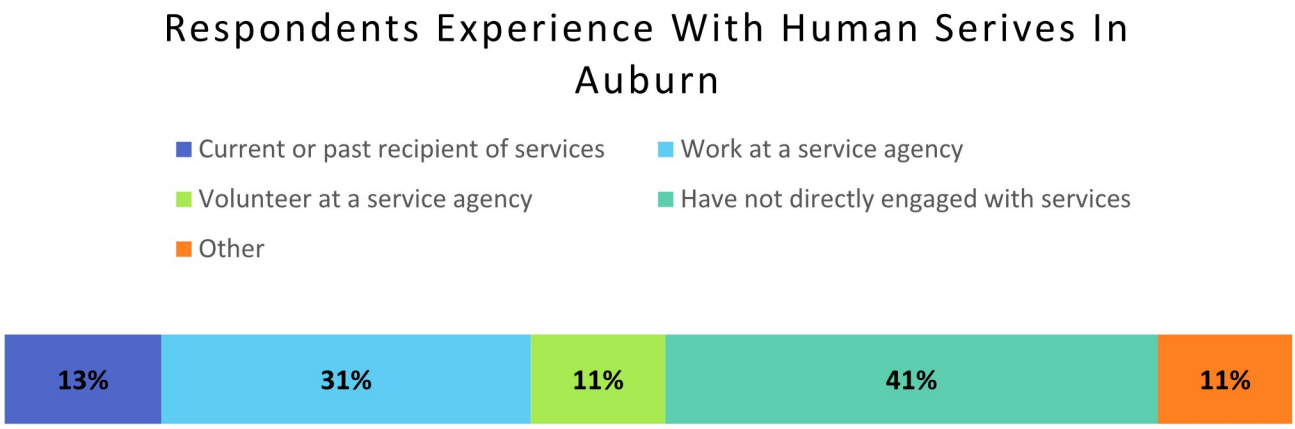


American Indian/Alaska Native
Asian
Black or African American
Native Hawaiian or Other Pacific Islander
White
Multi-Racial
Other (please specify)

Ethnicity

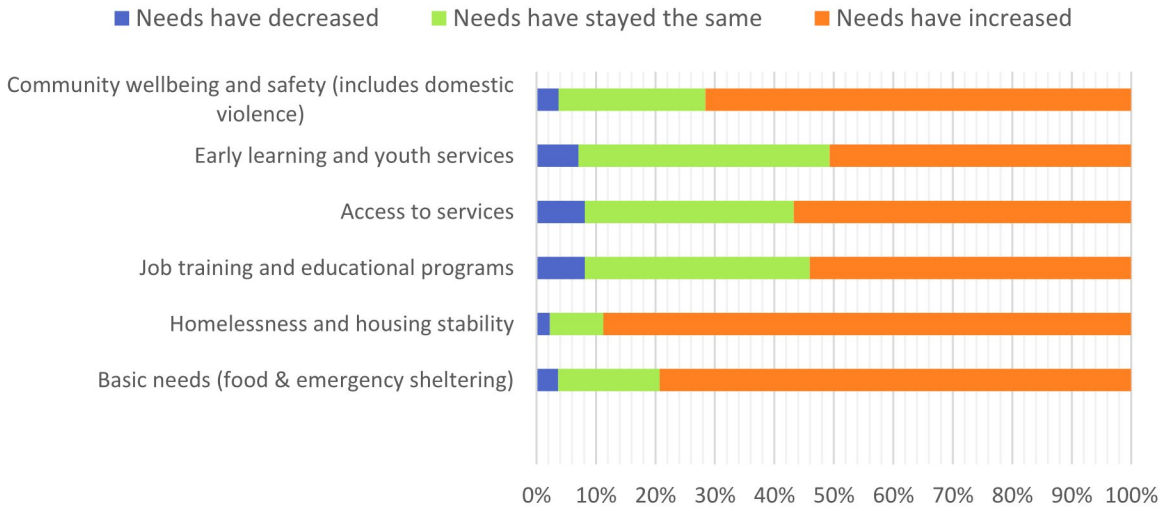


Hispanic/Latino
Non-Hispanic/Latino



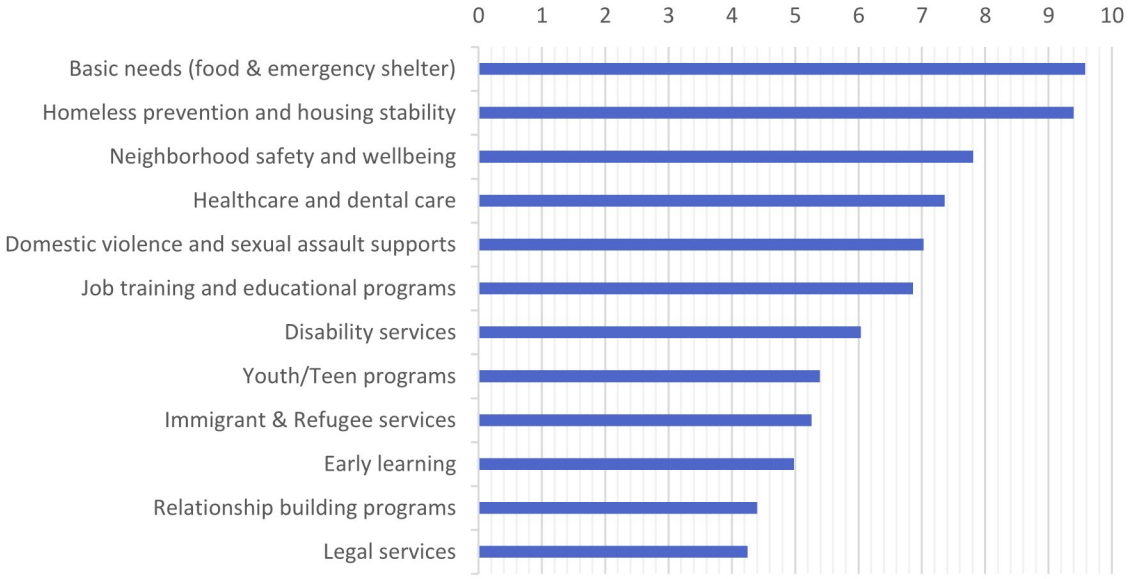
Community Needs

Q.1 - From your experience and understanding, for the categories listed, please indicate if the needs within you community have decreased, stayed the same, or increased in the past five years:



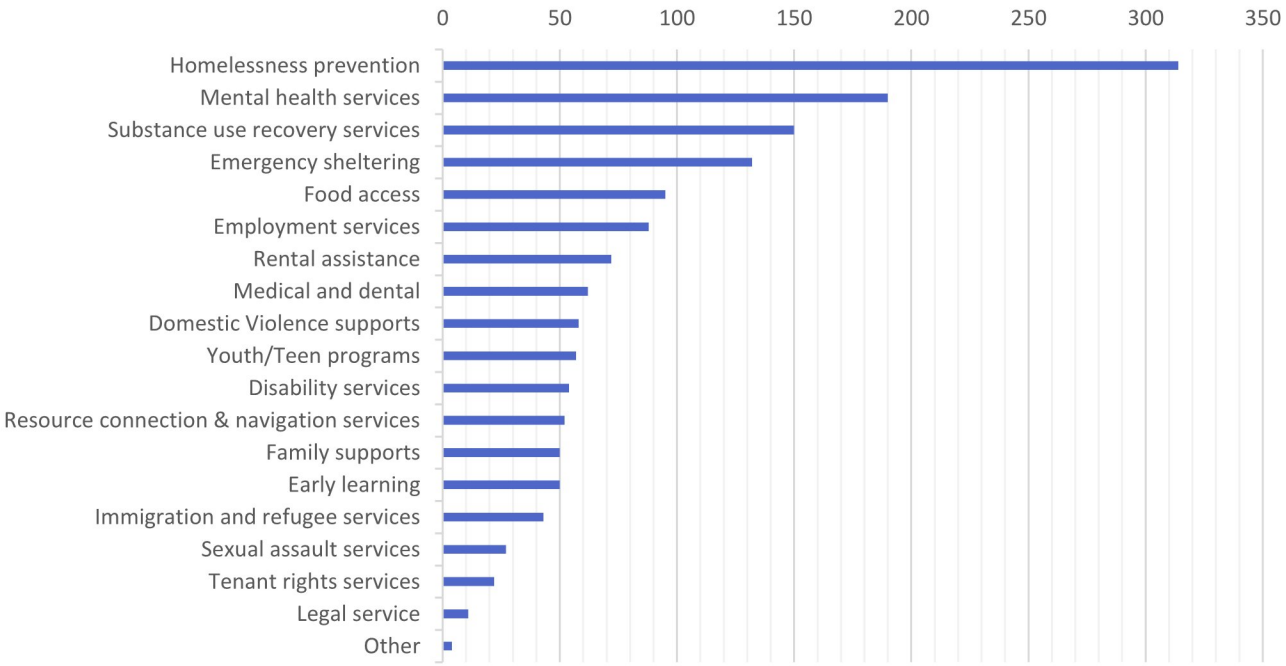
In all categories above, over 50% of survey respondents indicated that they believe needs have increased. The categories with the highest percent of respondents indicating needs have increased are homelessness and housing stability (89%) and basic needs (79%).

Q. 2 - From your experience and understanding, please rank the community needs from highest to lowest (0=low and 10=high)



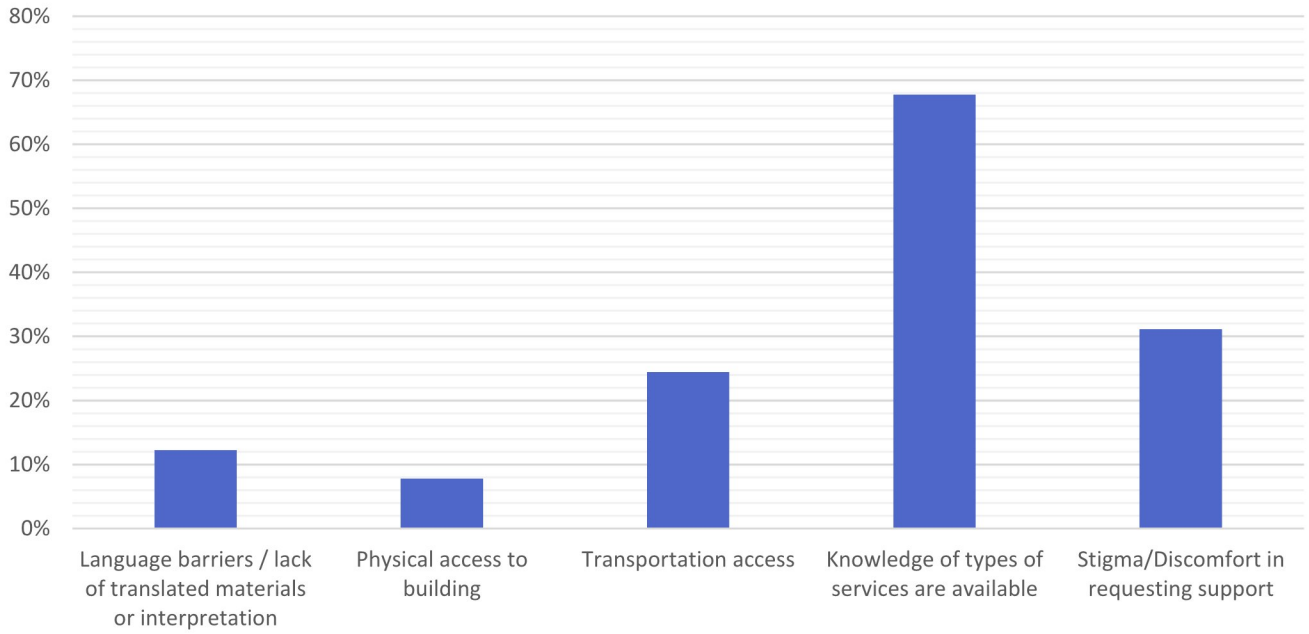
The scores outlined above are a weighted 0-10 ranking. Further echoing *Question 1*, basic needs and homelessness/housing stability are among the top issues for survey respondents.

Q. 3 - From your experience and understanding, please rank the top 5 types of services needed in your community.



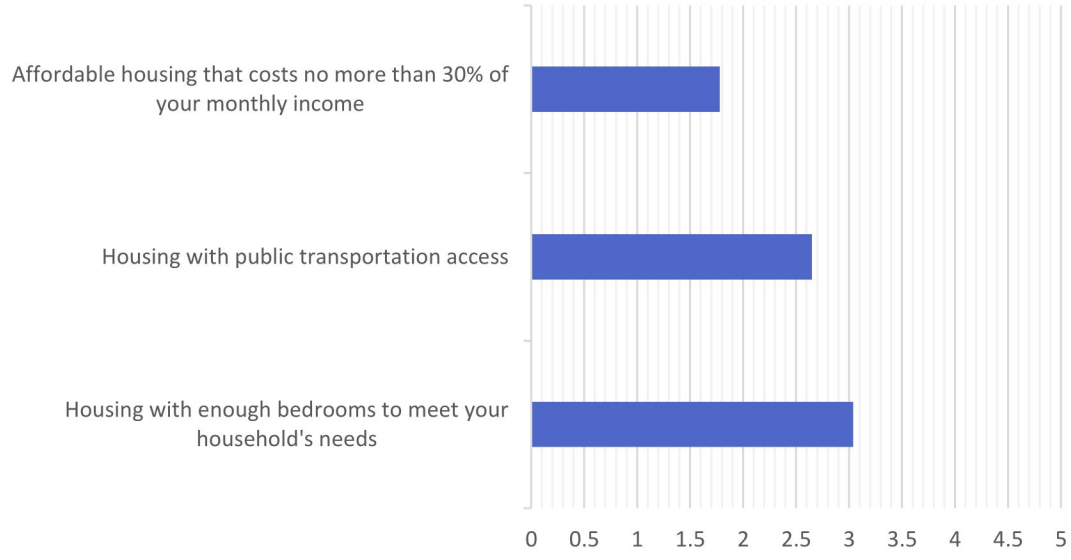
The above graph outlines a weighted score given to each response. A rank of 1, the highest community need, was assigned 5 points, while a rank of 5 was assigned 1 point. Like questions 1 and 2, homelessness prevention was at the top of issues respondents are seeing as the largest need in their community.

Q. 4 – Please identify any barriers you have experienced while attempting to obtain services in Auburn.



Of those respondents identifying barriers to access services in Auburn, knowing what types of services Auburn offers was the primary barrier. About one-third of respondents identified stigma as a barrier and 25% listed transportation as a barrier to Auburn services

Q. 5 – For the following three (3) statements, rate the availability of housing within Auburn from a scale of 0-5. Zero indicates lack of availability, 5 indicates an adequate supply.



Results from question 5 indicate that the respondents believe the availability of affordable housing in Auburn is relatively low, receiving an aggregate score of 1.78 out of 5. This perception of limited affordable housing availability is rooted in market realities. The limited availability of affordable housing is reflected by the number of cost burdened households; impacting both renter and owner households. This concern echoes many of the other key takeaways from the survey: the issue of homelessness and basic needs (food & shelter) is inextricably linked to the cost of housing. Survey respondents identified housing with public transportation access in short supply (2.65) and housing with enough bedrooms closer to an adequate supply (3.04).

Q. 6 – Are there additional types of human services that are needed in Auburn?

This was an open-ended question. Key themes that emerged were the issue of homelessness, mental health and substance abuse services, and services/transportation for specific populations (seniors, youth, persons with a disability).

Of the services brought up in the responses to this question, Auburn is or has funded organizations providing those services. However, these responses contribute to the general theme of the survey that the highest priority needs in Auburn are related to homelessness/housing stability, mental health/substance abuse services, and transportation.

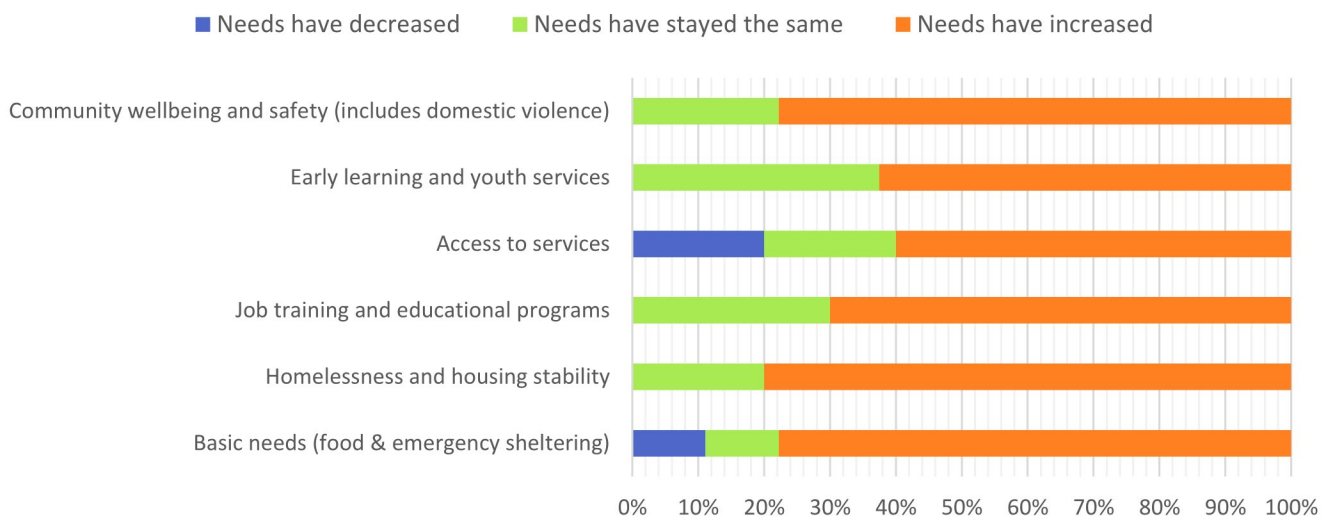
Q. 7 – Please enter additional feedback or comments you may have regarding human services in Auburn

The respondents' comments to this prompt further illustrate what the previous questions have highlighted. The issue of homelessness in the community at-large is at the forefront of many of the respondents. Several strengths were pointed out by residents, namely the Auburn School District in their capacity to address students with special needs, and City Staff for their collaborative approach in issue identification and problem-solving.

Staff Survey

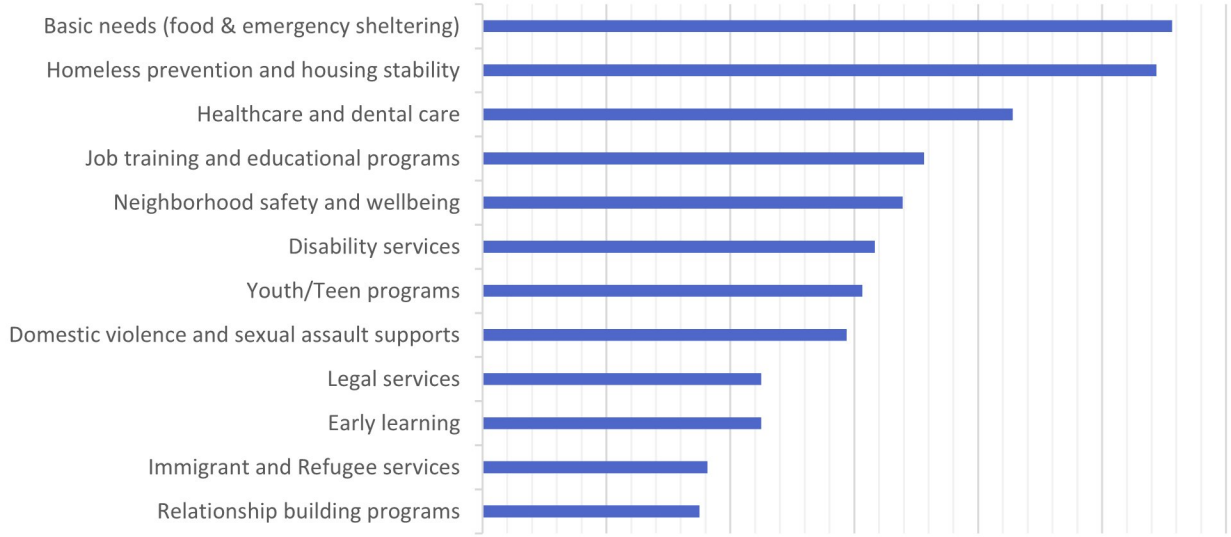
The staff survey was developed in conjunction with Auburn City staff and disseminated by Auburn City Staff to their colleagues whom hold positions that connect residents to human services. The *Staff Survey* was only intended for public-facing city staff who help connect residents to services as part of their role. Target staff groups: parks, arts, and recreation staff, community services, code enforcement, utilities, police department, mayor's office. Invitation intended to reach approximately 65-70 city staff. There was a total of 10 responses to the survey, below is a summary of those responses.

Q. 1 - From your experience and understanding, for the categories listed, please indicate if the needs within you community have decreased, stayed the same, or increased in the past five years:



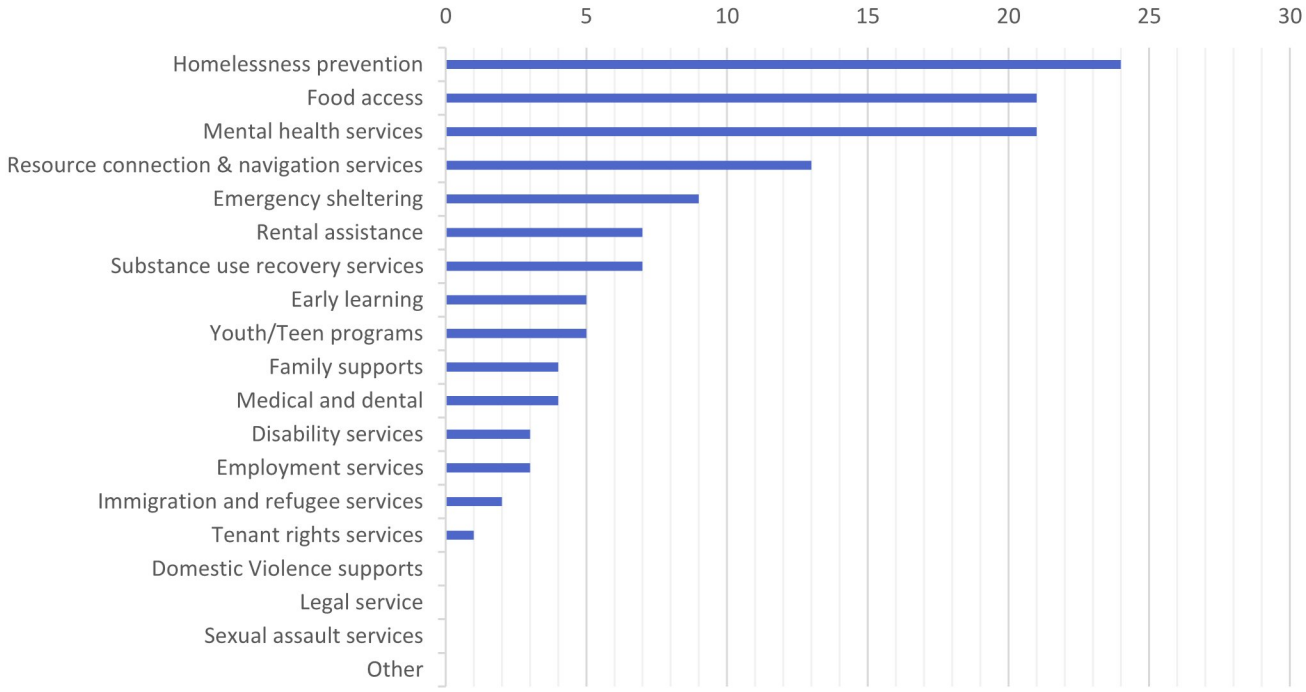
The majority of staff survey respondents identified all types of services as having increased in need over the past 5 years. Like the resident survey, staff also listed homelessness/housing stability, basic needs, and community wellbeing as the top three categories.

Q. 2 - From your experience and understanding, please rank the types of services by need in your community



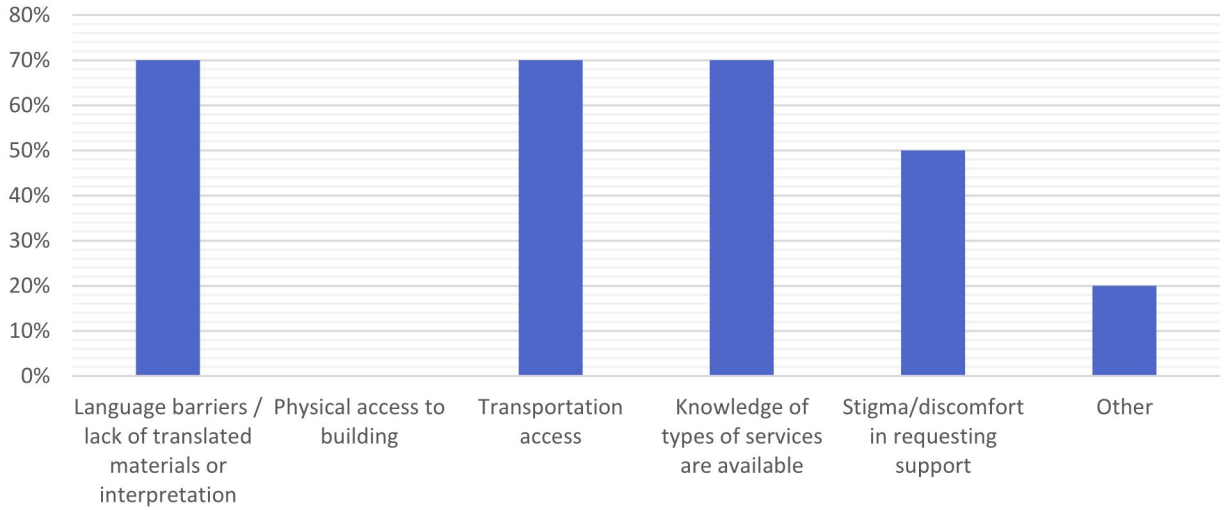
The above graph outlines the weighted score for each type of service. The top two listed, basic needs and homeless prevention/housing stability are identically ordered from the resident survey. Also, the bottom four scores here are the same bottom four scores from the resident survey. Sharing the top and bottom types of services indicate a shared understanding from city staff and residents of the greatest needs are.

Q. 3 - From your experience and understanding, please rank the top 5 types of services needed in your community



The above graph outlines a weighted score given to each response. A rank of 1, the highest community need, was assigned 5 points, while a rank of 5 was assigned 1 point. Homelessness prevention, food access, and mental health services rank as the top three needed services from the perspective of City staff. These needs are echoed from the resident survey, where homelessness prevention was the top need identified, while mental health service was number two, and food access was number five.

Q. 4 - Please identify any barriers you have experienced while attempting to obtain services in Auburn

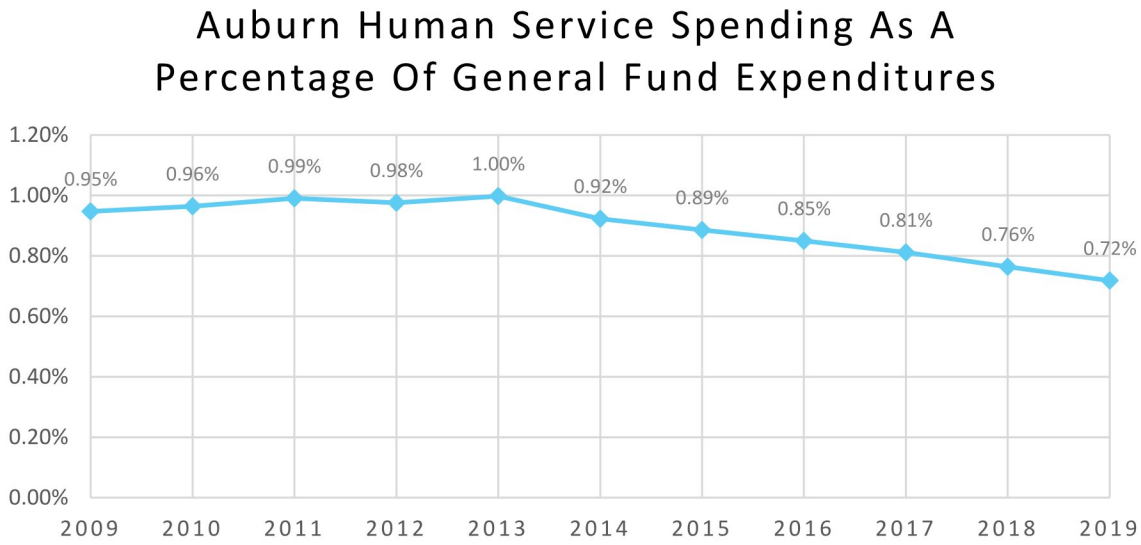


The City Staff survey respondents identified language, transportation, and knowledge of services available as the top three barriers they see when working with residents.

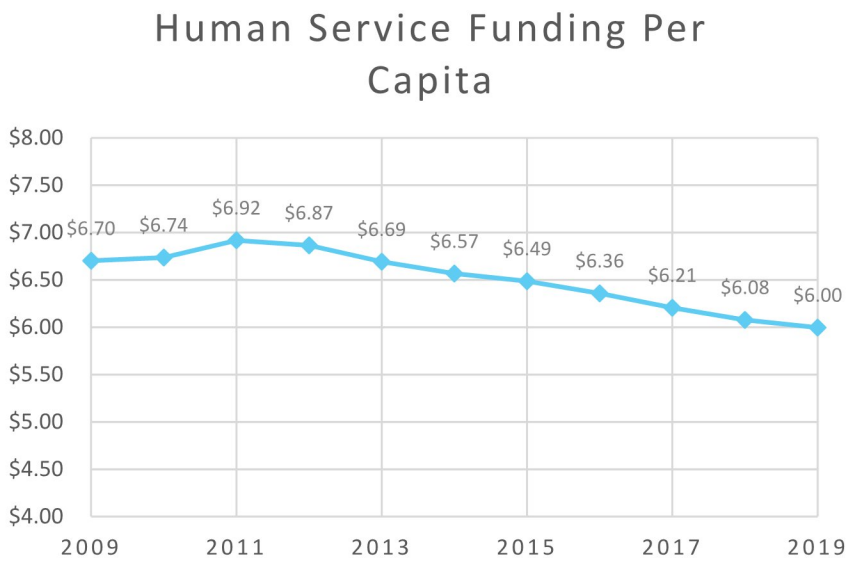
Funding Distribution Trend Analysis

Auburn is a member of the Human Service Funders Collaborative, a group of eighteen (18) cities that have formed a joint application process. Human service providers are able to submit one application to any of the participating cities, simplifying the administrative burden. Applications submitted to Auburn are reviewed by the Human Services Committee, a 9-member volunteer board appointed by the Mayor and approved by the City Council. The committee produces funding recommendations, presenting to the City Council in a scheduled Fall session. Final allocation amounts will be approved and adopted as part of the overall City budget. This process of funding occurs every two years.

The City of Auburn has historically aimed to fund Human Services at a rate of 1% of the total general fund. This funding has slowly crept below that 1% mark over the past decade. The amount made available to organizations through the Human Services application process has typically been near $560,000 each year; this includes approximately $490,000 from the General Fund, and approximately $70,000 from the City's Community Development Block Grant (CDBG) program. The CDBG funding for human service activities is capped at 15% of the entire CDBG allocation, Auburn makes every effort to reach this cap each year.



Funding human service programs as a percentage of the general fund is one strategy. However, this strategy is subject to economic fluctuations. In a "down" economy, often those low- and moderate-income households are in greater need, increasing demand of services. Tying human service funding to general fund expenditures in a "down" economy may leave the funding of critical services at a level that is not capable of meeting demand. The primary alternative to this method is a funding strategy that is based on the population and its growth. Per capita funding works to keep pace with growth, reducing strain on smaller organizations and non-profits as they see dramatic increases in demand for their services while not gaining access to resources at the same pace. Also, in recession years when the demand for human services increase, through a per capita funding strategy, resources to service agencies will not be impacted.

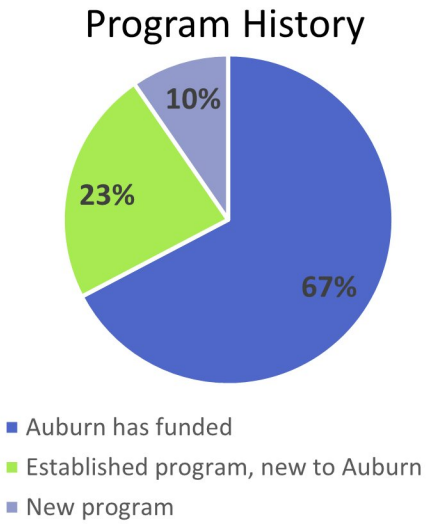


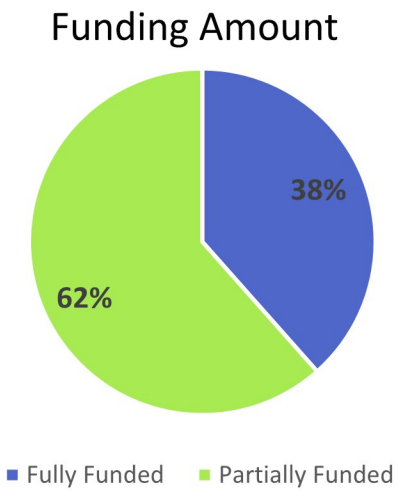
As of August 2019, the Auburn City Council is considering a move to per capita funding for Human Service programs.

Per Capita Funding Scenario

2019 Population	*81,720*
General Fund Expenditures	*$68,244,317*
Human Service Funding at $8.15/resident	*$666,018*
Human Service funding as % of General Fund	***0.98%***

In the 2019-2020 Human Services Collaboration application process there were 83 applications submitted from 63 different agencies, totaling a request of $1.4 million. Of those organizations funded by Auburn, there were 40 unique agencies, funding 52 unique projects.





The majority of programs funded in the 2019-2020 cycle are programs that Auburn is familiar with; about 30% of funded programs were new to Auburn. Of those programs that were funded, about 40% were funded at their requested level.

Total Requested Amount	***$873,113***
Recommendation	*$490,000*
Difference	***$383,113 (43%)***

Of programs receiving either partial or full funding, the total request was $873,113. Nearly all programs that received full funding have been funded in the past (85%).

Human Service Spending as a Ratio of General Fund Expenditures

Below is a comparison of 2017-18 human service spending as a part of general fund expenditures. Human service spending in this comparison is determined by the granted amount for the 2017-2018 Human Service Funders Collaborative. To normalize comparisons, no CDBG funds are included in the Human Service spending below because not all cities in King County received those funds. Those cities that *do* receive CDBG funds listed below are: Auburn, Federal Way, and Kent.

Human Service Spending as a Ratio of General Fund Expenditures (no CDBG funds)

City	General Fund Expenditures	Human Service Spending	Human Service Ratio
Auburn	$ 68,244,317	$ 437,300	0.64 %
Covington	$ 10,772,568	$ 136,500	1.27 %
Federal Way	$ 52,843,000	$ 585,840	1.11 %
Issaquah	$ 43,260,080	$ 371,500	0.86 %
Kent	$ 94,400,000	$ 1,044,500	1.11 %
SeaTac	$ 73,067,091	$ 495,209	0.68 %

As a ratio of total general fund expenditures, Covington contributes the largest portion of their City budget to human service projects at 1.27%, followed by Federal Way and Kent (both CDBG entitlement Cities) at 1.11%. Of those cities that receive CDBG funds, below is the breakout of Human Service spending as a ratio of general fund expenditures *including* the use of 15% of CDBG funds on human service projects.

Human Service Funding with CDBG Funds Included

City	2017 CDBG Allocation	15% Human Service Spending Cap	Human Service Ratio WITH CDBG funds included
Auburn	$ 428,078	$ 64,212	0.73 %
Federal Way	$ 674,568	$ 101,185	1.30 %
Kent	$ 1,054,657	$ 158,199	1.27 %

Auburn Funding Prioritization

As established in Resolution 5348, adopted by the Auburn City Council on February 5, 2018, the *Auburn Human Service Funding Priorities* are as follows:

1. Services that address basic and emergency needs, including food, shelter, health and dental care
2. Programs that prevent homelessness and support housing stability
3. Job training and educational programs that provide economic opportunity for Auburn residents
4. Programs that promote wellbeing and safety of individuals and families in the community
5. Programs that support positive relationship within families, neighborhoods, and communities

AND

- Homelessness Prevention and Housing Stability
  - Diversion
  - Rental Assistance
  - Shelter and Navigation Services
  - Domestic Violence Supports
- Food Access
  - Emergency Food
  - Meal Programs
  - Food Delivery
- Healthcare
  - Dental
  - Mental Health
  - Chemical Dependency
  - Senior Health Access

Based on the 2018 Resolution cited above, below is a breakout of the funded organizations in the 2019-2020 application cycle by type, as classified by the Human Services Committee:

Priority	Funded Orgs	Funding Amount	Percent of Budget
Homeless Prevention/Housing Stability	15	$161,027	33%
Basic and Emergency Needs	13	$140,475	29%
Wellbeing and Safety	4	$100,710	21%
Job Training and Education	4	$46,288	9%
Positive Relationships	7	$41,500	8%

A majority of those funds allocated through the human service competitive grant process are spent on *Homeless Prevention/Housing Stability* and *Basic and Emergency Needs*, a combined 62% of the human service budget. These two priorities reflect most of the need as outlined above in both the data portion and below in the focus groups/interviews. The budget recommendations outlined below are only in reference to those funds allocated through the human service competitive application cycle.

Qualitative Analysis

Focus groups and interviews were conducted with 14 stakeholder groups, including service providers, people accessing services, and professionals frequently interacting with people accessing services. Those consulted included a random sample. Randomization was done by using Microsoft Excel to assign a random number to each organization between 0.00000 and 1.00000, then rank those numbers from smallest to largest. The numbers nearest to zero (0.00000) were identified for consultations, resulting in interviews with the following groups: Auburn Public Library staff, Auburn Food Bank staff and consumers, NEXUS staff, NEXUS youth and young adult consumers, Bill Kirlin-Hackett of Interfaith TaskForce, Mother Africa staff, Ukrainian Community Center staff, Mobile Medical team, Mary's Place staff, Catholic Community Services staff, Sound Health staff, Lutheran Community Services staff and the Human Services Committee. A total of 33 people who are currently accessing services in the City of Auburn were interviewed.

Within each conversation, local strengths and gaps were highlighted and perspectives on priorities were shared. Several themes emerged, both positive and negative. Positive themes included examples of effective services that are currently available, including mobile medical services, access to food, a welcoming library, and the impact of word of mouth and peer sharing when it comes to obtaining resource information. Those strengths are elaborated upon in the next section. Broad concerns were consistent with other communities in the region, including the lack of affordable housing, mental health services, general medical services, emergency shelter, food access, and living wage employment, as well as many comments regarding unreliable public transportation and uncertainty about what resources are available locally. Below is a summary of those themes.

Affordable Housing: People struggle to pay rent in the Auburn area, both up-front costs to obtain housing as well as monthly rental costs. When asked what types of resources should be prioritized for funding in Auburn, people accessing services unanimously said housing assistance and more affordable housing, and service providers broadly agreed. There are long wait lists for subsidized housing resources, and units that are "affordable" require households to have income at a rate three times higher than rent, which makes many affordable units inaccessible, especially to those households in lower income brackets. People experiencing homelessness shared that up-front costs is sometimes all they need to obtain housing stability; covering a deposit, first month rent and move in costs would be sufficient to end their episode of homelessness. This speaks to the broad spectrum of housing resources needed in the community, from light touch, one-time assistance to intensive supportive housing interventions. The affordable housing crunch is felt throughout the region, as evidenced by the cost burden tables within the quantitative section of this assessment, and the spectrum of housing and supportive services interventions need to be significantly expanded.

Behavioral Health Services: Behavioral health providers cite access to treatment as a primary need in the region, second only to shelter/housing. Providers have access to funding for transportation to Seattle to access substance use treatment, which hasn't been ideal (outside their community) but has resulted in some success in connecting people to necessary resources. People without Medicaid insurance have no local options for treatment and are highlighted as a priority need. Although they've seen improved rates of coverage through the Affordable Care Act, 10% of people served by PATH outreach still have no coverage and cannot access services.

One provider highlighted a gap in use of the Homeless Management Information System (HMIS) specifically across South King County providers, largely due to volunteer-run and faith-based nature of resources (not required to use HMIS). This results in an equal access issue, and this provider has seen a disproportionate number of people

experiencing homelessness in South King County lose housing opportunities through the regional Coordinated Entry for All system (CEA). CEA utilizes service transactions documented in HMIS to determine active and inactive status of people who have requested housing support. When HMIS is not used to log service transactions, it results in people losing housing referral opportunities through CEA.

Medical Services: Common themes regarding medical services included 1) Inappropriate discharges and follow up from hospitals, and 2) Lack of medical respite care facility. It is not uncommon for Auburn Food Bank to see people transported via taxi between hospitals and their programs, when there is a clear need for additional medical care that human service organizations cannot provide. A more intensive medical respite care facility does not exist locally (closest is Harborview in Seattle), so people exit the emergency room with nowhere to go, directly to the streets or emergency shelter and often end up at the public library during the day. This results in the Mobile Medical Team seeing people with worsening/acute medical conditions that would be preventable if a medical respite care option were available. The Mobile Medical Team identified the number one strategy for providing effective and sustainable treatment as a medical respite facility. Without that critical resource, patients, often without housing options, are discharged without safe place to recover and no medical follow up.

Emergency Shelter: During daytime hours, there are no day center locations with general services; there is no safe place to go within the human services system. As for nightly emergency shelter, Sundown shelter is available to single adults experiencing literal homelessness, and they use a lottery system due to being beyond their capacity of 30 beds nightly. NEXUS offers a residential program to youth under 18 and emergency shelter to young adults 18-24. Beyond these maxed out resources, people within the City of Auburn do not have access to shelter, safe places to park and reside in their vehicles, or safe campgrounds. Couples without children, families with children and single women do not have access to any shelter within the City of Auburn, and people with pets and those actively using substances have no options for shelter within the City of Auburn, as low barrier shelter does not exist.

Supportive services, including case management, navigation, housing location, and mainstream resources such as mental health services essentially do not exist within existing shelter programming. Ray of Hope is largely volunteer-run and focused on meeting basic needs, and NEXUS has experienced numerous cuts and a resulting need to significantly reduce services and focus on meeting basic needs. When people are able to get help with accessing services, they often cite Auburn Public Library staff as the source of that support.

Living Wage Employment: One culturally tailored service provider cited employment as “the hardest challenge.” Another culturally tailored service provider wants to see “employment resources that work to build connections with agencies,” as many immigrants and refugees face discrimination from employers. Many employment barriers exist when English skills are limited; while staff can attend job fairs with clients, they lack capacity to have repeated meetings/interviews with employers.

Young adults do not find existing employment resources to be helpful; specifically mentioning their ability to do resume writing without WorkSource assistance. Young adult providers would like to offer in-house employment services tailored to young adults but have experienced funding cuts that limit their ability to cover more than daily operations.

Public Transportation: People accessing services cited hardship when it comes to getting around in Auburn and the surrounding areas. Free and reduced fare bus tickets are not readily available except for NEXUS consumers and people engaged by outreach teams. Weekend, evening and mid-day service is especially limited; at night, after Sundown

Shelter fills its beds, it is extremely difficult to find transportation to regional shelter options. People often need to travel into Seattle to access services and obtaining bus passes for such travel is a burden.

Basic Needs: People accessing services, specifically single adults and young adults, cited a need for access to clothing and business attire. Single adults accessing Auburn Food Bank have struggled to access regular showers, storage for personal belongings, and regular access to laundry machines. Without the ability to meet these basic needs, the ability to gain employment and work toward goals are exponentially more difficult, given the stigma and public reaction to perceived hygiene issues and hauling personal belongings around town and into interviews. Several people talked about the exhaustion associated with hauling their belongings all day, leaving little energy and ability to accomplish much else.

Knowledge of Available Resources: People currently accessing services in Auburn commonly cited frustration when attempting to obtain information about available resources. Despite calling hotlines, utilizing resource books and talking with social service staff, much resource information is outdated, disorganized and/or completely unavailable when a person is experiencing a crisis. While the 211 hotline and resource books are "accessible," the information available is "not helpful" and that is largely due to a lack of navigation services to guide people through complex systems and requirements. Young adults believe increased outreach and advertising specific to local resources would be helpful in addressing the issue. The Auburn Public Library was repeatedly mentioned as a safe place to be during the day, with access to computer resources and helpful library staff. Overall, people accessing services, social service staff and the general public struggle to obtain information about resources immediately available and find it challenging to move through benefit and service systems with consistent success.

Strengths

People with connections in Auburn want to remain in the Auburn area, despite challenges they experience making ends meet. Several community strengths were mentioned in conversations with stakeholders, including people with lived experience. Strengths focused on effective services that are currently available, including mobile medical services, access to food, a welcoming library, and the impact of word of mouth and peer sharing when it comes to obtaining resource information.

Mobile Medical Services: Interviews resulted in positive feedback regarding the effectiveness and consistency of the Mobile Medical Van, with desire for increased frequency. It's particularly important for the service to be delivered consistently, and to be anchored to an existing community service. Independent foot traffic does not reach enough people. Successful partnerships include day centers and meal programs. Additionally, youth have been satisfied by the care provided by The Country Doctor.

Access to Food: People cited access to food as adequate, and the Auburn Food Bank stated having adequate resources except during the holidays. However, one service provider cited concerns with food banks providing expired food.

Welcoming Library: Folks cited the public library as a safe, welcoming place to go during the day, and library staff identify this service as being part of their mission. The Auburn library has experienced steady increases in the number of people experiencing homelessness they are seeing during the day, increased need for support identifying resources, and frequent need to handle complex situations including mental health crises, which library staff haven't traditionally been trained to handle.

Word of Mouth and Peer Sharing: When it comes to obtaining resource information in the Auburn area, word of mouth is what people rely on. This is a common method of resource information sharing in most communities, but partly due to lack of a centralized location (mobile, physical, etc.) in Auburn to get such information. People are relying on each other to share what they know. One clear benefit of focus groups associated with this Needs Assessment was the peer sharing that occurred during the facilitated sessions; perhaps there is opportunity for continued peer sharing sessions in the short term.

Outreach Partnership with Police Department: Catholic Community Services (CCS) partners with the Auburn Police Department to deliver outreach to unsheltered people experiencing mental health and/or substance use issues and has seen success in this balanced approach. CCS offers a supportive service approach, paired with Auburn Police Department for law enforcement when necessary. Connection to services has been successful, including housing, shelter, food, and healthcare resources. Service providers highlight a preference for a Mental Health Professional to be hired within Auburn Police Department but have established successful partnerships in lieu of this resource.

Recommendations

Based on the most urgent needs highlighted by people accessing services as well as service providers, the authors of this assessment put forward the following recommendations:

1. **Increase the overall budget for Human Service programs.**
   Given the analysis above comparing neighboring cities sharing broad similarities to Auburn, it is recommended that the City of Auburn dedicate 1% of General Fund expenditures to Human Services. This 1% excludes CDBG funding. It is recommended that upon reaching the 1% of General Fund expenditures allocated to human services, that the City adjust annually to keep pace with population growth. Nearby cities that are CDBG entitlement grantees dedicate just over 1.1% of general fund expenditures to human services, that percentage goes up to just over 1.25% when including CDBG funding.

   Auburn and South King County have grown tremendously, driving up the cost of living. This upward trend in costs has put a great deal of pressure on those low- and moderate-income families. As pressure from Seattle continues to push households to the suburbs, this trend is not expected to lessen in the coming years. To meet this challenge, additional funding to the Human Services budget is strongly recommended.

   As the data, surveys, and focus groups above indicate, the needs in the City and the region have increased in all areas over the past five years. Most notably, the cost of housing has had a great impact on the families in Auburn. This is evidenced by data, the number of cost burdened households earning less than 50% of the Area Median Income (AMI) has increased by 21% since 2010. This increase in housing costs should be met with increased resource to assist those households that are most vulnerable to these market trends.

2. **Prioritize and expand shelter and housing options aligning with the Housing First philosophy**. According to the United States Interagency Council on Homelessness (USICH), "Housing First is a proven approach, applicable across all elements of systems for ending homelessness, in which people experiencing homelessness are connected to permanent housing swiftly and with few to no treatment preconditions, behavioral contingencies, or other barriers. It is based on overwhelming evidence that people experiencing homelessness can achieve stability in permanent housing if provided with the appropriate level of services. Study after study has shown that Housing First yields higher housing retention rates, drives significant reductions in the use of costly crisis services and institutions, and helps people achieve better health and social outcomes." When analyzing trends in communities who have moved the needle on homelessness and sustained the gains, alignment with Housing First is a clear, common thread. Alignment with Housing First includes and is not limited to the following examples:

   a) Access to emergency shelter and housing programs is not contingent on sobriety, minimum income requirements, lack of a criminal record, completion of treatment, participation in services, or other unnecessary conditions.
   b) Emergency shelter and housing programs accommodate couples as well as pets. This goes beyond the legal requirement of accepting service animals and acknowledges a household's "family" as they

define “family.” It is common for couples and people with pets to remain unsheltered as opposed to leaving a partner or pet to enter emergency shelter.

c) Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction are a part of some tenants’ lives. Many people live with substance use issues and remain successfully housed without entering the homeless system, demonstrating it is possible to remain housed despite substance use challenges. Aligning with the harm reduction philosophy, tenants are engaged in non-judgmental communication regarding drug and alcohol use and are offered education regarding how to avoid risky behaviors and engage in safer practices.

d) Staff in shelter are trained in and actively employ evidence-based practices for client/tenant engagement, such as motivational interviewing, assertive engagement, critical time interventions, and trauma-informed care.

e) Services focus primarily on rapid connection to permanent housing resources, utilizing a Housing Problem Solving approach, and consistent and intentional connections to Coordinated Entry for All (CEA).

3. **Expand supportive housing options utilizing evidence-based housing models.**
    a. **Housing Problem Solving**, specifically “diversion” and “rapid exit from shelter” approaches. Housing Problem Solving is an approach embedded within the homeless system focused on helping households utilize their strengths, support networks, and community resources to find housing. It should be attempted with everyone interacting with the homeless system, by staff highly trained in conflict resolution and mediation, and include flexible financial assistance when such assistance will make the difference between housing stability and entering or continuing to access the homeless system. Consider cross training staff from multiple systems for maximum impact, including emergency shelter and day center staff, public library staff, and mobile medical staff.
    b. **Rental assistance with supportive services** utilizing the Progressive Engagement model. Progressive Engagement means providing only the amount of assistance that’s necessary to support a household in stabilizing. According to the National Alliance to End Homelessness, most households require only a small amount of assistance to stabilize. For those who need more assistance, that should be provided. This is an individualized, highly flexible approach that maximizes resources by providing only the assistance that is necessary to support housing stability. Research supports an inability to predict the level of assistance a household will need to stabilize, even by looking at specific data around income, employment, substance use, etc. Therefore, supportive service staff must work closely with people to understand exactly what is needed to permanently end their episode of homelessness. It is important to utilize real time data to analyze displacement and equity-related implications of all housing interventions. Because data indicates displacement and equity issues within larger King County rental assistance efforts, emphasis is placed here for City of Auburn officials and partners.
    c. **Permanent Supportive Housing** targeted to people experiencing homelessness with long term rental subsidy and intensive service needs. This is a longer-term approach requiring a substantial planning effort, and supplemental to rental assistance programming that can serve as more of a short-term plan to make additional resources available to people immediately.
4. **Ensure strong housing location services are available**. The local and regional housing market makes identifying a market rate rental and negotiating with landlords incredibly challenging. Housing location services should be

available through existing housing programs to people receiving housing assistance to ensure a viable housing option is identified, and as needed, supports provided to landlords who are willing to negotiate reductions to their screening criteria when people have housing barriers such as an eviction or criminal history.

5. **Additional affordable housing**. As a participating member of the recently formed South King Housing and Homeless Partners, we recommend the City of Auburn continue to analyze its use of zoning policies and regional approaches to affordable housing. As the suburban areas of South King County continue to receive families and households pushed outwards from the Greater Seattle Area due to increased housing costs, Auburn will also see a rise in housing costs due to increased demand. This regional approach to affordable housing for South King County is an excellent start and will need several early victories to create buy-in to the notion that affordable housing is a solvable issue when looked at from a regional perspective with an equity lens.
    a. Formally, through the South King Housing and Homelessness Partners (SKHHP) this suggested regional approach has the opportunity move forward with a significant amount of funds. Auburn representation within SKHHP should strongly advocate for the pooling of HB1406 funds among the SKHHP membership. As recommended by the SKHHP Staff Working Group, the pooling of funds has the potential to increase the outflow from the fund significantly. To this point, affordable housing is a regional concern, and the regional approach should supply itself with adequate funding to secure an early and visible "win" to increase general trust among members and as a marketing tool for other communities interested in joining SKHHP.
6. **Expand access to basic needs services**, including laundry, showers and storage for personal belongings. Hours of access to laundry and showers must be available beyond traditional business hours and include weekends to accommodate employment and school schedules. Storage facilities that are accessible 24/7 are ideal given varying schedules. Incorporating a "resource navigator" role within these services may help to address both basic needs and the lack of resource navigation support cited by people accessing services.
7. **Access to resource information and navigation support,** resulting in meaningful connections to resources.
8. **Develop safe parking options for people living in their vehicles** due to lack of housing and emergency shelter options. Vehicle residency represented the largest increase in the 2019 Point in Time Count across King County, and within that increase, the region with the largest increase was South King County. Yet, there are no safe parking options within the City of Auburn. All Home, King County, City of Seattle and partners are working with HUD Unsheltered Initiative technical assistance providers from Cloudburst to identify priority action items and it is recommended the City of Auburn adopt recommendations provided through the Unsheltered Initiative process in late 2019 and early 2020.
9. **Funding Prioritization List –** Adopt a formal list of Human Service Funding priorities that are clear and may be tied to outcomes to facilitate clear communication with Auburn residents. Given the data analysis, survey results, and conversations with service providers and local programs, our recommended of priorities would be:
    i. Homelessness prevention & housing stability
    ii. Emergency sheltering
    iii. Supportive services (including housing related basic needs)
    iv. Basic Needs (food, medical/dental care)
    v. Job training/education

All types of programs funded in the past would reasonably fit under the proposed priorities above. For example, domestic violence programs could fit under priority 1, 2, or 3. Childcare, given the circumstance could fit under priority 3, 4, or 5.

Create a crosswalk document for applicants clearly indicating the priorities and what types of programs may fit under which priority. Applicants should identify which priority their program or service satisfies, and clearly outline the metrics for those services and/or programs such as: people served; beds/night provided, meals delivered, etc.

Create a vision/mission statement that justifies these priorities in a way that conveys to the public that priorities are understood and reflect the needs/desires of residents.

10. **Messaging and strategic communication –** Resident comments in the survey (both within the survey and on Facebook where the survey was disseminated) indicated that there are some sentiments that exist within the community that have extremely negative perceptions of their neighbors struggling with homelessness. Especially as residents see and experience increases in diversity and their perception is that homelessness is more visible, clear and accurate messaging with residents is critical.
    a. Clearly outline to the public what the human service priorities are, the amount of funding going to each priority in the most recent funding cycle, visualizing outcomes from funded organizations.

Budget Allocation Recommendations

The following are recommendations for prioritizing resources to maximize the local impact. Assuming 1% of the general fund expenditures in 2019 ($682,443) and including maximum cap of CDBG ($89,361), the total budget for recommendations below is $771,804.

75% of funding towards housing and associated services - $578,853

When asked how they would prioritize City of Auburn Human Service funding, 100% of community members in interviews and focus groups prioritized "housing" as the primary need. Based on local cost and outcome data, it is recommended that the City of Auburn dedicate at least 75% of the total budget to housing resources.

Of this 75%:

- 38% to housing problem solving interventions (diversion and rapid exit from shelter). The estimated average cost per household for these services in King County is $1,668. Given this, assisting 131 households would cost an estimated $220,176. (Noted in the below graphic as *Homelessness interventions*)
- 38% to rental assistance with supportive service programming, supporting an estimated 15 households at an average cost per household of $14,407 in King County.
- 24% to access housing related basic needs services, including storage, laundry, and showers. Storage was noted as a top priority among these services; a partnership with faith-based organizations may meet laundry and shower needs at a lower cost, and perhaps accommodate safe parking needs.

25% of funding towards meeting basic needs and job training - $192,951

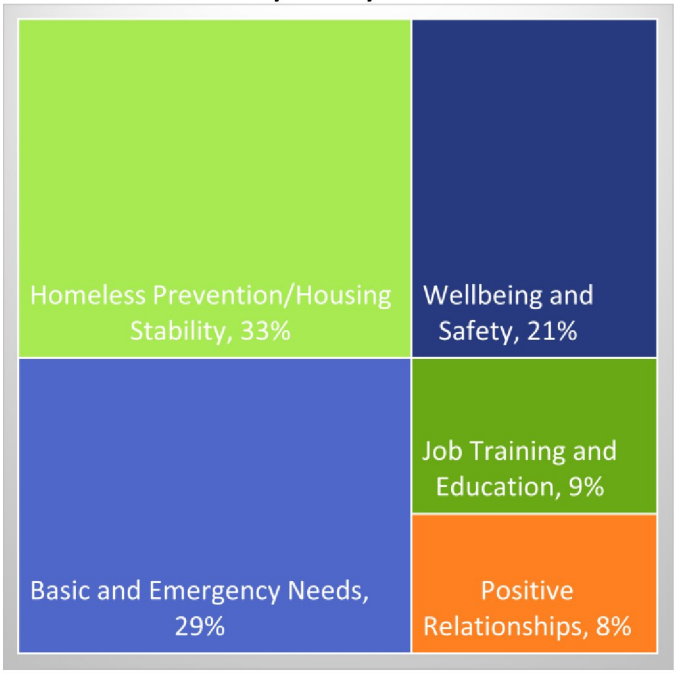
Of this 25%

- 65% ($125,418) would go towards those services provided offering basic and emergency needs outside of housing related services. Such as childcare resources, community health services, meal delivery, etc.
- 35% ($67,533) would go to job training and education services with the aim at increasing economic opportunities for those served.

The priorities funded in the past do not differ greatly from the recommendations outlined above. Given the need identified in focus groups, interviews, and throughout the data, it is recommended that a greater amount of funding be allocated towards housing specific needs. In the 2019-2020 cycle, approximately 45% of funding went towards organizations related in some way to housing services. It is recommended that that proportion be increased to 75%. In conjunction with this, it is also recommended to clearly identify and delineate between priorities, creating space for more streamlined outcome measurement and data standards.

The graphic below outlines the funded organizations by priority in the 2019-2020 cycle and compares that to the recommendation of funding by priority.

2019-2020 Allocation by Priority



Recommended Allocation by Priority



The following are additional recommendations for prioritizing existing staff time and resources to maximize the local impact:

- Create opportunities for collaboration and peer learning among service providers, as increased knowledge of available services and benefits increases the ability of frontline staff to offer system navigation to people in crisis. This should include facilitation of regularly scheduled meetings focused on resource sharing and identification of tools needed to support system navigation. A regional approach is recommended, in partnership with at least the communities of Auburn, Kent and Burien, which facilitates stronger collaboration between service providers of each city as well as Human Service staff and leadership.

- Lead focused effort to increase service provider participation in HMIS, especially among faith based and volunteer-run programming, to ensure equal access to housing resources through regional Coordinated Entry for All system as well as to contribute to local and regional data that will assist with future planning.
- Create clear and concise communication with residents around human service priorities. Develop dialog with residents around outcomes of human service funding and progress towards goals.

The following is a short description of how Spokane, Washington approaches providing human services to their residents.

In attempts to provide recommendations to Auburn on human service funding priorities as well as broader recommendations, an interview was conducted with a Homeless Program Specialist from Spokane to identify places where overlaps and differences exist. This was not included in the recommendations above because the infrastructure and processes comparing Auburn to Spokane are widely different and any specific recommendations based on Spokane's system would require long-term concentrated efforts and large amounts of resources. The system outlined below are ideas to consider.

Funding Cycle

- Spokane has shifted to a 5-year funding window for its human service providers. Acknowledging that this is a more extensive process at the outset while they are rewarded with a more static and high-quality collection of funded organizations.
- Realizing many of the same organizations were being funded from year-to-year, Spokane had a largely stable portfolio of organizations applying and being funded, making them more comfortable with the administrative and reporting capacity of many of the organizations applying for funds. Moving from a 2-year cycle to a 5-year cycle has freed up City resources and administrative capacity.
- Creative projects that may not have the administrative or reporting infrastructure at the outset may be funded using local dollars and not federal or state dollars. With a 5-year funding window, staff are able to work with these organizations to get their performance up to the system a whole in the least.

Contracting

- All 5-year awards are performance-based contracts with clearly defined, mutually agreed upon outcome measurements. Outcome measurements are often tied back to HUD or the Washington State Department of Commerce. This raises the data quality to a level that would allow a wider pool of funding for the organization to be eligible for. City staff is utilized for technical assistance (TA) throughout the program year, offering assistance where able to the funded service organizations. This is largely possible as cited by Spokane, due to the shift to a 5-year funding window. Freeing up staff from a large and frequent application process, it has allowed staff to act in a different more deeply involved role.

Performance Standards

- The City has minimum performance standards and holds each contract accountable to those. Spokane does not take a punitive approach, rather for those underperforming organizations, the City provides technical assistance to get them up to meet the standards at a minimum. The City makes every attempt to provide funded organizations with the tools to accurately record outcomes.

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
Joint Meeting with the Human Services Committee (Tate) (30 Minutes)

Date:
October 8, 2019

Department:
Community Development

Attachments:
No Attachments Available

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

For discussion only.

Background Summary:

Chapter 2.36 of the Auburn City Code (ACC) creates the Human Services Committee. Two important passages within Chapter 2.36 that lay the foundation for the purpose and role of the Committee are as follows:

> ACC 2.36.010 – "There is created the human services committee which is established to review the social needs of the city that should be considered when appropriating federal revenue sharing funds and general funds, and also to serve as a committee to advise the mayor and the council on allocation and application for grant funds to be used for community development projects."

> ACC 2.36.020 – "The human services committee should assist and advise elected officials of the city in identifying the local social service needs and recommending priorities to meet those needs including but not restricted to proposing programs, reviewing and evaluating existing programs, encouraging citizen participation, and performing other assignments referred to the committee by the mayor or council as deemed appropriate.

To achieve the above objectives, the Committee and staff work together to gather data, identify community needs, evaluate grant applications, and develop policy. The Human Services Committee does not have decision making authority; the Committee makes recommendations for consideration by City Council.

The joint meeting offers an opportunity for both bodies to have a more casual conversation about city needs and objectives as well as ways to enhance the overall delivery of human services in Auburn. Staff will not be providing a structure around which this conversation should occur in order to allow committee members and council members to share their own questions, ideas and opinions. Possible discussion points include:

- Debriefing on the prior year activities
- Previewing upcoming activities
- Discussion of service enhancements such as the grant application process and identification of service gaps and needs
- Discussion of funding levels
- Methods for enhancing communication lines between the committee and council

Reviewed by Council Committees:

Councilmember: Trout-Manuel **Staff:** Tate

Meeting Date: October 14, 2019 Item Number:

AGENDA BILL APPROVAL FORM

Agenda Subject:
CDBG Consolidated Plan and 2020 Annual Action Plan (Tate)
(20 Minutes)

Date:
October 8, 2019

Department:
Community Development

Attachments:
Resolution No. 5461
Item 1. Consolidatd Plan Overview
Item 2 - Consolidated Plan
Item 3 - Analysis of Impediments to Fair Housing Choice
Item 4 - CDBG Consolidated Plan and AI Overview (PowerPoint)

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Staff recommendation: Schedule Resolution No. 5461 for action by City Council at the regular meeting on November 4, 2019.

Background Summary:

Every five years, the City of Auburn is required to submit an updated Consolidated Plan to the Department of Housing and Urban Development (HUD) to guide the investment of Community Development Block Grant (CDBG) funds. Auburn's current Consolidated Plan ends in 2019, with the next plan (2020-2024) due to HUD by November 15, 2019. The Consolidated Plan is inclusive of the City of Auburn's 2020 Annual Action Plan for CDBG projects.

Auburn is part of the larger King County Consortium, therefore Auburn's Consolidated Plan is part of the larger regional plan. All King County Consortium members also largely share in the same Analysis of Impediments to Fair Housing Choice, a required document that has also been updated and is included in packet.

City Council scheduled and held a public hearing on the plan on October 7, 2019. No additional public comments were received at this time.

This presentation will describe the major components of the 2020-2024 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the 2020 Annual Action Plan.

Reviewed by Council Committees:

Councilmember: Trout-Manuel **Staff:** Tate

Meeting Date: October 14, 2019 Item Number:

RESOLUTION NO. 5461

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, ADOPTING THE 2020-2024 CONSOLIDATED PLAN, THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE, AND THE 2020 ANNUAL ACTION PLAN

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) designated the City of Auburn as an entitlement community for its Community Development Block Grant (CDBG) Program;

WHEREAS, the primary objective of the Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income;

WHEREAS, to be eligible for funding, the City of Auburn must submit a Consolidated Plan to serve as a federally required planning document to guide the City of Auburn's human service and community development efforts;

WHEREAS, the planning process to develop the Consolidated Plan involved public participation and guidance from non-profit and governmental agencies serving low income residents in the community;

WHEREAS, the City Council of the City of Auburn heard and considered public comment about the proposed 2020 – 2024 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the 2020 Annual Action Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RESOLVES as follows:

Section 1. Pursuant to Chapter 24 of the Code of Federal Regulations Part 91, the City adopts the 2020-2024 Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the 2020 Annual Action Plan.

Section 2. The Mayor is authorized to implement such administrative procedures as may be necessary to carry out directions of the legislation.

Section 3. This Resolution shall be in full force and effect on passage and signatures.

DATED and SIGNED this _____ day of XXXX, 2019.

CITY OF AUBURN

_____
NANCY BACKUS, MAYOR

ATTEST:

_____
Shawn Campbell, MMC, City Clerk

APPROVED AS TO FORM:

_____
Steven L. Gross, City Attorney

City of Auburn
2020-2024 Consolidated Plan Update

Overview

Every five years, the City of Auburn is required to submit an updated Consolidated Plan to the Department of Housing and Urban Development (HUD) to guide the investment of Community Development Block Grant (CDBG) funds. Auburn's current Consolidated Plan ends in 2019, with the next plan (2020-2024) due to HUD in November. The Consolidated Plan is inclusive of the City of Auburn's 2020 Annual Action Plan for CDBG projects.

Auburn expects to receive an annual entitlement of approximately $600,000 based on prior year allocations. CDBG funds are heavily regulated, with a limited scope of allowable expenditures.

Auburn is part of the larger King County Consortium, therefore Auburn's Consolidated Plan is part of the larger regional plan. All King County Consortium members also largely share in the same Analysis of Impediments to Fair Housing Choice, a required document that has also been updated and will be scheduled for Council approval as an addendum to the Consolidated Plan in November of 2019.

Goals

Projects and activities of the Consolidated Plan follow three broad goals:

Affordable Housing – Ensure access to healthy, affordable housing for low- and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation.

Ending Homelessness – Make homelessness rare, brief, and one-time and eliminate racial disparities.

Community and Economic Development – Establish and maintain healthy, integrated, and vibrant communities by improving the well-being and mobility of low- and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.

Goal One Affordable Housing	Goal Two Ending Homelessness	Goal Three Community and Economic Development
Housing Repair Program	Homelessness prevention public services (e.g. job training programs or eviction prevention)	Infrastructure (sidewalk improvements)
Capital improvements for nonprofit affordable housing properties	Homelessness intervention public services (e.g. street outreach or medical and dental services)	Fair Housing public services (e.g. tenant workshops or legal assistance)

City of Auburn
2020-2024 Consolidated Plan Update

Changes to Note
The overarching goals of the Consolidated Plan have remained similar to the 2015-2019 strategic planning period. However, the Consolidated Plan highlights the need for ongoing work around fair housing, displacement, and equity and social justice:

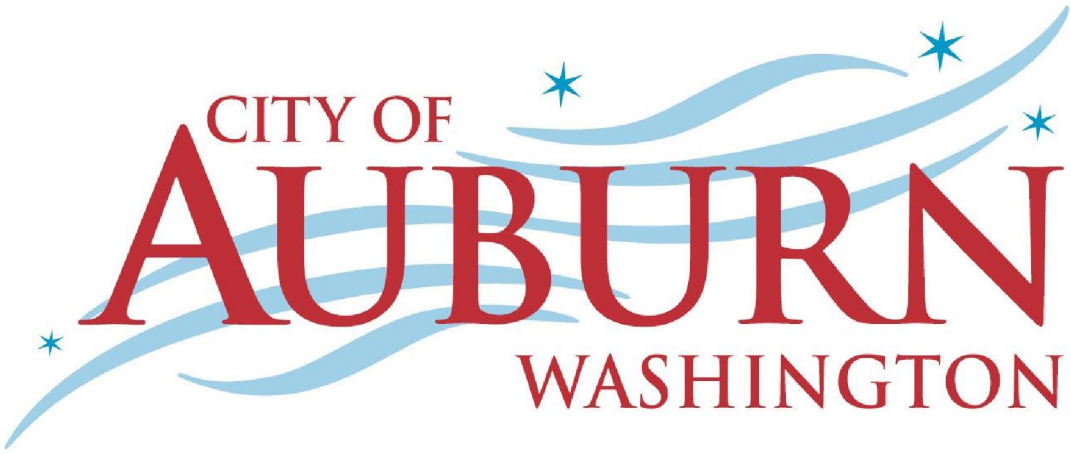
- All three overarching goals explicitly include language for these priorities.
- The Consolidated Plan is informed by the 2019 Analysis of Impediments to Fair Housing Choice and supports the ten Fair Housing Goals.
- Fair Housing public service activities have been specifically prioritized based on community input and fair housing data.

Timeline and Process
The Consolidated Plan has been publicly available on the city's website since September 3, 2019. A 30 day public comment period was provided and advertised in the Seattle Times. City Council held a public hearing on October 7, 2019 and will receive a presentation from staff with all public comments incorporated at the October 14, 2019 Study Session.



King County Consortium Members

Participating Jurisdictions				
Auburn	Bellevue	Federal Way	Kent	
Joint Agreement Cities				
Burien	Kirkland	Redmond	Renton	Shoreline
Partner Cities				
Algona	Black Diamond	Beaux Arts	Bothell	Carnation
Clyde Hill	Covington	Des Moines	Duvall	Enumclaw
Hunts Point	Issaquah	Kenmore	Lake Forest Park	Maple Valley
Medina	Mercer Island	Newcastle	Normandy Park	North Bend
Pacific	Sammamish	SeaTac	Skykomish	Snoqualmie
Tukwila	Woodinville	Yarrow Point	Unincorporated King County	



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City of Auburn
Community Development Block Grant Consolidated Plan
2020 – 2024

Executive Summary

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

1. Introduction

The purpose of the City of Auburn's contribution to the King County Consortium Consolidated Plan is to provide guidance for the investment of certain Community Development Block Grant (CDBG) funds in the City and within the surrounding region as well as setting forth goals and performance measures. The Consolidated Plan has been prepared on behalf of and with the assistance of participating groups, agencies and organizations. The City of Auburn is committed to finding effective, coordinated approaches to address the unmet needs of its low and moderate income residents, and has aligned the goals of the Consolidated Plan with our Urban County Consortium partners.

The City of Auburn anticipates receiving approximately $600,000 per year in CDBG funds during the five year period of the Consolidated Plan for program years 2020-2024. These funds will be used to address housing, homelessness, and community development needs throughout the community.

Data in this Consolidated Plan is based primarily upon the 2011-2015 American Community Survey (ACS) five-year data set, which is the most current ACS data available at time of publishing. This data provides the most detailed information available on income, poverty, housing, and housing cost burden. For the purposes of Auburn's Consolidated Planning process, the ACS data has been supplemented in this Plan with more recent data from community surveys, focus groups, public meetings, and other available data sets pertaining to housing and community development. The Consolidated Plan follows the Department of Housing and Urban Development's (HUD) standardized template, and each section contains questions framed by HUD.

The Consolidated Plan also takes into account the findings and goals of King County's 2019 Analysis of Impediments to Fair Housing Choice (AI). The AI found that systemic segregation, disproportionate housing needs, and individual-level discrimination are present and ongoing across King County, including in Auburn.

Key Findings from the AI include:

- King County has become significantly more diverse over recent decades.
- Jurisdictions in King County can be categorized within three racial compositions: areas that are diverse, predominantly White and Asian, and predominantly White.
- South Seattle and Southwest King County contain the most diverse areas of King County and face the greatest barriers in access to opportunity.
- Economic segregation is a major factor to segregation patterns throughout King County and protected class status is frequently correlated with lower incomes.

- Housing prices have increased dramatically in the last ten years, displacing lower-income communities of color and immigrants.
- Field-testing conducted across jurisdictions in King County found evidence of individual-level housing discrimination in about half of all tests. The testing that occurred in Auburn was consistent with these results.

The AI proposed the following Fair Housing Goals:

1. Invest in programs that provide fair housing education, enforcement, and testing.
2. Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity.
3. Provide more housing for vulnerable populations.
4. Provide more housing choices for people with large families.
5. Support efforts to increase housing stability.
6. Preserve and increase affordable housing in communities at high risk of displacement.
7. Review zoning laws to increase housing options and supply in urban areas.
8. Work with communities to guide investments in historically underserved communities.
9. Support the Affordable Housing Committee's efforts to promote fair housing.
10. Report annually on Fair Housing Goals and progress.

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

Within this context, the Consolidated Plan's identified objectives and outcomes are:

1. **Affordable Housing** – Ensure access to healthy, affordable housing for low- and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation.
2. **Homelessness** – Make homelessness rare, brief, and one-time and eliminate racial disparities.
3. **Community and Economic Development** – Establish and maintain healthy, integrated, and vibrant communities by improving the well-being and mobility of low- and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.

To accomplish these outcomes and objectives, the City invests in programs that meet the community basic needs, increase self-sufficiency, provide economic opportunity and develop a safe community.

3. Evaluation of past performance

During the first four years of the 2015-2019 Consolidated Plan, Auburn worked with the community, nonprofit agencies, HUD, and our partners in the King County Consortium to make progress towards our Consolidated Plan goals.

Each year, the City of Auburn prepares a Consolidated Annual Performance Evaluation Report (CAPER) and submits it to HUD. The CAPER reports on the specific accomplishments and activities for that year.

From 2015 to 2018, the City of Auburn achieved the following with CDBG funds:

- 242 households received home repairs
- 81 residents received job training and placement
- 54 small businesses received assistance
- 75 youth received free after-school programming
- 209 residents received medical services
- 247 residents received dental services
- Bathrooms at Les Gove Park were renovated to become ADA accessible
- A house was rehabbed to accommodate a transitional housing program which has served multiple families in the community
- A small business in the downtown core received a business façade improvement
- Four sections of sidewalk were built or modified to meet ADA requirements

4. Summary of citizen participation process and consultation process

The City of Auburn held a public meeting prior to the development of the Consolidated Plan in order to receive public input on community needs, barriers to fair housing, priorities, and potential strategies. Notices for the meeting were posted on the City's website and emailed to agencies and community stakeholders via a distribution list.

In addition to soliciting direct input from community members, the City also worked with a consultant to complete a 2019 Community Needs Assessment. The report synthesized data and community feedback from stakeholder interviews, focus groups, and a community-wide online survey. This data and input went into the development of the Needs Assessment and Market Analysis sections of the Consolidated Plan.

The City of Auburn in conjunction with the Consortium consulted with multiple public and private agencies during the development of the consolidated plan. Agencies that participated in consultations included: the King County Housing Authority, All Home King County, other government human service providers and nonprofit agencies delivering services in Auburn and the subregion.

In addition to conducting consultations during the development of the plan, the City of Auburn collaborates and works closely with numerous coalitions, committees and government entities throughout the duration of the plan in efforts to enhance strategies and systems to meet established goals and objectives on the plan.

The draft of the Consolidated Plan was posted on September 4, 2019 for public comment.

5. Summary of public comments

Prior to development of the Consolidated Plan, the City collected input from a public meeting held on April 1, 2019 to inform community needs and gaps, and to receive input from Auburn residents on how impactful the 2015-2019 Consolidated Plan strategies were.

Community members shared feedback with the City on what is working well, what is missing from our previous Consolidated Plan strategies, what they would like to see prioritized, and the ways in which our residents are experiencing barriers to fair housing choice. Below is a summary of key feedback received from public stakeholders.

What is Working Well

- Sidewalk ADA improvements help create greater accessibility and safety for the community
- Health and dental services
- Youth after-school programming
- Small business assistance helps to build entrepreneurship opportunities for community members

What is Missing

- There continues to be a significant need for health services in the community, including mental health and substance abuse treatment.
- Supports for tenants are limited and more is needed in the areas of tenant education, legal assistance, and mediation support for direct landlord engagement.
- A greater focus is needed on homelessness prevention services in the community.
- Transportation within Auburn and the larger region continues to be a barrier to accessing services and employment easily and efficiently.

Barriers to Fair Housing Choice

- The lack of housing affordability, locally and regionally, is a key barrier for low- to moderate-income residents accessing safe and healthy housing in a community of choice.
- There is more education needed for both landlords and tenants on their rights and responsibilities.
- Many individuals in local shelters are housing ready and have rental resources available, but there are no housing units available for them to move into. This increases the strain on our homeless crisis response system.
- The lack of proactive enforcement and oversight of tenant protections translates to a lack of systemic accountability for tenant rights and rental housing quality in our community.
- The process for Fair Housing Enforcement is particularly challenging for vulnerable populations to access, due to fear of retaliation and an overly complex civil legal system.

- Low income renters in our community face particular challenges with absentee/out of state landlords in rental properties and mobile home parks.
- Credit scores and social security numbers are being used as neutral tools to discriminate against potential tenants.
- Tenants are experiencing barriers to accessing housing due to the changing technology used by landlords and property managers. A lack of access to technology for online applications presents soft barriers, while discrimination in the form of social media ad targeting can be a more concrete form of discrimination that bars access to rental information by certain populations.

Recommended Actions Identified by Public Stakeholders

- Programs that support low-income homeowners with energy efficiency improvements to reduce overall housing cost.
- Programs or policies that address the increasing rental costs in the community.
- Need to prioritize services for renters in the community.
- Support pre-apprenticeship programs that provide job training and build skills in repair and manufacturing trades.

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

All comments and views provided were taken into consideration during the Consolidated Plan process. Any comments not accepted were deemed as offensive, inappropriate or had no relation to issues related to Auburn or the Consolidated Plan.

7. Summary

Auburn residents along with stakeholders, community partners, service providers and others were consulted during the development of the Consolidated Plan. They provided valuable input that supported to the development of the outcomes and objectives listed in the Consolidated Plan. The remainder of the plan will provide further detail on how Auburn intends to employ its investment.

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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	Auburn	Community Development Department
CDBG Administrator	Auburn	Community Development Department
HOME Administrator	King County	Department of Community and Human Services
ESG Administrator	King County	Department of Community and Human Services

Table 1– Responsible Agencies

Narrative

The City of Auburn, as a member of the King County Consortium, administers its own CDBG funds and prepares its own Consolidated Plan for the administration of those funds. However, it also contributes to sections of the King County Consolidated Plan relating to the HOME program. The lead staff for King County are identified below:

HOME Program – Nicole Washington
ESG Program – Kate Speltz

As a member of the King County Consortium, the City works closely with numerous nonprofit organizations in the region that implement programs funded by the City of Auburn CDBG program. A detailed list of agencies responsible for administering funded programs by CDBG can be found in the Action Plan section of this document.

Consolidated Plan Public Contact Information

Joy Scott
Community Services Manager
City of Auburn
25 West Main Street
Auburn, WA 98001
253.876.1965
jfscott@auburnwa.gov

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

1. Introduction

This section describes the community consultation process followed by the City of Auburn in updating the Consolidated Plan and the coordination with other local governments, the Continuum of Care, service agencies, and community stakeholders. The City of Auburn consulted with multiple public and private agencies as well as community members during the development of the Consolidated Plan.

In addition to conducting consultations during the development of the plan, the City of Auburn collaborates and works closely with numerous coalitions, committees, and government entities throughout the duration of the plan in efforts to enhance strategies and systems to meet established goals and objectives of the plan.

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

The City of Auburn works closely with partnering King County jurisdictions, public housing authorities and health providers to develop systems in order to improve the quality of service and access for low-income residents as well as the community as a whole within the city and throughout the region.

The City of Auburn, in partnership with the Seattle-King County Coalition on Homelessness, convenes a monthly group of service providers, faith communities, community advocates, and others, to coordinate efforts on serving individuals experiencing homelessness in South King County. The meeting provides a venue for resource sharing, collaboration, training, and best practice implementation. City staff also participate in regional collaborative and decision making bodies such as the King County Joint Recommendations Committee (JRC) and the South King County Human Services Planners group. The city is a member of the King County Human Services Funder Collaborative, which provides a more streamlined process for human service agencies to access funding from multiple cities.

Additionally, the City participates in monthly meetings with staff from King County Department of Community and Human Services, Public Health King County, the Housing Development Consortium, Valley Cities, the Multi-Service Center, and the King County Housing Authority to review program progress and delivery of services funded through regional efforts. This regional collaboration work is supported by the South King Housing and Homelessness Partnership, which Auburn and other South King County Cities contribute to in order to build additional capacity to address issues related to housing and homelessness in the South King County region.

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

Since 2016, King County and All Home, our region's Continuum of Care (CoC) lead agency, launched the Coordinated Entry for All (CEA) system for homeless populations and has been refining the system since then. National research identifies coordinated entry as a key component for an effective homeless system because it improves the quality of client screening and assessment, matches clients to appropriately targeted services and resources, and promotes a more efficient use of resources. CEA processes and prioritizes assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

A key feature of the CEA system includes a common assessment tool, the CEA Housing Triage Tool, which is based upon vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and young adults are a part of the coordinated system. In addition, CEA utilizes regional access points which serve as the primary "front door" for the homeless housing system.

Auburn's mayor is a member of All Home's coordinating board, and participates in regional CoC efforts. During the latter half of 2019, Auburn staff have been invited to provide feedback to King County and All Home in their efforts to shift the current governance model of our CoC. We expect to continue to play a role in this process during the 2020-2024 Consolidated Plan period.

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 ESG program focuses on assisting people to quickly regain stability in permanent housing after experiencing homelessness or a housing crisis.

Consultation with CoC - During the planning process, All Home, the CoC, advises and collaborates with the County and the City of Seattle in stakeholder meetings as a part of the development of the Consolidated Plan and the Action Plan.

Allocation of ESG Funds - The Consortium consults with, member jurisdictions, stakeholders, and the public, and works with the Joint Recommendation Committee to allocate ESG funds. Auburn has a representative on the JRC and works closely with King County to provide input on local context. Funding awards are made on a competitive basis through bi-annual funding rounds advertised publicly and conducted through the King County Department of Procurement.

Performance Standards and Evaluation of Outcomes - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families, is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing,

permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

Funding, Policies and Procedures for HMIS - The Consortium, with King County as the lead, has improved the efficiency and accountability of HMIS. The King County HHCDD team coordinates with the HMIS team who also are employees of King County. This strengthens the infrastructure and refines the process that allows HMIS to act as the data system platform for the CEA system. Using HMIS as the platform for the system allows continued and substantial improvement in the amount and accuracy of data reported.

The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) revised the Emergency Shelter Grants Program and renamed it the Emergency Solutions Grants (ESG) Program. The new name reflects the change in the program's focus from addressing the needs of homeless people in emergency shelters to assisting people to quickly regain stability in permanent housing after experiencing homelessness and/or a housing crisis.

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

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Table 2– Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	KING COUNTY
	Agency/Group/Organization Type	Other government - County
	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 Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As a member of the King County Housing Consortium for the purpose of HOME funds, Auburn works closely with King County in the development of the City's and the County's Consolidated Plan. Because the two entities have a cardinal role in each other's program delivery there is active participation from both parties in the development of the plan. Staff from King County and Auburn met regularly prior to and during the development of the plan, and both entities participated in the public meeting held in Auburn on April 1.
2	**Agency/Group/Organization**	KENT
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As members of the Urban County Consortium, Auburn and Kent staff worked closely together during the development of the Consolidated Plan. Staff from both cities attend monthly meetings to discuss human services and housing trends, needs, and progress on ongoing initiatives.
3	**Agency/Group/Organization**	FEDERAL WAY
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	As members of the Urban County Consortium, Auburn and Federal Way staff worked closely together during the development of the Consolidated Plan. Staff from both cities attend monthly meetings to discuss human services and housing trends, needs, and progress on ongoing initiatives.
4	**Agency/Group/Organization**	Housing Development Consortium of Seattle-King County
	Agency/Group/Organization Type	Planning organization
	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 Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Auburn participates in monthly meetings convened by the Housing Development Consortium (HDC) on homeless response needs and strategy in SKC, and bimonthly meetings focused on affordable housing data and developments. The information collected by HDC helps to inform multiple pieces of our Consolidated Plan, particularly those strategies related to homelessness and affordable housing in our community.
5	**Agency/Group/Organization**	Seattle-King County Coalition on Homelessness
	Agency/Group/Organization Type	Services-homeless Nonprofit agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Auburn is a member of the Seattle-King County Coalition on Homelessness (SKCCH), and co-convenes a monthly group of service providers working with people experiencing homelessness in our communities. The meetings provide a frequent check-in point, and the opportunity to hear from providers directly on the challenges and trends they're seeing in Auburn. The Coalition on Homelessness' organizational members include agencies and community groups that provide emergency shelter and services, transitional housing, and permanent, supported housing to the roughly 27,000 men, women, and children who are homeless in King County during one year.
6	**Agency/Group/Organization**	South King County Housing and Homelessness Partners
	Agency/Group/Organization Type	Other government - Local Regional organization

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	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 Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	South King Housing and Homelessness Partners (SKHHP) is a coalition formed by an interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County. The agreement allows for South King County jurisdictions to work together and share resources in order to effectively address affordable housing and homelessness. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country. The purpose of the coalition is to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

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

A wide range of groups and organizations participated in the process including public funders from Washington State and King County partner jurisdictions, public housing authorities, members from the Seattle-King County Housing Development Consortium, stakeholders, housing providers for low-and-moderate income persons, agencies who serve persons who are homeless, and Seattle-King County Public Health. In addition to the consultations referenced above, Auburn, King County and Consortium partner staff coordinate closely with each other and fan out to participate and attend a wide range of standing meetings with city planners, housing and service providers.

The only types of organizations not consulted with were corrections facilities. The rationale for not consulting with these facilities is that the City does not host this type of organization.

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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	All Home King County	The goals of Auburn's Strategic Plan overlap with the goals of the CoC to address the needs of homeless residents in the community and reduce the risk of homelessness.

Table 3– Other local / regional / federal planning efforts

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

As a member of the King County Housing Consortium for the purpose of HOME funds, Auburn works closely with King County in the development of the City's and the County's Consolidated Plan. Because the two entities have a cardinal role in each other's program delivery there is active participation from both parties in the development of the plan.

The City also actively participates in the South King County Human Services Planners Committee. The Committee is composed of neighboring South King County City's such as Kent, Federal Way and Burien as well as partnering funder organizations such as All Home and United Way. The monthly meetings are used to discuss current issues impacting the community as well as Consolidated Planning and other CDBG program management strategies.

Narrative

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

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

Citizen participation plays a crucial role in the success of the City's Consolidated Plan. The goals are to hear the community's feedback and recommendations on how CDBG funds should be invested and how services can coordinate to achieve the greatest impact.

As part of the Consolidated Plan development, the City of Auburn solicited input on community needs, priorities, and potential strategies. Public input was gathered utilizing a variety of public engagement strategies, including public meetings, written comments, stakeholder interviews, focus groups, and online surveys. The City made an effort to reduce barriers to input by providing the online survey in English and Spanish and making interpretation available during the public meeting and stakeholder interviews and focus groups.

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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	Non-targeted/broad community Elected Leaders, Service Providers, Business Community	"One Table" was a series of meetings convened by the City of Seattle, the City of Auburn, and King County. The January 22, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness and to develop a community approach to homelessness and affordability.	Full meeting summary at URL below	None	https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx
2	Public Meeting	Non-targeted/broad community Elected Leaders, Service Providers, Business Community	The April 4, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness	Full meeting summary at URL below	None	https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community Elected Leaders, Service Providers, Business Community	The August 3, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness.	Full meeting summary at URL below	None	https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx
4	Public Meeting	Non-targeted/broad community	On April 1, the City of Auburn held a public meeting with support from King County to gather input for the 2020-2024 Consolidated Plan update, and to hear from community members on local housing needs and barriers to Fair Housing.	People expressed a desire to see more affordable housing, fewer barriers to obtaining housing including: tenant screening, selective micro-targeting through social media, discrimination against domestic violence survivors, rental application fees. Also mentioned was single family zoning as exclusionary and limiting the housing supply. Other supply constraining factors mentioned were permitting process and regulations.	None	

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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)
5	Stakeholder meeting	King County Library System	City of Auburn staff along with consultant met with staff at King County Library system to hear input on community needs.	Identified gaps in services included low availability of shelter beds compared to community need, lack of medical respite beds, wraparound services for individuals experiencing chronic homelessness, transportation.	None	
6	Stakeholder meeting	Auburn Food Bank	City of Auburn staff along with consultant held two focus groups at Auburn food bank, for staff and clients to provide input on community needs.	Identified gaps in services included inadequate transportation, lack of affordable housing, insufficient mental health services compared to need, lack of personal storage options for individuals experiencing homelessness.	None	
7	Stakeholder meeting	Nexus Youth and Families	City of Auburn staff along with consultant held two focus groups at Nexus Youth and Families, for staff and clients to provide input on community needs.	Identified gaps in services included youth-appropriate employment services, clothing resources, and lack of affordable housing locally.	None	

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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)
8	Stakeholder meeting	Mother Africa	City of Auburn staff along with consultant met with staff at Mother Africa to hear input on community needs.	Identified gaps in services included lack of emergency shelter beds for individuals fleeing domestic violence, lack of large family-size affordable housing units across South King County, including Auburn, and employment services.	None	
9	Stakeholder meeting	Ukrainian Community Center of Washington	City of Auburn staff along with consultant met with staff at Ukrainian Community Center of Washington to hear input on community needs.	Identified gaps in services included employment services, housing-related legal resources for renters, lack of affordable housing, and resources for utility assistance for low-income community members.	None	
10	Stakeholder meeting	Seattle-King County Public Health Mobile Medical Van	City of Auburn staff along with consultant met with staff at the Mobile Medical Van to hear input on community needs.	Identified gaps included a lack of medical respite beds for individuals experiencing homeless, emergency shelter beds, and legal assistance.	None	
11	Stakeholder meeting	Mary's Place	City of Auburn consultant met with staff at Mary's Place to hear input on community needs.	Identified gaps included insufficient affordable housing and shelter capacity in South King County.	None	

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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)
12	Public Meeting	City of Auburn Human Services Committee	City of Auburn staff along with consultant met with the City of Auburn's Human Services Committee to hear input on community needs.	Identified gaps included insufficient affordable housing locally, lack of transportation, especially at a subregional level, lack of flexible options for increasing affordable housing stock.	None	
13	Stakeholder meeting	Interfaith Task Force on Homelessness	City of Auburn consultant met with staff at the Interfaith Task Force on Homelessness to hear input on community needs.	Identified gaps included a lack of directed support and programs for individuals living in their vehicles in Auburn.	None	
14	Internet Outreach	Non-targeted/broad community	Broad community survey was made available for 9 weeks with outreach to community members and human service providers through web postings, social media, targeted emails, availability at public events, and announcements at community meetings. The survey received 119 responses.	Survey responses identified community perceptions of increasing human service needs, particularly related to housing stability, domestic violence, and food and emergency sheltering. Respondents would like to see city prioritization of basic needs, homeless prevention and housing stability, neighborhood safety and wellbeing, and health and dental care.	None	

Table 4– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment of Auburn's Consolidated Plan is largely comprised of data provided through HUD and the US Census well as information gathered through consultations and citizen participation. The assessment provides a clear picture of Auburn's needs related to affordable housing, special needs housing, community development and homelessness. Within these topics the highest priority needs will be identified which will form the basis for a strategic plan.

Numerous sources were used to conclude Auburn's needs for the next five years, including Census data, school district data, information from the HUD Comprehensive Affordability Strategy and the Washington State Department of Health and Social Services. Data from the King County Regional Affordable Housing Task Force was also used to provide more in depth detail about Auburn's housing needs.

In addition, the City worked with a consultant to provide focus groups, stakeholder interviews, and a community-wide survey on housing and human service needs. The City assessed comments received from residents and consultations with stakeholders, partners and other collaborative partners who worked closely with the city on housing and other human services issues.

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

Describe the jurisdiction's need for Public Facilities:

In 2015, the City of Auburn completed a strategic planning process specific to the City's parks, open spaces, and recreation facilities. The plan emphasized the following recommendations with regards to public parks and recreation facilities:

Age/Composition: Our young, growing population, with many single-parent families and an increasing population of elderly residents, has extensive needs for recreation and service programs, as well as recreation facilities.
Race: Auburn's changing racial composition can be incorporated into its historical, cultural and recreational programming and in development of facilities.
Housing: With increased density of housing, there is an increased need for parks and open space to replace the lost "backyard" is occurring.
Income Levels: The lower income levels in Auburn mean that there is a greater need for public recreation facilities. Our residents also require classes and programs at reasonable rates or no cost. Teens, the elderly, and families with several children are particularly in need of free or reduced fee services.
New Park Development: Specific park land and facilities needed to serve new residents should be determined as development occurs or is planned. The recently annexed areas of Lea Hill and West Hill are underserved by parks and recreation programs. Park site selection should ensure that the site will physically accommodate the identified facilities. Areas with extensive steep slopes and wetlands may be difficult areas in which to develop active recreation facilities, although they may be suited to open space or passive activities.
Scenic and Resource Lands: Lands with high scenic or natural resource value should be acquired and utilized for parks and open space. Public access to these locations should be guaranteed through site selection and design.
Ecosystems: It is desirable to have parks located in a variety of ecosystems present in the city. This means we plan parks in, or adjacent to the rivers, creeks, wetlands and wooded hillsides found throughout the city.
Art and History: The inclusion of historical artwork, public art, and information in the development of parks will broaden their value to the community. It can provide an added source of enjoyment and education to the recreational experience.

In addition to public facilities operated by the City, Auburn is host to numerous public facilities that offer programs serving those who are at risk of or currently experiencing homelessness. However, community members still identify clear gaps in the types of facilities needed to support vulnerable Auburn residents. In 2019, Auburn heard from residents at public meetings and through interviews and focus groups as part of the Community Needs Assessment process. Key needs identified through this process included:

Enhanced, 24 Hour Emergency Shelter: The City of Auburn supports a day center and separate overnight shelter for adults experiencing literal homelessness in the community. The shelter is consistently at capacity and turns away residents seeking services as a result. In addition, the City of Auburn is home to an emergency shelter for young adults ages 18-24 that also experiences challenges with limited capacity and significant need. Beyond these maxed out resources, people within the City of

Auburn do not have access to shelter, safe places to park and reside in their vehicles, or safe campgrounds. Couples wanting to reside together, people with pets, and people actively using substances have no options for shelter within the City of Auburn, as low barrier shelter does not exist.

Medical Respite: Stakeholders identified that there is a clear need for additional medical care that human service organizations cannot provide. A more intensive medical respite care facility does not exist, so people exit the emergency room with nowhere to go, directly to the streets or emergency shelter and often end up at the public library during the day. This results in King County Public Health's Mobile Medical Team seeing people with worsening/acute medical conditions that would be preventable if a medical respite care option were available. Stakeholders identified the number one strategy for providing effective and sustainable treatment as a medical respite facility. Without that critical resource, patients, often without housing options, are discharged without safe place to recover and no medical follow up.

How were these needs determined?

These needs were determined through multiple public participation and data gathering processes. The City's strategic planning process related to parks and open spaces included an online survey, public meetings, engagement at the City's Park Board, Arts Commission, Planning Commission and City Council Meetings, an Auburn Health Impact Assessment, and feedback from current participants of Parks and Recreation Classes. The Community Needs Assessment incorporated public survey feedback, information from stakeholder interviews and focus groups, input from the City Council and Human Services Committee, and local and national data.

Describe the jurisdiction's need for Public Improvements:

The City of Auburn makes numerous efforts and strategies to ensure improvements are made to provide a safe, user friendly and appealing community for community members to reside. Because staff cannot see all happenings at all times it is important that residents communicate their needs and make requests as a need for improvement arises. The City of Auburn provides a reporting system on the City website as well as an app where Auburn residents can report issues with streets, facilities, parking, vegetation and other issues that need attention. The system has allowed the City to keep up with maintenance issues and meet needs of its community. Although the system has increased communication between citizens and city services as well as improved efficiency of improvements, citizens have expressed a need for improved parking facilities, sidewalks and street repairs.

The City of Auburn has developed several public improvement projects in the past utilizing CDBG funds. The City anticipates utilizing CDBG funds in the 2020-2024 strategic planning period to address sidewalk ADA accessibility needs in low-income areas of the community. These projects support greater safety and accessibility for community members.

How were these needs determined?

Auburn's needs for public improvements were determined through needs assessments, citizen surveys, and ongoing evaluation and assessment by the City's Public Works department. In addition, a telephone survey conducted prior to the last Consolidated Plan update asked citizens of their opinions about the quality of life in Auburn, priorities for the future, and the level of satisfaction with city government and city services. The data collected was summarized into a report made available to the public on the City's website.

Describe the jurisdiction's need for Public Services:

Similar to other cities within King County and the Puget Sound region at-large, Auburn has grown rapidly, becoming an increasingly diverse community as it pertains to race/ethnicity, income, education, and language, among other categories. According to the 2017 American Community Survey (ACS), the population of Auburn is 77,440, this is a 10.3% increase from 2010. These residents form 18,862 families, making the average family size 3.25, well above the national average of 2.63 and the King County average of 2.45.

Although population growth is felt by the entire region, it is notably large in Auburn. Each year, Auburn has increased its share of residents within King County; meaning that Auburn has outpaced most other King County cities in percentage of growth. Auburn accounted for 1.9% of the King County population in 1970, now accounting for 3.7% of the population.

The *2017 Self Sufficiency Standard* in South King County for one adult, one preschooler, and one school-age child is $68,625 annually. Similarly, the self-sufficiency standard for two adults, one preschooler, and one school-age child is $74,083. The median annual household income in Auburn ($64,000) nearly hits these self-sufficiency numbers. Despite substantial economic growth, the pace of such growth exacerbates inequities and gaps. Without adequate economic supports those gaps risk growing larger as economic growth continues at such a rapid pace.

Rapidly increasing housing costs and a low vacancy rate in the region has contributed to an increased housing cost burden for Auburn residents and increased risk of housing instability. This data, highlighted in the Analysis of Impediments to Fair Housing and Housing Market Analysis sections of the Consolidated Plan, point to an increased need for Public Services, which can often serve to mitigate housing instability by meeting other household needs or providing legal or other housing interventions. Auburn's accelerated pace of growth also highlights the increased need for Public Services, as local providers are unable to keep pace with the demand in order to address current needs of residents. Key Public Service needs identified through public participation include Fair Housing supports, medical services, increased services connected to emergency shelter, employment training for young adults, and supportive housing.

How were these needs determined?

Numerous sources were used to conclude Auburn's needs for the next five years, including Census data, school district data, information from the HUD Comprehensive Affordability Strategy and the Washington State Department of Health and Social Services. Data from the King County Regional

Affordable Housing Task Force was also used to provide more in depth detail about Auburn's housing needs.

In addition, the City worked with a consultant to provide focus groups, stakeholder interviews, and a community-wide survey on housing and human service needs. The City assessed comments received from residents and consultations with stakeholders, partners and other collaborative partners who worked closely with the city on housing and other human services issues.

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis Section will cover the following topic areas within Auburn's housing market:

- Supply and demand
- Housing stock available
- Condition and cost of housing
- Inventory of facilities, housing, and services that meet the needs of homeless persons
- Barriers to affordable housing
- Characteristics of the jurisdiction's economy

Each section will identify and describe Auburn's greatest needs, what resources and options are available, as well as what resources are less available for residents.

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

Introduction

Centrally located between Tacoma and Seattle, Auburn is an ideal place of residence in the Puget Sound's economic region. Connected to freeways and the Sound Transit's Commuter Train, Auburn has continued to experience a significant amount of economic growth in the past five years. At the center of the largest industrial complex in the Northwest, Auburn sits in the middle of the major North-South and East-West routes of this region. With two rail roads and close proximity to the Ports of Seattle and Tacoma, Auburn was identified by the Department of Commerce as one of only 15 Innovation Partnership Zones in Washington State. With continued job expansion and above average retail growth, Auburn enjoys a vibrant and sustainable business environment. Like most regions, Auburn experienced fluctuation of employment during the recession; however the recent changes and community enhancements have kept the unemployment rate relatively low. Being centrally located and having large amounts of available land, the City of Auburn is ideal for business expansion and economic growth.

This section will cover Auburn's non-housing economic development assets of the city. The items covered in detail are:

- business by sector
- labor force
- occupation by sector
- travel time to work
- educational attainment
- median earnings in the past 12 months

The tables will provide detailed information on the economic status of Auburn as well as provide an estimate of where the gaps are.

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	356	13	1	0	-1
Arts, Entertainment, Accommodations	3,004	2,644	9	6	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	2,586	3,291	8	8	0
Education and Health Care Services	6,468	7,495	19	17	-2
Finance, Insurance, and Real Estate	1,659	1,007	5	2	-3
Information	503	639	1	1	0
Manufacturing	5,065	9,119	15	21	6
Other Services	1,474	1,489	4	3	-1
Professional, Scientific, Management Services	3,165	2,282	9	5	-4
Public Administration	1,626	3,139	5	7	2
Retail Trade	4,311	5,615	13	13	0
Transportation and Warehousing	2,573	2,998	7	7	0
Wholesale Trade	1,531	3,849	4	9	5
Total	34,321	43,580	--	--	--

Table 5 - Business Activity

Alternate Data Source Name:
2015 ACS Data, Selected Economic Characteristics
Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	37,388
Civilian Employed Population 16 years and over	34,315
Unemployment Rate	8.13
Unemployment Rate for Ages 16-24	23.04
Unemployment Rate for Ages 25-65	5.02

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	6,775
Farming, fisheries and forestry occupations	1,674
Service	3,980
Sales and office	9,090
Construction, extraction, maintenance and repair	3,369
Production, transportation and material moving	2,040

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,635	54%
30-59 Minutes	10,715	33%
60 or More Minutes	4,195	13%
Total	***32,545***	***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		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,685	239	1,773
High school graduate (includes equivalency)	8,100	710	2,785

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Some college or Associate's degree	10,065	810	2,890
Bachelor's degree or higher	7,845	225	1,090

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	125	679	700	548	595
9th to 12th grade, no diploma	1,105	974	740	1,045	643
High school graduate, GED, or alternative	2,595	3,040	2,765	5,795	2,795
Some college, no degree	2,810	2,310	2,275	4,685	2,035
Associate's degree	555	960	1,275	2,335	595
Bachelor's degree	475	1,815	1,655	3,115	1,115
Graduate or professional degree	15	470	715	1,450	625

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	23,670
High school graduate (includes equivalency)	33,290
Some college or Associate's degree	41,024
Bachelor's degree	57,196
Graduate or professional degree	64,409

Table 11 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2011-2015 ACS Data
Data Source Comments:

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

Based on the Business Activity table above the major employment sectors within Auburn's jurisdiction are:

- Manufacturing
- Education and Health Care Services
- Retail trade

Major manufacturing businesses in Auburn include but are not limited to: Boeing, Skills, LMI Aerospace, ExOne, Conrad Manufacturing, and Orion Aerospace.

Major education and health care services employers include: the Auburn School District, Green River College, Multicare

Major retail trade businesses include: The Outlet Collection, Wal Mart, and Coastal Farm and Ranch. In addition to the major retail trade businesses, Auburn has numerous small businesses throughout the City.

Describe the workforce and infrastructure needs of the business community:

Auburn is fortunate to be in the path of growth, and, in the past years, the City has successfully set the stage for increased investment. As a result, the interest in and momentum around Auburn have been increasing and continue to build. In 2014, Auburn's population was almost 76,000. By 2020, Esri, a leading demographic data provider, estimates that Auburn's population will be nearly 85,000. With the cost of housing continuing to climb throughout the Seattle region, Auburn and its South Sound peers will likely see population growth accelerate even more than these conservative projections predict. Currently, the City is a net importer of labor with more workers commuting to Auburn for jobs each day than leaving. As new residents move into the community, Auburn's economic development activities will influence whether there are job opportunities for these new residents in Auburn or whether they will commute outside the city limits for work. According to EMSI, a leading economic and labor market data provider, the City is projected to add over 6,400 jobs over the next 10 years. This number is also likely

conservative. The actual number and composition of jobs could change dramatically with a targeted, entrepreneurial economic development program. The City's current economic development resources and structure allow the City to be responsive to opportunities that come its way. It has a proven track record of dedication and creativity that has yielded impressive results to date. The City of Auburn's Economic Development Strategic Plan found that the City will benefit from augment its Economic Development program with additional resources and stronger partnerships. This will position the City to better support the attraction, formation, retention, and expansion of businesses that form the economic backbone of the community and provide more and better economic opportunities for Auburn residents.

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.

Each of Auburn's seven neighborhood areas have upcoming developments that may impact local investment and business growth, including some planned infrastructure improvements:

Downtown: There are several large projects in the downtown area that are in various stages of the design, permit review, and approval process.

- Auburn Town Center is a seven-story, 296,000 square foot mixed use commercial property being developed at 1st and South Division Street in the heart of downtown. It will include 226 market rate apartment units and 2,000 square feet of ground level commercial space.
- Next door will be the Auburn Legacy Senior Living, an eight-story, 216,000 square foot building that will provide additional housing options for our senior community members, as well as an additional 7,000 square feet of ground floor commercial space on Main Street. Ground breaking is anticipated this summer or fall.
- The Heritage Building, in Auburn's downtown core, was sadly destroyed by fire in December of 2017. The property owner is working on the design of a new and improved six-story, 60,000 square foot building with 67 apartments, doubling the capacity of the previous building. This site will provide 5,500 square feet of ground floor commercial space. This project is currently in the design review phase, with an anticipated 2020 construction start date.

Lakeland Hills: There are several development projects planned for the Lakeland Hills area of Auburn, including a new 73,000 square foot Auburn Public Schools elementary school, a 16-lot residential subdivision, and a 5-building retail development.

Lea Hill: In addition to three subdivision projects that are in preliminary design and review stages, the City is also moving forward with the Lea Hill Corridor project. In September 2018, the City initiated the Lea Hill Road Corridor Study, between Harvey Road/M Street NE and 124th Avenue SE. The study is taking a practical design approach to develop alternative solutions, determine a preferred roadway design, and identify any potential interim solutions. The Lea Hill Road Corridor Study, which involves public engagement, traffic forecasting and analysis, conceptual design, and preliminary cost estimation, is expected to be complete by the end of 2019.

North: There are several large projects in North Auburn that are in various stages of the design, permit review, and approval process. Notably, these include a 290,000 square foot warehouse and distribution center, a mixed use retail and multi-family development that includes affordable housing, a 250,000 square foot warehouse, and a public elementary school replacement.

Plateau: There are two large infrastructure improvements that are in process on the Plateau in Auburn:

- SR 164 Improvements: The Muckleshoot Indian Tribe is leading this project to improve transportation on the SR 164 corridor from SR 18 to the Poplar Street curve, with the support of WSDOT and the City of Auburn. The purpose of the project is to develop a cost-effective, long-term solution that improves congestion, increases safety, and accommodates growth. The Muckleshoot Indian Tribe, with the support of WSDOT and the City, hosted two public open houses to display project concepts and an online comment form to collect community feedback. A final public open house on the project will be held early this fall.
- Auburn Way South Improvements: The Auburn Way South Sidewalk Improvement project will construct a sidewalk to fill the missing sidewalk gap from 17th Street SE to Muckleshoot Plaza along the north side of Auburn Way South. The project will provide pedestrian access along Auburn Way South by constructing a sidewalk where one doesn't currently exist. This project also includes the following work:
    - Narrowing the existing lane widths to accommodate the new sidewalks within the existing roadway footprint;
    - Painting new lane lines to delineate the new lane widths;
    - Reducing the speed limit from 45 MPH to 35 MPH;
    - Installing c-curbing and a raised median for the purpose of calming vehicular speeds;
    - Removing the existing guardrail and installing new guardrail behind the planned sidewalk; and
    - Upgrading the existing streetlights with energy efficient LED fixtures.

South:

- Farmer's Market: With a $20,000 grant from King Conservation District for the past season, the Market was able to continue to grow at the new Les Gove Park location. The move to Les Gove Park has brought new success to the Market, its customers, vendors, and

especially the farmers. With the new park view, increase in exposure, an active park full of amenities, and space to grow, the Auburn Farmers Market will continue to flourish and grow for decades to come.

West Hill: In addition to receiving two subdivision projects that are in the review stages, the City will be completing improvements to a property for Parks use that will include soft surface trail improvements, viewpoints with picnic tables and benches, parking area, and a footbridge.

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

Auburn's primary strength, and the strength of the South Sound region, is its access to skilled labor. In the 145 zip codes that are within about a 45-minute drive of Auburn, there are 1.5 million workers. Over 800,000 of these workers fall into the "middle skills" segment of workers. In fact, Auburn has very good access to hard-to-find skillsets such as customer service representatives, truck drivers, registered nurses, maintenance and repair workers, and various types of technicians that support manufacturing operations. Auburn's primary constraint is the availability of sites and buildings with vacancy. This constraint is important because a community's inventory of sites and buildings determines whether or not it can enter into the competition for business investment. The majority of the other site selection factors distinguish regions across the country from one another. In that regard, Auburn is fortunate to be located in a region that is a magnet for talent and investment, which provides it with an advantage over communities of similar size in less competitive regions. Within the Seattle–Tacoma Metro area, the competition to attract businesses is stiff, and communities must differentiate themselves to standout from their peers.

Auburn's education attainment is lower than the state's average; however the percentage of individuals with high school diplomas and some college (without degrees) is higher than the percentage of those without high school diplomas. Data shows that those in Auburn with some college or a bachelor's degree or higher have a higher employment rate than those who don't and have a higher median income. The employment rate of high school graduates, those with some college, those with bachelor's degrees or higher and the annual media income is lower than the state and nation's average.

The rate of Auburn residents with bachelor's degrees or higher is relatively lower than the general population, but the education attainment of the City positively corresponds with the employment opportunities in the jurisdiction. Because the majority of employment opportunities are in areas that do not require higher education degrees (wholesale trade, construction and retail trade) there is ample opportunity for employment in the City.

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 Mayor's Workforce Initiative began last summer when leadership from Auburn, Pacific, Algona, the Auburn School District, Green River College and businesses came together to talk about how we could work together proactively to connect local companies with our graduating students, and vice versa.

The vision of the group is: *To build a community where all residents can successfully participate in the workforce, achieve economic stability, raise a family, and be a part of the fabric of Algona, Auburn and Pacific. We will build a regional education-to-career pipeline that is a community-wide effort uniting education, cities, the business community, community-based organizations and citizens, where 100% of businesses choose to remain in the Cities and 100% of prospective employers choose our cities*

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

No

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.

Workforce Development, Business Assistance and Business Development Programs are services routinely provided through the City of Auburn's Office of Economic Development. The Office of Economic Development has a variety of resources for business development, expansion and recruitment. The City provides tools to assist, including a variety of regularly scheduled Business Assistance Training and Education Programming.

Urban Center for Innovative Partnerships

The mission of Auburn's Urban Center for Innovative Partnerships is to support a vibrant vital economy for the City of Auburn, our local region and the State of Washington. Encouraging the adaption of warehouse districts to mixed use, market-affordable technology clusters and facilitating collaborative partnering among private sector employers, research partners, and programmed workforce development, the IPZ is a multi-phased plan across a variety of manufacturing sectors. These collaborative clusters will realize new businesses and products; expand our existing knowledge based middle-wage jobs while creating new higher paying employment opportunities for the citizens of our City. Through new partnerships and the clustering of entrepreneurs, ideas will flourish, manufacturing efficiencies will be developed and our diverse business community will expand, creating investment opportunities, new technologies and the general growth of our economy.

Downtown Revitalization Project

For 120 years, property owners, business large and small, and individuals have invested and succeeded in Downtown Auburn. Downtown Auburn has undergone a significant revitalization. Recent and ongoing infrastructure investments by the City, new businesses, commuter rail access, shopping and dining opportunities, and recreational and cultural amenities have increased the economic growth and opportunity of downtown business owners as well as enhanced the vitality of the area. Since 2010, the City of Auburn has invested $10 million of federal and State funds in the South Division Street Promenade Project and other downtown projects to make it easier and more attractive for private sector investment. Projects such as improved parking, sidewalks, lighting and updated water, sewer, storm and private utilities are just a small portion of improvements made to impact economic growth in Auburn.

Discussion

The economic and community development of the City, specifically in CDBG-qualifying neighborhoods directly affect the vitality and wellness of its residents. For this reason the City intends to continue to include Community and Economic Development in its three priority goals for the 2020-2024 strategic planning period. In addition to neighborhood revitalization, the City intends on focusing on workforce development efforts. As many residents experience the disproportionate increases in cost of living compared to wage growth, Auburn intends to ensure that the workforce development corresponds with future business opportunities.

MA-50 Needs and Market Analysis Discussion

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

In the City of Auburn, there are few concentrated areas where there are multiple housing problems. Households of all income groups throughout Auburn have a roughly balanced amount of households experiencing housing problems (problems include: overcrowding, substandard housing and housing cost burdens). Although the households with multiple housing problems are spread throughout the region and not concentrated, there are areas of concentration experiencing just one housing problem. Auburn's neighborhood referred to as "the Valley" runs parallel from North to South along West Valley Highway. The Valley has a concentration of households experiencing housing cost burdens and severe housing cost burdens.

When looking at population rather than geographic area, we find that a number of groups experience housing problems in Auburn at a disproportionate rate.

Households with income below 50% AMI experience housing problems at a very high rate. Nearly 85% of all renter households earning less than 50% AMI experience a housing problem. Overall, just over half of all renter households in Auburn experience a housing problem, with nearly one-third of owner households experiencing a housing problem.

HUD also collects data on disproportionate housing needs based on racial demographics. A disproportionate housing need is identified when a particular group displays a ratio of housing need that is more than ten (10) percentage points above the jurisdictional need as a whole. Both Black/African American and Pacific Islander households experience housing problems at a disproportionate rate as compared to the jurisdiction as a whole. With 61% of Auburn households experiencing a housing problem, Black/African households and Pacific Islander households experience housing problems at fourteen (14) and twenty-eight (28) percentage points above the jurisdiction as a whole.

When comparing renter and owner households, there are several areas of disproportionate need. Among renter households, Black/African American (76.8%) and Pacific Islander (87.6%) households experience a housing problem greater than ten (10) percentage points above the jurisdiction as a whole (65.8%). Among owner households, Pacific Islander households experience a housing problem at 100%; there are 25 Pacific Islander households identified in this CHAS dataset.

Considering cost burdened and severe cost burdened households, the data indicates that Black/African American households experience cost burden at a disproportionately high rate, while Pacific Islander households experience severe cost burden at a disproportionately higher rate.

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

Racial diversity exists across much of Auburn's geography. However, there are areas of concentration of two population groups.

- Native Americans in Auburn are concentrated in the Eastern side of Auburn near the Muckleshoot Reservation.
- Auburn residents of Hispanic origin reside along the Valley but have a heavier concentration on the South end of the Valley which runs directly up the middle of Auburn along highway 167.

Low-income families are concentrated in the Valley which runs up the center of Auburn alongside highway 167 and in the east side of Auburn near the Muckleshoot Indian Reservation.

Auburn's definition of concentration regarding households in the region is the density in the number of individuals in a specific area.

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

Although the housing available for rental and ownership in the Auburn Valley area is more affordable than other locations in the City, housing costs have been increasing proportionate to the regional trends, making this area no longer affordable to households at many income levels.

According to the National Low Income Housing Coalition Out of Reach Report (2017), fair market rent for a 2-bedroom home in Auburn ranges from $1700 - $2190. This requires a "housing wage" of $67,995 annually to afford housing without experiencing cost burden. The median household income in the zip code that encompasses the Valley is $51,086, or 25% below the housing wage for that area.

Are there any community assets in these areas/neighborhoods?

Auburn's community assets in the Valley include but are not limited to:

- small businesses
- produce markets
- faith-based institutions
- schools
- restaurants
- The Muckleshoot Casino
- The White River Amphitheater

Are there other strategic opportunities in any of these areas?

Auburn's Urban Center for Innovative Partnerships supports the vibrant vital economy for the City of Auburn and the surrounding local region. Encouraging the adaption of warehouse districts to mixed use, market-affordable technology clusters and facilitating collaborative partnering among private sector employers, research partners, and programmed workforce development. These collaborations will realize new businesses and products; expand existing knowledge based middle-wage jobs while creating new higher paying employment opportunities for the citizens of our City. Through new partnerships and the clustering of entrepreneurs, ideas will flourish, manufacturing efficiencies will be developed and our diverse business community will expand, creating investment opportunities, new technologies and the general growth of our economy.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Auburn's strategic plan is based on the assessment of our community's needs as identified in this Consolidated Plan. The strategic plan will cover the following topics:

- Geographic priorities: Based on the analysis of needs, the area in Auburn with the greatest need lies along Auburn's Valley neighborhood which runs parallel to HWY 167 in the middle of the city. Even though there is a greater need in the Valley, the City has determined not to set priorities on that geographic basis: rather, residents in all areas of the City have priority needs.
- Priority needs: This section will explain the rationale for the decided priorities based on data, citizen participation, consultations with community partners and stakeholders and other assessments.
- Influence of Market Conditions: The City's housing strategy will indicate how the characteristics of the housing market influenced the City's decisions on how to allocate funds to support the preservation and development of affordable housing options for residents.
- Anticipated Resources: The City has several anticipated resources that will assist in the delegation of funds as well as determining strategies and goals.
- Institutional Delivery Structure: This section describes organizations that will carry out the identified objectives outlined in the Strategic Plan.
- Goals: The section will provide an explanation of the objectives intended to initiate and complete through the duration of the Consolidated Plan. Each objective identifies proposed accomplishments and outcomes using the provided Goal Outcome Indicators template. Auburn's desired outcomes for each goal are impacted by many factors, including the larger economy, shifts in local funding patterns, and resources available.
- Public Housing: This section explains the needs of public housing residents and the objectives established in the Strategic Plan to meet those needs.
- Barriers to Affordable Housing: This section identifies the strategies for removing or ameliorating any negative effects of public polies that serve as barriers to affordable housing in Auburn as identified in the Market Analysis section of the Consolidated Plan.
- Homelessness Strategy: This section describes Auburn's strategy for reducing homelessness through outreach, intervention, and homeless prevention services.
- Lead-Based Paint Hazards: This section outlines the City's proposed actions to evaluate and reduce lead-based paint hazards and the policies/programs that will be implemented to address the issue.
- Anti-Poverty Strategies: This section will summarize the City's goals, programs, and policies for reducing family poverty.

- Monitoring: This section will identify the standards and procedures the City will use to monitor sub-recipients to ensure long-term compliance with program and comprehensive planning requirements.

Within this context, the Consolidated Plan strategic plan intends funds to focus on:

1. Affordable Housing
2. Homelessness
3. Community and Economic Development

The following context will detail the highest priority need, as well established goals and objectives.

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

Geographic Area

Table 12 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

Due to the fact that low/moderate-income individuals and families in need of supportive services reside throughout all geographic regions of the city, geographic boundaries will not be used as a basis for allocating investments.

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 Public Housing Residents 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 Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	
	Description	The City of Auburn will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. The City will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, and to increase access to housing and housing programs.

	Basis for Relative Priority	The City of Auburn continues to experience a significant increase in its population, number of households, housing costs and median income. Although household numbers and median income continues to increase, the City continues to experience housing problems and an increasing housing need for its residents which is common throughout the South King County region. South King County has experienced consistently increasing housing costs over the past five years, which has contributed to housing instability and housing cost burdens for low- to moderate-income households. Residents who are low income or extremely low income suffer from cost burdens greater than 30-50% for both renters and homeowners and other housing problems such as overcrowding and substandard living conditions. These cost burdens can result in eviction, foreclosure and even homelessness for many families. To address these issues the city intends to support programs offered by agencies that provide services to alleviate financial crisis, establish financial stability, address barriers to fair housing choice, and prevent eviction or homelessness. The city will also continue to provide minor home repair services for low income homeowners in the community.
2	**Priority Need Name**	Ending Homelessness
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	

	Description	We value working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes; we invest in projects that ensure that homeless households from all sub-populations are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible.
	Basis for Relative Priority	Homelessness is an issue that affects communities across the United States and has been increasing in King County over the past five years. As regional housing costs have increased, we see a correlation to increasing numbers of individuals and families in our community experiencing unsheltered homelessness. The projection of how many individuals are experiencing or at risk of homelessness is challenging to estimate. The most accurate estimate of homeless residents comes from an annual assessment called the Point in Time Count that is coordinated by All Home King County. In conjunction with dozens of nonprofit and government agencies, churches and numerous volunteers, cover large areas of the County in order to find homeless persons on the streets, in cars or in other places not meant for housing. The 2019 count estimated 11,199 individuals experiencing homelessness in King County. Of those 11,199 residents, 217 were in Auburn. Shared outcomes with King County and our local Continuum of Care include the following: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.
3	**Priority Need Name**	Community and Economic Development
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans 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 Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	
	Description	In an effort to meet the need of Auburn's economic and demographic growth the City intends to fund programs and activities that will enhance the economy, accessibility, safety, and physical appearance of neighborhoods. Activities that would be eligible for funding include public infrastructure and ADA improvements for public facilities. These investments help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community.

	Basis for Relative Priority	Auburn recognizes the direct correlation between the health, wellness and sustainability of the City and its economic development. To ensure Auburn provides a safe and desirable place to reside, the City includes Community and Economic Development as a cardinal area to be addressed in the Consolidated Plan. Auburn's efforts to support economic opportunities coincide with its efforts to support connectivity, accessibility, financial stability and an increased quality of life for its residents.

Narrative (Optional)

These strategic priorities identified are a direct conclusion of the data collected and assessment conducted from the Needs Assessment as well as an enhancement of the previous Consolidated Plan.

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

Introduction

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Human Services

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	600,000	0	51,182	651,182	2,400,000	Resources anticipated based on 2020 estimated entitlement
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	Anticipated general fund allocation to human services in the community.

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

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations in the community. However, CDBG funds are not the only source of funds the City uses to support public services and community projects and activities. The City's general funds are used to support public services in addition to CDBG funds.

CDBG funds do not require matching funds.

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

Discussion

The City of Auburn will explore possibilities to utilize publicly owned land to address needs identified in the Consolidated Plan.

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
AUBURN	Government	Planning	Jurisdiction

Table 15 - Institutional Delivery Structure

Assess Strengths and Gaps in the Institutional Delivery System

Strengths:

- Local, South King County and King County systems collaborate services to create a more integrated and comprehensive approach to avoid duplication in services.
- City of Auburn's engagement in regional collaborations supports larger solutions focused work on often-intractable issues such as affordable housing and homelessness.
- Population specific services such as seniors, children and families, culturally-specific, and faith based are present throughout the community.
- City supported neighborhood and community collaboration events and projects.

Gaps:

- Affordable housing need in Auburn and region exceeds available supply
- Lack of enhanced homeless shelter and permanent supportive housing opportunities in Auburn.

Auburn makes numerous efforts to fill gaps in services throughout the region by supporting emergency service and other supportive service programs. However, as the need for emergency services grows along with the number of residents in the City, the community has experienced a proportionate decrease in funding for human services making accessibility more challenging for those in need.

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		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
Other			

Table 16 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction

The City of Auburn has provided funding for, supported and collaborated with numerous homeless prevention and intervention service providers throughout the region. Considering homelessness prevention and intervention are high priorities on the City's Consolidated Plan, there are several systems in place to ensure services listed above are made available to and used by individuals and families experiencing homelessness.

- The City funds multiple shelter programs utilizing general fund dollars, including those that serve youth and young adults, individuals fleeing domestic violence, families, and single adults.
- The majority of emergency service providers are centrally located in Auburn on major bus routes where individuals experiencing homelessness utilizing public transportation or are unfamiliar with the area can easily locate resources.
- King County's Mobile Medical Unit visits Auburn regularly and schedules are made visible at local homeless prevention and emergency assistance service provider’s locations.
- The City coordinates with homeless outreach teams to network with agencies who work with and serve individuals experiencing homelessness. For example: Sound Mental Health's PATH Outreach team regularly visits the hospital, food banks, free meal sites and Auburn Library to make access to services easier for homeless persons.

- The City co-facilitates a monthly provider meeting for service providers in South King County serving individuals experiencing homelessness. These meetings provide training opportunities, networking and resource sharing, policy updates, and coordination on regional initiatives.

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:

- Partnerships of multi-service organizations that collaborate to integrate service delivery
- Funders who independently support and partner with anti-poverty service programs and organizations
- Dedicated volunteers and staff providing direct services to residents
- Central point of entry to access services
- Numerous opportunities for collaboration and integration of services amongst government and nonprofit entities

Gaps:

- Insufficient or reduction in funding
- Frequent systems or policy changes
- High turnover in direct service providers
- Insufficient access for individuals who are not English proficient
- Transportation

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

To overcome gaps of the service delivery system, Auburn will continue to support and work collaboratively with human service providers in the region to ameliorate barriers to program accessibility as well as develop and implement systems and strategies to leverage their current resources while still providing optimal service to residents. The City will also continue to assess and evaluate programs and service delivery to ensure the community's needs are being met.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: $1,780,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Homeowner Housing Rehabilitated: 325 Household Housing Unit
2	Ending Homelessness	2020	2024	Homeless		Ending Homelessness	CDBG: $350,000	Public service activities other than Low/Moderate Income Housing Benefit: 365 Persons Assisted
3	Community and Economic Development	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Community and Economic Development	CDBG: $421,182	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Planning and Administration	2020	2024				CDBG: $500,000	Other: 0 Other

Table 17 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	The City of Auburn will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. The City will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, and to increase access to housing and housing programs.
2	**Goal Name**	Ending Homelessness
	Goal Description	The City of Auburn will support Public Service activities that work toward the following outcomes: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.
3	**Goal Name**	Community and Economic Development
	Goal Description	In an effort to meet the need of Auburn's economic and demographic growth the City intends to fund programs and activities that will enhance the economy, accessibility, safety, and physical appearance of neighborhoods. Activities that would be eligible for funding include fair housing public services, public infrastructure and ADA improvements for public facilities. These investments help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community.
4	**Goal Name**	Planning and Administration
	Goal Description	General administration and project management

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)

Auburn does not directly receive HOME grant funds.

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

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

The City of Auburn includes language in its CDBG contracts that require agencies to comply with HUD Lead-Based Paint Regulations (24 CFR Part 35) issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Sections 4831, et seq.) requiring prohibition of the use of lead-based paint whenever CDBG funds are used. In addition, the City notifies residents of potential lead-based paint hazards when it awards a Housing Repair grant. A copy of the pamphlet – "Protect Your Family from Lead In Your Home" is provided each Housing Repair client when the City conducts the initial inspection of their home.

The city takes additional measures when the age of the home indicates a possible presence of lead-based paint. Before housing repair work commences, the city contracts with a certified provider to undertake lead paint testing. When lead-based hazards are positively identified, the city works with the housing repair client and contractors certified in RRP Lead Abatement to implement the necessary mitigation and safety strategies.

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

Auburn's Housing Repair Program has established written procedures that incorporate all processes of LBP hazard mitigation listed above.

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

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

Over half of Auburn's households would qualify under federal guidelines as low/moderate income households. Auburn has one of the highest poverty rates among all the King County cities. Data included in the Analysis of Impediments to Fair Housing Choice show that low income households are more likely to experience cost burden, multiple housing problems, and be concentrated in areas with poorer environmental health. These low-income households have limited financial resources at their disposal to use when faced with normal fluctuations in daily expenses and more serious life crises. Many of these households are precariously housed and several of them become homeless. Helping these residents retain or obtain housing, along with other supportive services that will help them get out of poverty, remain priority issues relative to the City's consideration for grant awards.

The City of Auburn's Community Services Division is developing strategies and systems to promote the City's efforts to reduce poverty and work in partnership with citizens, non-profit agencies, and other city departments to:

- develop affordable housing opportunities
- foster job growth and employment opportunities
- support the delivery of human services

The ultimate goal of the City's Consolidated Plan is to reduce the number of people living in poverty in Auburn. In addition to complying with federal regulations and addressing a priority outlined in the Consolidated Plan, the City will give funding priority to programs which are consistent with the following anti-poverty strategy for resource allocation.

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

The City of Auburn's supportive residents and leadership has contributed largely to the City's multiple efforts to pass initiatives that support preserving affordable housing, human service and self sufficiency needs, economic development and address the needs of the lower income residents to ameliorate barriers to help them escape poverty.

The City's poverty reducing goals, programs and policies coordinate with the Consolidated Plan by giving funding priority and investing to:

- Emergency assistance programs
- Shelters and transitioning housing programs
- Homeless prevention and intervention programs
- Healthcare services for homeless and low income residents

- Economic development programs
- Neighborhood revitalization programs
- Programs targeting underserved and special populations such as seniors, ethnic minorities, disabled, homeless and non English speaking residents.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Once CDBG funding is approved, City staff executes an agreement with the service provider. The agreement will include, among other general and specific conditions, the project goals and requirements. Grant agreements with project recipients will be required to submit reports at least quarterly detailing the number of Auburn residents served, level of service provided and a demographic profile of the clients served. Grant recipients will be required to submit an annual report that explains the progress the agency made toward achieving its outcomes and output goals.

Grant agreements with recipients will be executed following the completion of the review of the project. Projects will be required to submit progress reports quarterly. If the project warrants additional reporting requirements (such as weekly payroll reports for proof of federal prevailing wage compliance), project monitoring will be increased accordingly. Projects will be monitored on a consistent, on-going basis by City staff. Telephone and/or in person contacts are made at least quarterly, depending upon the activity and issues associated with the individual project. On-site monitoring visits will be conducted upon grant recipients at least annually. Frequency of on-site visits will depend upon the amount of funds provided, past history of contract compliance, and/or programmatic changes that may occur in the projector in the service delivery of public service programs. City staff will review, prior to approval all vouchers and back up documentation for payment. Environmental, lead-based paint inspections and contractor debarment issues will be reviewed with agency project managers at the beginning of each project.

City staff will strive to help grant recipients complete their projects in a timely manner and in accordance with applicable rules and regulations.

Expected Resources

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

Introduction

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Human Services

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	600,000	0	51,182	651,182	2,400,000	Resources anticipated based on 2020 estimated entitlement

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: $		
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	Anticipated general fund allocation to human services in the community.

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

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations in the community. However, CDBG funds are not the only source of funds the City uses to support public services and community projects and activities. The City's general funds are used to support public services in addition to CDBG funds.

CDBG funds do not require matching funds.

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

Discussion

The City of Auburn will explore possibilities to utilize publicly owned land to address needs identified in the Consolidated Plan.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: $380,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Homeowner Housing Rehabilitated: 65 Household Housing Unit
2	Ending Homelessness	2020	2024	Homeless		Ending Homelessness	CDBG: $70,000	Public service activities other than Low/Moderate Income Housing Benefit: 165 Persons Assisted
3	Community and Economic Development	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Community and Economic Development	CDBG: $101,182	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Planning and Administration	2020	2024				CDBG: $100,000	Other: 0 Other

Table 19 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	The City of Auburn will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. The City will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, and to increase access to housing and housing programs.
2	**Goal Name**	Ending Homelessness
	Goal Description	The City of Auburn will support Public Service activities that work toward the following outcomes: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.
3	**Goal Name**	Community and Economic Development
	Goal Description	In an effort to meet the need of Auburn's economic and demographic growth the City intends to fund programs and activities that will enhance the economy, accessibility, safety, and physical appearance of neighborhoods. Activities that would be eligible for funding include fair housing public services, public infrastructure and ADA improvements for public facilities. These investments help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community.
4	**Goal Name**	Planning and Administration
	Goal Description	General administration and project management

AP-35 Projects - 91.420, 91.220(d)

Introduction

Auburn's Annual Action Plan provides descriptions of proposals of how funds will be prioritized to achieve goals identified in the Consolidated Plan. Projects funded by the City will address the priority needs of providing assistance to prevent homelessness, ensure affordable housing and a suitable living environment. Projects and programs are selected through a competitive application process to ensure optimal quality services is provided to the community in use of the funds.

#	Project Name
1	Housing Repair
2	Healthpoint
3	Employment Training Program
4	Sidewalk Accessibility Improvements
5	Affordable Housing Capital Improvements
6	Planning and Administration

Table 20 – Project Information

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

The allocations proposed are based on the assessment of Auburn's needs, the resources available in the region, the availability of other funds also focusing on needs, and the purpose of Consolidated Plan funds.

Should CDBG revenues exceed the proposed amount, the additional resources shall be allocated in accordance to the following guidelines:

- Fill gaps in human services primarily healthcare, homeless prevention and intervention and affordable housing accessibility.
- Increase funding for community development projects and activities including housing, community facilities and economic development.

If increases are not significant enough to enhance projects or activities funds may be placed in contingency for programming later in the year or the following program year.

Should CDBG revenues come in lower than anticipated; the City will continue with its planned policy and to the extent allowed reduce funding allocations in homeowner rehabilitation projects and administrative activities.

Should CDBG revenues come in less than originally proposed, the City will continue managing the programs with decreased resources to the extent possible and reduce funding allocations in administrative activities and not public services.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Repair
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $350,000
	Description	Maintain the affordability of decent housing for low-income Auburn residents by providing repairs necessary to maintain suitable housing for low income Auburn homeowners.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 65 low to moderate income families will benefit from the housing repair program. As the City's largest homeless prevention program, housing repair ensures the sustainability of a safe home for some of Auburn's most vulnerable residents. Of the 65 low to moderate income residents who apply for the program, over half of them are of the senior and disabled population.
	Location Description	n/a
	Planned Activities	Activities include minor home repairs.
2	**Project Name**	Healthpoint
	Target Area	
	Goals Supported	Ending Homelessness
	Needs Addressed	Homeless Prevention and Intervention
	Funding	CDBG: $60,000
	Description	Providing healthcare services which include medical and dental to 150 or more low to moderate income, Auburn residents. This project is a public service activity.

	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	At least 150 low to moderate income Auburn residents will have benefitted from the proposed activities.
	Location Description	n/a
	Planned Activities	
3	**Project Name**	Employment Training Program
	Target Area	
	Goals Supported	End Homelessness
	Needs Addressed	Homeless Prevention and Intervention
	Funding	CDBG: $10,000
	Description	Provide employment training supportive services to approximately 15 low to moderate income Auburn residents so that at least half of them can find and sustain a job. This project is a public service activity.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	15 low to moderate income Auburn residents will benefit from the employment training program.
	Location Description	n/a
	Planned Activities	
4	**Project Name**	Sidewalk Accessibility Improvements
	Target Area	
	Goals Supported	Community and Economic Development
	Needs Addressed	Ensure a Suitable Living Environment

	Funding	CDBG: $101,182
	Description	Provide sidewalk ADA improvements in low- to moderate-income areas of Auburn, improving accessibility, safety, and community connectedness.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	200 low to moderate income Auburn residents will benefit from the improvements.
	Location Description	n/a
	Planned Activities	Planned activities include sidewalk improvements to install missing sections or ADA-compliant curb ramps.
5	**Project Name**	Affordable Housing Capital Improvements
	Target Area	
	Goals Supported	Affordable Housing
	Needs Addressed	Ensure a Suitable Living Environment.
	Funding	CDBG: $30,000
	Description	Make funds available through an RFP process to nonprofit affordable housing providers in the City of Auburn for property improvements.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	5 low income households will benefit from the proposed improvements.
	Location Description	n/a

	Planned Activities	

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

The City of Auburn intends on distributing funds throughout the jurisdiction.

Geographic Distribution

Target Area	Percentage of Funds

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to the fact that all areas of Auburn have low to moderate income families dispersed throughout the entire City, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

Discussion

Due to the fact that all areas of Auburn have low to moderate income families dispersed throughout the entire City, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

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

Introduction

The City of Auburn will continue to work with service providers throughout the region in coordination to develop systems and strategies to promote their efforts in providing optimal, easily accessible services. The City will work to reduce the number of families in poverty, sustain relationships with employment training agencies, and work to preserve and increase the affordable housing stock in our community.

Actions planned to address obstacles to meeting underserved needs

By establishing a strong foundation of networks between local service providers, stakeholders and government agencies through committees and coalitions, the City will work in partnership to address obstacles and ameliorate barriers to meeting underserved needs. The collaborated organizations will develop detailed strategic plans that will delegate tasks, build systems and ongoing assessment of service delivery.

Actions planned to foster and maintain affordable housing

The City will continue to maintain the affordability of decent housing for low income Auburn residents by allocating over $300,000 of CDBG funds to the City's Housing Repair Program. The program provides emergency repairs necessary to maintain safe housing for at least 65 Auburn homeowners, many of whom are senior citizens and/or are experiencing barriers to safely accessing their homes due to physical disabilities.

In addition to Auburn's Housing Repair program, the City will maintain affordable housing by continuing to engage and partner with coalitions, committees and other government agencies to integrate and enhance efforts on the issue.

Auburn has been participating in multiple robust regional efforts to coordinate affordable housing activities in King County. One of these efforts, The South King Housing and Homelessness Partners (SKHHP) is a coalition formed by an interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County. The agreement allows for South King County jurisdictions to work together and share resources in order to effectively address affordable housing and homelessness. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country. The purpose of the coalition is to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

Additionally, the City of Auburn has been an active participant in the recently formed Affordable Housing Committee of the Growth Management Planning Council (GMPC), with a City Councilmember sitting on the Committee as a voting member. The Affordable Housing Committee serves as a regional advisory body to recommend action and assess progress toward implementing the Regional Affordable Housing Task Force (RAHTF) Five Year Action Plan. The Committee functions as a point in coordinating

and owning accountability for affordable housing efforts across King County.

Actions planned to reduce lead-based paint hazards

The City of Auburn includes language in its CDBG contracts that require agencies to comply with HUD Lead-Based Paint Regulations (24 CFR Part 35) issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Sections 4831, et seq.) requiring prohibition of the use of lead-based paint whenever CDBG funds are used. In addition, the City notifies residents of potential lead-based paint hazards when it awards a Housing Repair grant. A copy of the pamphlet – "Protect Your Family from Lead In Your Home" is provided each Housing Repair client when the City conducts the initial inspection of their home.

The city takes additional measures when the age of the home indicates a possible presence of lead-based paint. Before housing repair work commences, the city contracts with a certified provider to undertake lead paint testing. When lead-based hazards are positively identified, the city works with the housing repair client and contractors certified in RRP Lead Abatement to implement the necessary mitigation and safety strategies.

Actions planned to reduce the number of poverty-level families

The City of Auburn's planned actions to reduce the number of poverty- level families within the context of this Annual Action Plan include but are not limited to:

- Allocating $10,000 to employment and training programs
- Allocating $60,000 to healthcare services targeted at families who are uninsured or underinsured
- Participate and partner with coalitions, committees and agencies that provide antipoverty services to develop and enhance strategies and efforts to reduce poverty level families
- Supporting the development and sustainability of affordable multi-family housing in Auburn

In addition, the city will continue to support and fund programs serving families living in poverty through a competitive human services funding process.

Actions planned to develop institutional structure

The City's planned actions to address the gaps and weaknesses identified in the strategic plan include:

- Maintaining partnerships with and participating in the South King County Housing and Homelessness Partnership, All Home of King County and other regional human service providers, coalitions and committees who address homeless issues. The City will also continue to work collaboratively with partnering organizations and groups to integrate and enhance services to provide optimal services to individuals and families currently experiencing or at risk of homelessness. In addition the City plans to allocate $250,000 to emergency shelters and homelessness intervention services, and more than $60,000 to emergency services such as food,

financial assistance, clothing and healthcare.

- Take a comprehensive approach to consolidated and comprehensive planning to include all internal City departments, commissions, committees and task forces.

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

The City of Auburn has heavily contributed and intends to continue cultivating relationships between public and private housing and social service agencies. In addition the City will continue to participate in collaborations with the South King County Forum on Homelessness, the South King County Council of Human Services, Seattle-King County Housing Development Consortium and the King County Joint Planners Meeting.

In 2016 the City of Auburn started participating in Affordable Housing Week through the Housing Development Consortium along with other public and private housing agencies in King County to continue our partnerships in providing affordable housing in the region. The City will continue its participation in this annual event and look for other similar opportunities to raise build partnerships to support the preservation and enhanced affordability of housing in our community.

Discussion

The expressed goal of the City's Consolidated Plan is to reduce the number of people living in poverty within Auburn. The City intends to give funding priority to programs that in addition to complying with federal regulations and address a priority a outlined in the Consolidated Plan are consistent with all of the goals and objectives identified.

Program Specific Requirements

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

Introduction

The City of Auburn does not anticipate receiving any program income during the 2020 Annual Action Plan year.

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

2019 King County Analysis of Impediments to Fair Housing Choice



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INTRODUCTION AND EXECUTIVE SUMMARY

Introduction

Everyone deserves fair access to housing. Discrimination and segregation are deeply engrained in the history of the United States, including King County. Access to housing was historically a key tool to perpetuate segregation, and will be critical for its undoing.

The Federal Fair Housing Act of 1968 banned discrimination against certain protected classes, and the U.S. Department of Housing and Urban Development's (HUD's) implementation of the act requires all local governments to affirmatively further fair housing. This means King County must take meaningful actions to combat discrimination, overcome historic patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity.

Protected Classes in King County

Federal	State of Washington	King County
Race Color National Origin Religion Sex Disability Familial Status	Sexual Orientation Gender Identity Creed Marital Status Veteran/Military Status Use of Service or Assistive Animal Source of Income	Age Ancestry

This Analysis of Impediments to Fair Housing Choice (Analysis of Impediments) seeks to understand the barriers to fair housing choice and will guide policy and funding decisions to end discrimination and overcome historic patterns of segregation in King County.

This analysis is written in the context of King County's Equity and Social Justice Strategic Plan[1], which provides a lens through which all critical government decisions are made. The Strategic Plan creates a framework to analyze how to engage historically underserved communities in examining current conditions and defining equitable solutions.

[1] https://aqua.kingcounty.gov/dnrp/library/dnrp-directors-office/equity-social-justice/201609-ESJ-SP-FULL.pdf

This analysis is also written in the context of the Regional Affordable Housing Task Force's Five-Year Action Plan and Final Report[2] and the Affordable Housing Committee. This analysis may inform efforts King County and the Affordable Housing Committee will take to develop model ordinances or provide technical assistance to partner jurisdictions. The Five-Year Action Plan includes strategies that this analysis partially addresses:

- Goal 4, Strategy A: Propose and support legislation and statewide policies related to tenant protection to ease implementation and provide consistency for landlords:
    - Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history
- Goal 4, Strategy B: Strive to more widely adopt model, expanded tenant protection ordinances countywide and provide implementation support for:
    - Prohibiting discrimination in housing against tenants and potential tenants with arrest records, conviction records, or criminal history
- Goal 5, Strategy B: Increase investments in communities of color and low-income communities by developing programs and policies that serve individuals and families at risk of displacement
    - Expand requirements to affirmatively market housing programs and enhance work to align affordable housing strategies with federal requirements to affirmatively further fair housing.

This analysis is conducted on behalf of the King County Consortium, which includes all of King County with the exception of the Cities of Seattle and Milton. While this analysis includes the City of Seattle, particularly for the analysis of shifting demographics and segregation throughout King County, it does not represent the City of Seattle nor reflect all of its efforts to affirmatively further fair housing. The City of Seattle and Seattle Housing Authority conducted its own Assessment of Fair Housing in 2017, which you can read here.[3]

This analysis is primarily based on the structure of HUD's 2017 Assessment of Fair Housing Local Government Assessment Tool and the data from the Affirmatively Furthering Fair Housing Data and Mapping Tool[4] provided by HUD. More current and supplemental data sources are included when appropriate, and the structure has been modified to improve readability.

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[2] https://kingcounty.gov/~/media/initiatives/affordablehousing/documents/report/RAHReportPrintFileUpdated7-17-19.ashx?la=en

[3] http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf

[4] https://egis.hud.gov/affht/

Executive Summary

This report finds that systemic segregation, disproportionate housing needs, and individual-level discrimination are present and ongoing in King County. Key findings include:

- King County has become significantly more diverse over recent decades.
- Jurisdictions in King County can be categorized within three racial compositions: areas that are diverse, predominantly White and Asian, and predominantly White.
- South Seattle and Southwest King County contain the most diverse areas of King County and face the greatest barriers in access to opportunity.
- Economic segregation is a major factor to segregation patterns throughout King County and protected class status is frequently correlated with lower incomes.
- Housing prices have increased dramatically in the last ten years, displacing lower-income communities of color and immigrants.
- Field-testing conducted across jurisdictions in King County found evidence of individual-level housing discrimination in about half of all tests.
- Blacks are half as likely as Whites to apply for a home loan and twice as likely to be denied.

This report proposes an initial set of goals:

1. Invest in programs that provide fair housing education, enforcement, and testing.
2. Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity.
3. Provide more housing for vulnerable populations.
4. Provide more housing choices for people with large families.
5. Support efforts to increase housing stability.
6. Preserve and increase affordable housing in communities at high risk of displacement.
7. Review zoning laws to increase housing options and supply in urban areas.
8. Work with communities to guide investments in historically underserved communities.
9. Support the Affordable Housing Committee's efforts to promote fair housing.
10. Report annually on Fair Housing Goals and progress.

COMMUNITY PARTICIPATION PROCESS

King County staff solicited input on community needs, priorities, and on the draft Analysis of Impediments from partner organizations, local jurisdictions, and the general public. Public outreach and engagement activities were designed to reduce barriers to participation and engage stakeholders and community groups who have been underrepresented in the past. King County staff partnered with local jurisdictions to help reach more communities, and hosted meetings in public places that might be more broadly attended. Information on the Analysis of Impediments, the notice of the public meetings and survey were widely distributed through targeted outreach with local partners. The public review draft was available for public review and comment from June 14-July 26, 2019. The meeting notices and the survey tool were available to members of the public in English, Somali, Spanish, and Vietnamese from June 25-July 26, 2019.

The Joint Recommendations Committee, which oversees the funding decisions of the King County Consortium, reviewed and approved this report at a special meeting on July 12, 2019. In effect, this means that this Analysis of Impediments has been adopted by all of the cities in King County, except the Cities of Seattle and Milton. The King County Department of Community and Human Services will submit this report to the King County Council by September, which will provide an additional forum for public comment.

Stakeholders

King County staff invited members of the following organizations to participate in one-on-one interviews to provide additional feedback. Staff also shared the public meetings notice with the following organizations and encouraged them to distribute it through their networks.

Housing Providers/Policy Advocates

- Housing Development Consortium of Seattle-King County
- Housing Justice Project
- King County Housing Authority
- Puget Sound Sage
- Renton Housing Authority
- Tenant's Union (WA State and City of Kent)
- WA Multifamily Housing Association
- WA Realtors

Nonprofit/Community Based Organizations

- African Community Housing and Development
- Alliance of People with disAbilities
- Asian Pacific Islander Americans for Civic Engagement (APACE)

- Asian Counseling and Referral Services
- Centro De La Raza
- Refugee Women's Alliance (ReWA)
- Somali Community: Living Well Kent
- Washington State Coalition Against Domestic Violence (WSCADV)
- White Center CDA

Regional Partners

- Columbia Legal Services
- Futurewise
- Puget Sound Sage
- Skyway Solutions
- University of Washington: Evans School of Public Policy & Governance

King County staff conducted interviews with representatives from the following organizations:

- Alliance for People with disAbilities
- Asian Counseling and Referral Services
- Columbia Legal Services
- University of Washington: Evans School of Public Policy & Governance
- King County Housing Authority
- Puget Sound SAGE
- Refugee Women's Alliance
- Washington State Coalition Against Domestic Violence



Community Meetings For the General Public

Public Drop-In Forums

Three public open houses (one in each sub-region) gave a chance for residents to provide feedback on the draft Analysis of Impediments and share their concerns and perspectives with King County staff. These meetings followed the federal requirements for providing public notice, providing notice in the Seattle Times newspapers, posting on the King County website, posting notice at the meeting site and providing direct notification to stakeholders 14 calendar days prior to the first community meeting. These meetings took place at the following times and locations:

- **East – Bellevue,** 6/15, Crossroads Mall, 11:00 a.m.-1:00 p.m.
- **North – Shoreline,** 6/22, Shoreline Library, 10:30 a.m.-12:30 p.m.
- **South – Tukwila,** 6/29, Tukwila Library, 10:30 a.m.-12:30 p.m.

These community forums were held in mixed–income and low-income locations around King County that are walkable, accessible by public transit, and had free parking. The venues included areas that are frequented by community members of all economic backgrounds, often in areas with subsidized and affordable housing options. These public meetings were held in publicly accessible locations, without architectural barriers which would preclude the attendance of people who have a disability. The community meeting held at the Crossroads Mall was the best attended, as the location had the most foot traffic, and was a good location to talk to people passing by the posted information.

Additional Meetings

King County co-hosted two community meetings jointly, one with the City of Auburn and another with the City of Federal Way. An additional stakeholder meeting was scheduled to provide an opportunity to discuss this work and get feedback during work hours. Staff from the Downtown Emergency Services Center, Housing Development Consortium, and Congregations for the Homeless attended this meeting. King County staff also briefed the City of Renton Human Services Commission on this process, key findings, and recommendations.

Online Survey

King County staff also distributed an online survey to collect information regarding individuals' personal experiences of barriers to accessing housing. The survey was translated into Spanish, Vietnamese, and Somali to increase accessibility. By the end of the comment period, 46 participants submitted responses and comments through the survey.

Survey Themes:

- Rental Market:
    - Lack of affordable housing for low-income/fixed-income individuals
    - Instability of constantly moving due to:
        - Annual rent increases that make an area unaffordable
        - Buildings being renovated and displacing residents
    - Living with multiple roommates in crowded conditions to afford the area
    - Community members settling for sub-quality rental housing in order to manage affordability
    - Moved out of homelessness into a rental unit
- Housing ownership market is too expensive and unattainable:
    - Older housing options are the only options in lower price ranges
    - Newer housing is larger and starts in the $800K range
    - Prices prevent younger families from moving in, the elderly from staying in their homes and the new graduates need to return to live at home
    - Newer housing being built does not incorporate concern for aesthetic or functional neighborhoods or communities; quantity over quality is being valued
    - Frustrated by a lack of market options/configurations; need more multi-family properties
- Need more education about how to report housing discrimination, and what tenant rights are when facing fair housing discrimination
- Need more low-barrier, affordable housing options
- Need to protect mobile home parks from development, enabling low-income residents to remain (see work Kenmore is doing)

Summary of Feedback

Key Themes Highlighted from Public Meetings and Stakeholder Interviews:

- Fair Housing Enforcement needs work, as the current system relies on the injured party to report the discrimination (racism, classism, ableism etc.)
- Certain protected classes (i.e. individuals living with a disability, immigrants with limited English proficiency) experience inherent barriers to accessing housing
    - Need more accessible units for people with disabilities, and policies to ensure units are actually accessible or modified to be accessible
    - Need for more translated materials (forms, websites) and available interpreters to help immigrants/refugees access information and apply for housing
- The impacts of displacement are being felt across the county:
    - Available housing is pricing out low-income individuals
    - Evictions are disproportionately impacting women of color
    - Cost of housing restricts geographical choice, forces residents to relocate
    - Number of people experiencing homelessness continue to increase

- Immigrant and refugee communities are afraid of government/public entities/organizations
- Credit scores and social security numbers are being used as neutral tools to discriminate against potential tenants

Recommended Actions Identified by Public Stakeholders:

- Need more accessible, affordable housing and larger capacity units across King County
- Need to further educate landlords/property managers/housing providers on working with tenants with disabilities, with domestic violence survivors, and with tenants with criminal records.
- Need a centralized housing database that provides a reference list of available housing programs, resources and available units.

The following chart summarizes the feedback received for each public meeting and interview. Feedback has also been incorporated throughout this analysis since the public review draft was first posted on June 14, 2019.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Affordable Housing experts, stakeholders	The Regional Affordable Housing Task Force Kick-Off meeting on July 14, 2017 at the Renton Community Center included a data presentation on housing affordability and small and large group discussions. Approximately 70 individuals attended	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Public Meeting	Communities of Color Broad Community	The January 30, 2018 Regional Affordable Housing Task Force met at the New Holly Community Center (in New Holly neighborhood operated by the Seattle Housing Authority) for open public testimony on the public's experiences of and perspective on housing affordability. 50 members of the public provided testimony.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Public Meeting	Individuals with lived experiences of homelessness Elected Leaders Business Community Service Providers Broad Community	The January 22, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness and to develop a community approach to homelessness and affordability.	See meeting summary https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
	Individuals with lived experiences of homelessness Elected Leaders Business Community Service Providers Broad Community	The April 4, 2018 One Table Community Action Work Group meeting brought together elected officials, service providers to discuss the root causes of homelessness	See meeting summary https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx	None
	Individuals with lived experiences of homelessness Elected Leaders Business Community Service Providers Broad Community	The August 3, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness.	See meeting summary https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Broad Community	The April 19, 2018 Regional Affordable Housing Task Force Meeting at Kenmore City Hall was organized with small group discussions around a specific issue of affordable housing, with small groups reporting out to the whole. Approximately 50 people participated.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Public Meeting	Broad Community	On September 5, 2018 at Shoreline Community College, the Regional Affordable Housing Task Force presented a draft Action Plan and facilitated discussion around prioritizing goals.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Public Meeting	Broad Community	On September 8, 2018 at the South Bellevue Community Center, the Regional Affordable Housing Task Force presented a draft Action Plan and facilitated discussion around prioritizing goals.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Public Meeting	Broad Community	On September 11, 2018 at the Auburn Community Center, the Regional Affordable Housing Task Force presented a draft Action Plan and facilitated discussion around prioritizing goals.	See meeting summary https://www.kingcounty.gov/initiatives/affordablehousing/meetings.aspx	None
Online Comment Tool	Broad Community	The Regional Affordable Housing Task Force website hosted a public comment tool that allowed residents to share what neighborhood they live in (optionally), their experiences, and any other perspectives or solutions to address housing affordability.	See public comments here https://www.kingcounty.gov/initiatives/affordablehousing.aspx	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Community Meeting in Auburn	On April 1, 2019 King County staff participated in a community meeting organized by City of Auburn to gather input for their CDBG program and county-wide housing and fair housing needs.	People expressed a desire to see more affordable housing, fewer barriers to obtaining housing including: tenant screening, selective micro-targeting through social media, discrimination against domestic violence survivors, rental application fees. Also mentioned was single family zoning as exclusionary and limiting the housing supply. Other supply constraining factors mentioned were permitting process and regulations.	None
Public Meeting	Broad Community (Bellevue)	On June 15, 2019 King County staff organized a community drop-in opportunity in Bellevue at Crossroads Mall for community members to discuss county-wide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Members of the public expressed a need for more affordable housing options for renters and home buyers. They shared concerns of their community becoming unaffordable. Shared concerns that employees need to travel further from work to find housing. Lack of affordable housing is impacting efforts to help people out of homelessness, means people are on waitlists longer. Fair housing laws can have unintended consequences, and it can be complicated for realtors to implement. Community needs: workforce housing, ADUs, subsidies that provide both housing and cost of living assistance.	None
Public Meeting	Broad Community (Shoreline/ Lake Forest Park)	On June 22, 2019 King County staff organized a community drop-in opportunity at the Shoreline Library for community members to discuss county-wide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Members of the public shared the fear immigrant communities are feeling to join public meetings, and a need for more outreach to immigrant communities. Concerned about availability of housing stock, and impact of tech companies expanding campuses. Community needs more: rental assistance to help keep housing, low-income apartment stock, resources on what to do when you are experiencing discrimination and better responsiveness to reported discrimination.	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Meeting	Broad Community (Tukwila)	On June 29, 2019 King County staff organized a community drop-in opportunity at the Tukwila Library for community members to discuss county-wide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Members of the public shared their concern regarding impact of evictions, and how it is being misused. Concerned about the growing number of homeless women and homeless vets. Additionally, how affordability is impacting ability to stay in their preferred neighborhoods. Community needs more: help with planning around credit scores, education, financial planning, and new, accessible homes at affordable prices.	None
Stakeholder Meeting	Partners/Stakeholders	On July 9, 2019 King County staff organized a community drop-in opportunity for partners and stakeholders to discuss county-wide housing needs and fair housing needs, as well as provide public comment on the Consolidated Plan and Analysis for Impediments.	Partners shared their concern that there are not adequate resources for behavioral health needs, aging in place, or access to adult care homes. Additional concerns included unhealthy housing. Partners shared that the county needs more long-term medical care, more education for landlords, long-term subsidized housing, private landlord/rental repair, and more fair housing testing and enforcement	None
Public Meeting	Joint Recommendations Committee & Members of the Public	On July 12, 2019 King County staff organized a special meeting of the Joint Recommendations Committee (JRC) to review and approve the Consolidated Plan and Analysis of Impediments to Fair Housing	Joint Recommendations Committee (JRC) held a special meeting and heard a presentation on the Consolidated Plan and Analysis for Impediments. Members of the public shared concern for the displacement of immigrants/refugees from their neighborhoods of choice, and how that type of displacement has a distinct ripple effect for both the community member that is forced to move, and the community left behind.	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Stakeholder Interview	Alliance of People with disAbilities	Interviewed leadership at Alliance of People with disAbilities	-Fair housing barriers: people who are impacted need extra support; housing access is unaffordable and inaccessible - Accessible units rented on first serve basis, not held for tenants with accessibility needs; increases the wait for units and rigorous search needed for those tenants -Alliance of People with disAbilities acts as a system navigator to help people access services; work with anyone who states they have a disability -People with disabilities are missing/not reflected by current reports on homelessness, even though they continue to represent a growing part of the homeless population -Distinction between ADA accessible and accessible for specific individual; some more work is needed on educating housing providers on tenants' rights to have a unit modified to be accessible for them -Need more accessible units and subsidized housing, with range of options to customize for tenants with disabilities -Need one stop housing database with all currently available housing and info on housing programs -Need voice at the table in these processes; there is a problem with the process -Need more funding for accessibility work, specifically advocating for tenants with disabilities and educating housing providers -Need more housing to be designed and built in a more broadly accessible	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Stakeholder Interview	King County Housing Authority	Interviewed leadership and staff at KCHA	-Fair housing barriers: market availability and geographic choice present barriers to fair housing -Low-income individuals are being priced out; qualifying for these benefits gets you on the list but not immediate access to benefits; not enough resources to help everyone in need -KCHA working with City of Seattle on Creating Moves to Opportunity Pilot to improve outcomes of children by evaluation strategies that support Housing Choice Vouchers in moving to higher opportunity neighborhoods -KCHA increasing landlord engagement work; build and maintain relationships with local landlords to educate them about HCVs -Harder for housing authorities to work with undocumented family members; need to disclose all members of household living in residence -Increase in intakes of tenants coming directly out of homelessness (40-50%); demand for Section 8 vouchers is also increasing -Growing urgency and need for housing resources overall -Need more multifamily housing, affordable home ownership and concessionary sales prices	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Stakeholder Interview	Washington State Coalition Against Domestic Violence (WSCADV)	Interviewed staff member at WSCADV	-Fair housing barriers: Survivors of DV cannot be denied housing on the basis of DV history, but it does happen in practice (both by landlords and housing authorities) -Lack of understanding on how to work with survivors of domestic violence -Need: improved education for housing providers on how to work with survivors and what a tenant's rights are for survivors accessing safe housing or vacating housing to be safe (i.e. changing locks, breaking a lease without repercussions, requesting new housing location) -Need: navigation for survivors help to get safe and stable housing; eviction reform and tenant screening; process of housing applications and timelines can often be the barrier	None
Stakeholder Interview	Puget Sound Sage	Interviewed staff at Puget Sound Sage	-Puget Sound Sage advocates for investments and policies at the state level that seek to protect tenants and promote equitable development, and there has been significant movement in these areas in recent years -Fair housing barriers include rising house costs, restricted land use (single family housing), and evictions rising, which increases displacement, real estate market and cost of housing -Equitable Development Initiative a good example of funding to support community initiated projects in high-risk displacement neighborhoods; community engaged in solution -Need to strengthen affordable housing, use more affirmative marketing and preferential strategies	None

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Stakeholder Interview	Asian Counseling and Referral Services (ACRS)	Interviewed staff at ACRS	-Fair housing barriers: distrust in institutions, availability of interpreters and availability of materials and forms printed in multiples languages for clients to access -ACRS: assists clients finding housing and navigating services, but can take more time and resources due to language barriers; often end up filling out forms with clients. These barriers cause delays, as clients cannot access the information themselves, and ACRS has limited resources to meet the need. -CEA is working well, providing multiple resources in community to determine needs. Housing First model has had a positive impact as well. -Need: more translated materials and more interpreters available at housing provider offices to assist with housing process, forms etc.	None.
Stakeholder Interview	Columbia Legal Services (CLS)	Interviewed staff at CLS	-Fair housing barriers: racism/unacknowledged racism, affordability (credit score as a "neutral test" has a disproportionate impact, enforcement model falls on victim to report discrimination, type of housing stock and lack of units -Columbia Legal Services: work with clients with criminal records on access to housing (leaving jail, homelessness, accessibility of shelters, reasonable accommodation, and undocumented residents). -Need: education on many forms of housing discrimination that exist (ex. SSN is not needed on all the forms it is requested but can have a barrier impact); increasing access for tenants with disabilities (accommodation vs. modification).	None.

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Stakeholder Interview	University of Washington, Evans School of Public Policy and Governance	Interviewed Evans School professor	-Fair housing barriers: discrimination without enforcement, use of other policies for discrimination by proxy, Ban the Box had unintended consequences -Need more education around what fair housing is, and enforcement for parties who are violating it	None.

ASSESSMENT OF PAST FAIR HOUSING GOALS

King County participated in a regional Fair Housing and Equity Assessment lead by the Puget Sound Regional Council (PSRC) in 2015. You can read the full report here.[5] The following table reviews the goals set in that assessment, policies and programs implemented since 2015 that seek to further these goals, and the results or current status towards reaching each goal. King County and partner cities welcome input on other activities and results in King County that have not been included in this assessment, as well as on goals where progress has not been made since 2015.

	Goal	Activities	Results
I.	Fair Housing Education and Information		

A.	Work with regional funding partners and fair housing agency partners to increase the visibility of fair housing enforcement resources.	• Fair housing and tenant advocacy organizations perform outreach and education of fair housing enforcement resources:
		  ○ Fair Housing Center of Washington
		  ○ The Tenants Union of Washington
		• Information and access to resources are posted on the websites of:
		  ○ King County
		  ○ City of Seattle
		  ○ Washington State Human Rights Commission
		  ○ U.S. Department of Housing and Urban Development
			• Education and access to enforcement resources are available.

B.	Work with regional funding partners and fair housing agency partners	The Fair Housing Center of Washington is certified as a private fair housing enforcement initiative program through HUD.[6]	• There is inconsistent capacity across King

[5] https://www.psrc.org/sites/default/files/fairhousingequityassessment.pdf

[6] https://www.hud.gov/program_offices/fair_housing_equal_opp/contact_fhip

	Goal	Activities	Results
	to consider funding specific enforcement initiatives for rental housing in high opportunity areas and high capacity transit areas.	Fair housing enforcement is available in King County: • The U.S. Department of Housing and Urban Development (HUD) enforces federal laws.[7] • The Washington State Human Rights Commission enforces state laws.[8] • Local jurisdiction enforcement programs include: ○ City of Bellevue[9] ○ King County Civil Rights Program (for unincorporated areas)[10] ○ City of Seattle Office of Civil Rights[11]	County for fair housing enforcement. • Dispersed and overlapping authority makes accessing resources confusing.
C.	Work with regional funding partners and fair housing agency partners to provide fair housing education and training, including specific education for public and elected officials – assess need for funding for	Information regarding fair housing is available and education has continued through the Fair Housing Center of Washington, the Tenants Union, and Solid Ground, among other organizations. However, King County and partner cities did not fund specific educational campaigns.	• Elected officials, housing professionals, renters, and homebuyers are often still not aware of fair housing rights or responsibilities.

[7] https://www.hud.gov/program_offices/fair_housing_equal_opp

[8] https://www.hum.wa.gov/fair-housing

[9] https://development.bellevuewa.gov/codes-and-guidelines/code-compliance

[10] https://www.kingcounty.gov/elected/executive/equity-social-justice/civil-rights.aspx

[11] https://www.seattle.gov/civilrights/civil-rights/fair-housing

	Goal	Activities	Results
	specific educational campaigns.		
D.	Work with regional funding partners and fair housing agency partners to develop new informational materials and publications that will increase participation in the affirmative furthering of fair housing in our region.	Informational pamphlets were available and distributed at fair housing seminars and are available online.	• Most of the fair housing materials are outdated.
II.	Landlord/Housing Barriers		
A.	Work with partners, stakeholders, and private landlords to reduce housing screening barriers, including disparate treatment of protected classes and criminal background barriers that have a disparate impact on persons of color.	There has been significant activity in recent years for reducing screening barriers to housing, with a focus on polices that have disproportionate impacts on people of color.	• RCW 43.31.605 created the Washington State Landlord Mitigation Program in 2018.[12] The program provides education and, in some cases, financial support to landlords who rent to tenants receiving rental assistance.

[12] https://www.commerce.wa.gov/building-infrastructure/housing/landlord-mitigation-program/

	Goal	Activities	Results
B	Work with partners, stakeholders, and private landlords on initiatives and requirements that will actively promote fair housing choice and increase access to housing for protected classes, including expansion of the Landlord Liaison Project.	• The Landlord Liaison Project was reprogrammed into a larger and broader reaching organization called the Housing Connector. This is a cross collaborative effort between the Seattle Metropolitan Chamber of Commerce, King County, and the City of Seattle. • The King County Housing Authority staffs three Owner Liaisons who build relationships with new and strengthen existing partnerships with landlords to encourage participation in the Housing Choice Voucher (HCV) Program.	• The Housing Connector connects private property owners/managers to those most in need of housing. Click here to learn more. [13] • Since the Owner Liaison team was created, they have helped the HCV program find homes for over 900 new families.
C.	Work with partners to add the coverage of source of income/rental assistance/Section 8 discrimination at the State level and at the local level for jurisdictions that do not currently include this as a protected class and that have the capacity of	• King County and other partners advocated banning source of income discrimination at the Washington State Legislature.	• The Washington State Legislature banned source of income discrimination statewide in 2018. You can find more information about the bill here.[14]

[13] https://www.housingconnector.com/

[14] https://app.leg.wa.gov/billsummary?BillNumber=2578&Year=2017&Initiative=false

	Goal	Activities	Results
	administer such a program and explore other opportunities to reduce barriers to the use of Section 8 and other rental assistance in housing.		
D.	Provide technical assistance to help agencies get their questions answered by the appropriate fair housing professional.	• King County and partner cities do not provide technical assistance, but refer residents to fair housing professionals that provide fair housing education, including: Solid Ground, the Housing Justice Project, and the Tenants Union of Washington State. • The Washington State Multifamily Housing Association and Washington Realtors provide references to education and enforcement resources.	• Fair housing professionals continue to provide technical assistance.
III.	Access to Opportunity		
A	In coordination with funding and community partners, make strategic investments in affordable housing in regions of the Consortium that have high access to opportunity.	Since 2015, King County government has invested over $180 million in affordable housing in high opportunity areas or areas with frequent transit service.	• Significant affordable housing investments were made in affordable housing projects in high access to opportunity.

	Goal	Activities	Results
B.	In coordination with funding partners and community partners, make strategic investments that will catalyze additional public and private investment in regions of the Consortium that have low access to opportunity.	In 2014, Public Health – Seattle & King County began the program Communities of Opportunity (COO) in partnership with the Seattle Foundation, which seeks to empower residents and communities with low access to opportunity. One of the primary goals of COO is to increase economic opportunity. Click here for more information.[15]	• Supporting areas with low access to opportunity has been a priority, but significant disparities persist.
C.	Work across sectors on shared outcomes to increase health, well-being and the vitality of communities located in areas of low access to opportunity.	• Some of the primary goals of COO are to improve health outcomes and community connections. Click here for more information.[16] • King County Community Health Needs Assessment and	• Significant disparities in health outcomes persist in low-income communities.
D.	Work with partners on legislative matters, incentive programs, and tools that encourage responsible development in areas of low access to	• Addressing displacement and gentrification was an emerging topic during the past five year planning period. The Regional Affordable Housing Task Force convened elected officials and expert stakeholders and culminated in a Final Report and Five-Year Action Plan. Goal 5	• In 2019, the City of Kenmore rezoned its manufactured housing communities to ensure they were not replaced with another housing type.

[15] https://www.coopartnerships.org/

[16] https://www.coopartnerships.org/

	Goal	Activities	Results
	opportunity and ensure that there are plans to address displacement of low-income persons, if such may occur.	of the Regional Affordable Housing Task Force is to "Protect existing communities of color and low-income communities from displacement in gentrifying communities," and includes a number of strategies to achieve this goal. • The King County Housing Authority has prioritized acquisition and preservation of affordable housing in high opportunity areas where access for low-income persons has historically been limited and in areas at high risk of displacement.	• King County's 2019-2020 budget included funding for a TOD Preservation and Acquisition Plan. The plan currently proposes preserving 582 units in the coming years. You can learn more about the plan here.[17]

[17] https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=3876610&GUID=DD8C9E4E-56BC-4AD6-9B76-C24EB3FC68E5&Options=Advanced&Search=

FAIR HOUSING ANALYSIS

Understanding the impediments to fair housing choice requires many levels of analysis. This analysis includes the following sections:

- Summary of King County demographics and trends
- Analysis of segregation patterns and trends
- Analysis of racially and ethnically concentrated areas of poverty
- Analysis of disproportionate housing needs
- Analysis of disparities in access to opportunity along the following factors:
  - Education
  - Employment
  - Transportation
  - Environmentally Healthy Areas
- Analysis of publicly supported housing
- Analysis of housing access for individuals with disabilities
- Analysis of fair housing discrimination testing and housing mortgage disclosure data

Each section includes an analysis of the dynamics and disparities for each issue, key contributing factors, and provides a brief overview of the existing programs and policies seeking to address these issues.

Demographic Trend Summary

King County has seen significant demographic shifts since 1990 in overall population and makeup by race, ethnicity, and country of origin. King County's population has increased from 1,507,319 in 1990 to a 2017 Census estimate of 2,118,119, an increase of 41%. This was significantly greater than the overall U.S. population growth of 30% from 1990 to 2017.

Please see Appendix A for a table containing key demographic data for King County as whole, each jurisdiction, and the unincorporated areas.

Race/Ethnicity

King County has become significantly more diverse, with the White, not Hispanic or Latinx population decreasing from 84.8% in 1990 to a 2017 Census estimate of 61%. The Asian and Latinx populations grew most rapidly in the same time period, increasing from 7.9% to 17% and from 2.9% to 9% of the overall population, respectively. The Black population grew from 5.1% in 1990 to a 2017 estimate of 6.2%. King County's racial and ethnic composition is similar to the larger Seattle-Tacoma-Bellevue Metropolitan area.

National Origin

A major contributor to the growth in King County is immigration from other countries. In 1990, 140,600 residents had a national origin other than the U.S. The 2017 King County estimate is 467,938, an increase of 333% compared to 1990. The growth of this population accounts for 54% of the overall population growth in King County in this time period, and our foreign-born population accounts for 22% of the overall population, significantly higher than the national average of 14% and similar to the Seattle-Tacoma-Bellevue Metropolitan area.

There is significant variation between jurisdictions for the percent of their population that is foreign-born. The cities with the highest rates are:

Jurisdiction	Percent Foreign-Born
SeaTac	41%
Tukwila	40%
Redmond	40%

Data Source: 2017 5-Year ACS Population Estimates

The cities with the lowest percentages of foreign-born individuals are:

Jurisdiction	Percent Foreign-Born

Milton	5%
Duvall	6%
Maple Valley	6%

Data Source: 2017 5-Year ACS Population Estimates

Countries of origin with more than 15,000 residents in King County are India, China, Mexico, Vietnam, the Philippines, Korea, Canada, Ukraine, and Ethiopia. More than half of King County's foreign-born population originates from Asia.

Language and Limited English Proficiency

King County residents speak over 170 different languages, and more than a quarter of households in King County speak a language other than English at home. Six percent of King County households have limited English proficiency (LEP). Fifty five percent of LEP households speak Asian and Pacific Island languages, 20% speak Spanish, 16% speak Indo-European languages, and 9% speak other languages.[18] The most common languages spoken by K-12 students with LEP in King County are:

Language spoken by LEP students	Number of students in King County
Spanish	26,260
Vietnamese	5,575
Somali	3,786
Mandarin	3,552
Russian	2,543
Cantonese	2,263

Data Source: WA State Office of Financial Management, Forecasting Division, 2016 estimates

Familial Status

Despite other shifting demographics, household size in King County has remained relatively unchanged. Sixty percent of King County residents live in family households, married with or without children, or single parent households. The average household size in King County is 2.5 people. These figures are similar to the United States as a whole.

There is significant variation in average household size between jurisdictions within King County. The cities with the highest average household sizes are:

Jurisdiction	Average Household Size
Algona	3.4

[18] Data Source: 2016 American Community Survey 1-Year Estimate

Snoqualmie	3.1
Sammamish	3.0
Duvall	3.0

Data Source: 2017 5-Year ACS Population Estimates

The areas with the smallest average household size are:

Jurisdiction	Average Household Size
Skykomish	1.7
Seattle	2.2
Normandy Park	2.4

Data Source: 2017 5-Year ACS Population Estimates

The King County Office of Economic and Financial Analysis performs annual demographic trend analysis. Click here to visit their webpage.[19]

[19] https://www.kingcounty.gov/independent/forecasting/King%20County%20Economic%20Indicators/Demographics.aspx

Segregation and Integration in King County

Understanding the nature of residential segregation patterns and trends in King County is a critical first step to understanding the barriers to fair housing choice.

Geographically, residential segregation patterns in King County can be categorized as jurisdictions and neighborhoods that are predominantly White, predominantly White and Asian, or racially and ethnically diverse. South Seattle and Southwest King County experience the highest levels of racial and ethnic diversity, and are relatively integrated. Urban jurisdictions east of Seattle, such as Bellevue, Redmond, Sammamish, and Kirkland are predominantly White and Asian. Please see Appendix A for race and ethnicity information for each jurisdiction, King County as a whole, and the unincorporated areas of King County.

Non-White residents have moved into urban areas throughout King County over recent decades, which paints an overall positive outlook for racial and ethnic integration in the future. However, as the non-White population is likely to continue to grow, the displacement and shift of the Latinx and Black community into Southwest King County does present a risk of persistent or increased segregation in the future.

King County's segregation levels vary significantly by race. While Latinx and Asian populations experience similar levels of relatively low segregation, the Black population is highly segregated from the White population. The Dissimilarity Index provided by HUD measures the degree of segregation between two groups. A score of 0 would represent complete integration, while a score of 100 would represent complete segregation.

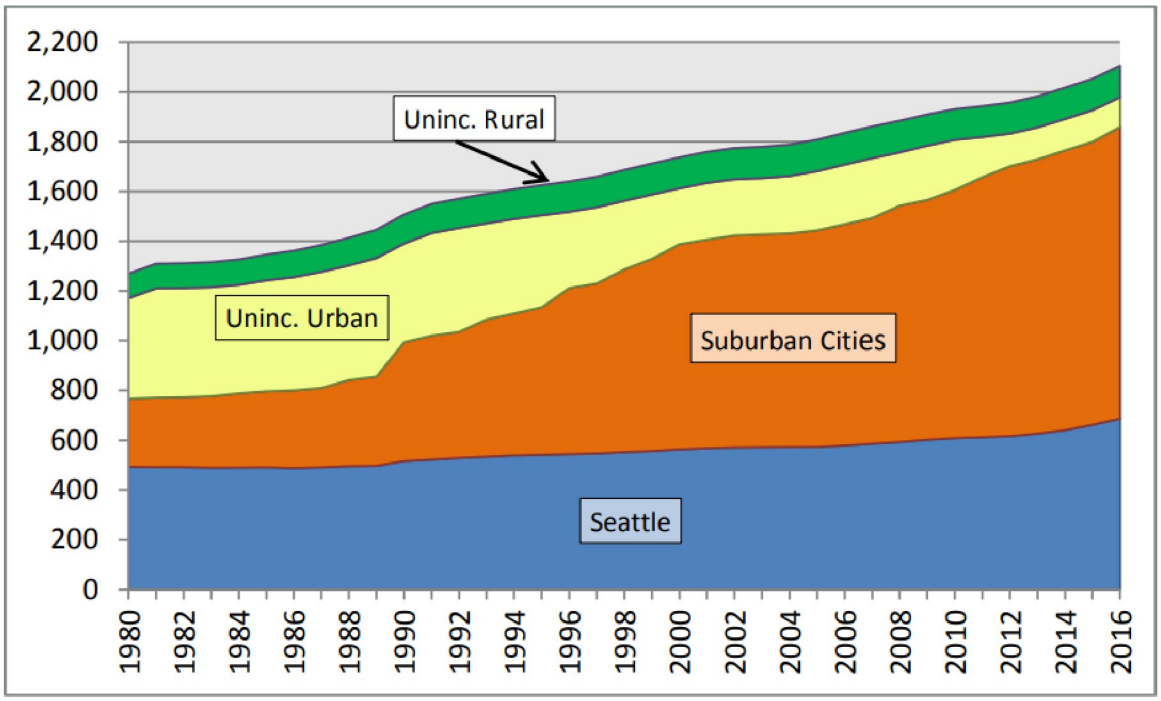
Race	Dissimilarity Index
White/Non-White	35.81
Black/White	56.71
Hispanic/White	39.71
Asian/White	36.22

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Nov. 2017 Update

Segregation Trends since 1990

In 1990, areas with significant non-White populations were primarily in Central and South Seattle. Over time, the non-White population has expanded into Southwest King County, with the Asian population also growing significantly in the urban areas east of Seattle. The most segregated areas of King County are those that are predominantly White in the rural areas, which have experienced relatively low population and job growth compared to the urban areas.

Population Change in King County Jurisdictions, 1980-2016



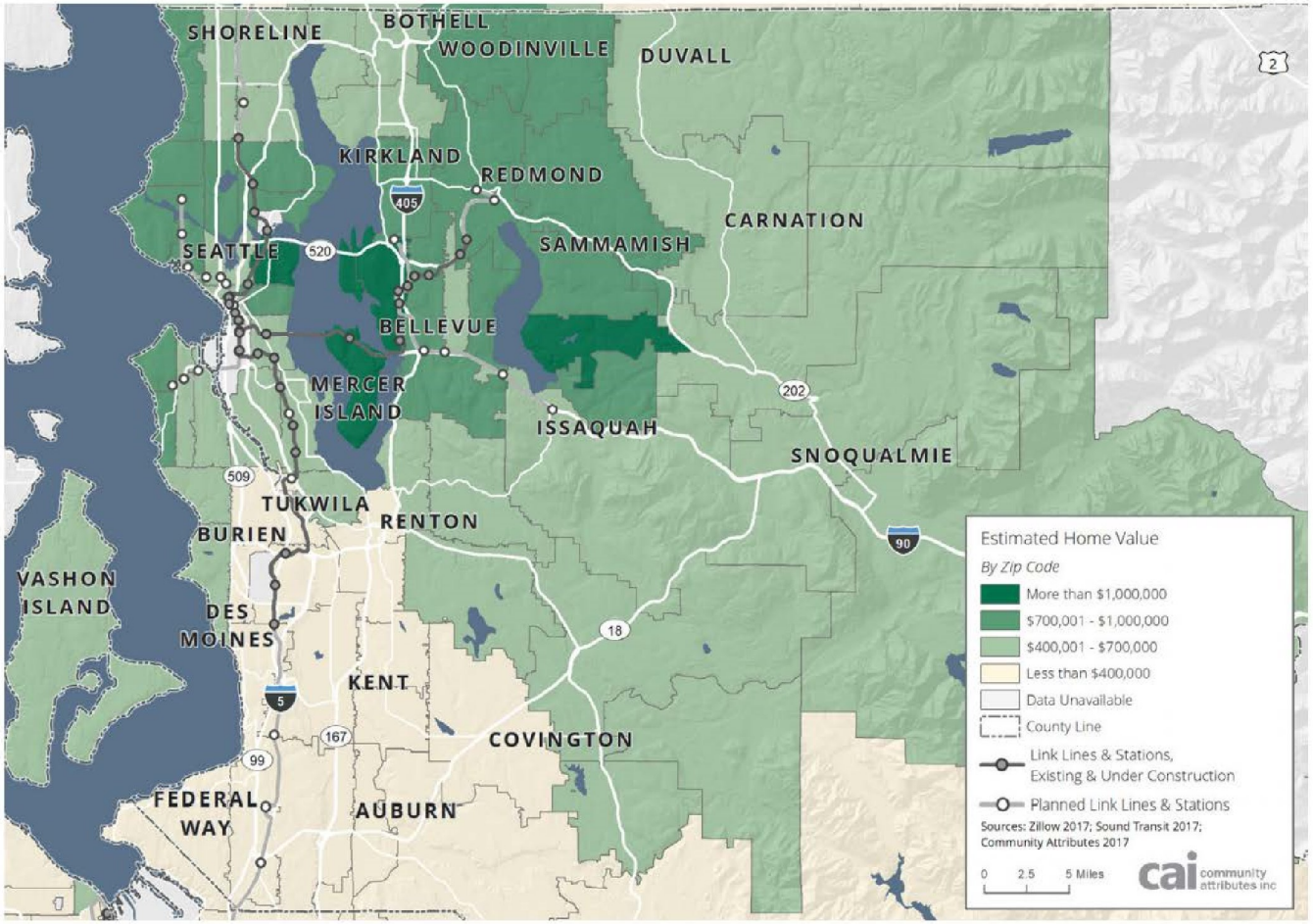
Data source: 2010 Census and American Community Survey

A major factor for why the rural area's population and demographics have changed relatively little is the Growth Management Act of Washington State (GMA). King County established an Urban Growth Boundary in 1992, in accordance with the GMA, and the boundary remains largely unchanged today. This boundary seeks to prevent sprawling, uncontrolled development and targets growth primarily in the western urban areas of King County. The urban areas have accommodated King County's growth in recent decades, while the rural area's demographics remain closer to King County's 1990 demographics. Suburban cities also annexed the majority of the urban unincorporated area, which accounts for the significant decrease in population in the urban unincorporated areas.

Another segregation trend over recent decades has been that of income segregation. Middle-income or mixed-income census tracts have decreased from 57% in 1980 to 46% in 2017. Economic segregation indexes rate this metropolitan region as about average or slightly below average compared to other metropolitan regions in the U.S.

Since approximately 2013, dramatic increases in the cost of housing have displaced lower-income communities of color farther south in Seattle or into the more affordable areas of Southwest King County. Residents have also been displaced into Kitsap, Pierce, and Snohomish Counties, which have historically had more lower cost housing compared to King County.

Estimated Home Value, 2017



Contributing Factors to Segregation

Race, National Origin, and Income

Understanding the strong connection between race and income is critical to understanding segregation trends in King County.

Race/Ethnicity	2017 Median Household Income	Percent of King County Median Household Income
All King County Households	$83,571	
Asian	$93,971	112%
White	$88,638	106%
Two or more races	$70,046	84%
Native Hawaiian and Other Pacific Islander	$62,500	75%
Hispanic or Latinx	$57,933	69%
Some other race	$52,070	62%
American Indian and Alaska Native	$45,923	55%
Black or African American	$42,280	51%

Data Source: 2017 5-Year ACS Population Estimates

As the preceding table shows, White and Asian households earn above, while all other races and ethnicities earn significantly below, the King County median income.

Another significant income disparity that contributes to segregation trends in King County is between U.S.-born and foreign-born individuals. On average, foreign-born individuals earn $34,871, while US born individuals earn $41,983. The following table shows the median household income for households with at least one foreign-born adult by place of birth. The countries included are those with at least 5,000 King County residents. The disparities between different places of birth are stark:

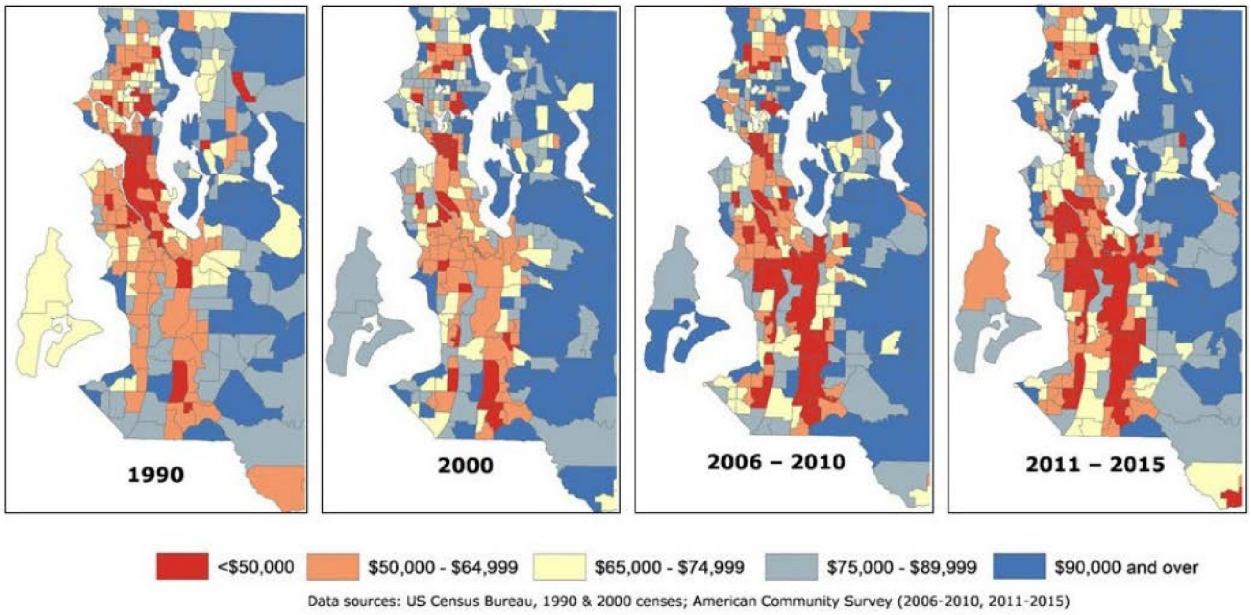
Place of Birth	2017 Median Household Income
United Kingdom	$150,511
India	$137,966
Canada	$124,101
Hong Kong	$113,677
Germany	$109,406
Taiwan	$101,574
Japan	$101,046
China	$91,070
Philippines	$90,575
Russia	$87,468

Korea	$81,777
Ukraine	$75,967
Vietnam	$72,978
Guatemala	$65,595
Cambodia	$55,034
Mexico	$52,105
El Salvador	$46,098
Ethiopia	$39,290
Somalia	$17,178

Data Source: 2017 5-Year ACS Population Estimates

The most striking disparity is households with an adult born in Somalia, who have a median income below the federal poverty level, depending on household size.[20] The preceding table also shows that while Asians as a single category earn above the King County median income, households with adults born in Korea, Vietnam, and Cambodia earn less than the King County median income. These income disparities are a major component to why immigrants and low-income people of color have moved into Southwest King County.

Median household income by King County neighborhood, 1990-2015



Historical Redlining and Restrictive Covenants

Two major institutional factors that have historically contributed to segregation in King County are the practices of redlining and restrictive covenants. Redlining was a practice

[20] https://aspe.hhs.gov/poverty-guidelines

used by lending institutions to systematically deny financial services to residents of specific neighborhoods, either by outright denial or by raising the price for their services. Restrictive covenants explicitly excluded residents from buying houses in certain areas, typically based on race and religion. These policies restricted access to homeownership opportunities for non-White communities.

Homeownership is an important tool to building future wealth, and parental homeownership significantly increases the chance that their children will buy a home.[21] These policies have likely had a major impact on intergenerational wealth and contributed to the systemic disparities identified throughout this report.

The federal Supreme Court ruled against racially restrictive covenants in 1948, and the federal Fair Housing Act of 1968 outlawed both practices. However, their effects are still visible in King County's demographics today. The Seattle Civil Rights & Labor History Project, based at the University of Washington, provides a wealth of information about the history of segregation in King County. You can learn more about redlining and racially restrictive covenants, including mapping of both practices, here.[22]

King County's Topography

Another factor that may contribute to racial and ethnic segregation patterns in King County is its topography. Access to and views of Puget Sound, lakes, and mountains have a strong influence on housing prices and are dispersed throughout King County. Areas with these assets tend to have a majority White with significant Asian populations. The Latinx and Black populations in King County have significantly lower median incomes and are therefore less likely to live in these areas.

Because housing with views or water access can be in close geographic proximity to housing without these assets, an area can be diverse from a jurisdictional or neighborhood level of analysis, but segregated at a sub-neighborhood or block-by-block level. An example of this trend can be seen in predominantly White areas along Puget Sound within the Cities of Burien, Normandy Park, Des Moines, and Federal Way, which transition to neighborhoods that are less than 50% White in distances as short as half a mile. Please see the next page for a map of the racial and ethnic composition of this area.

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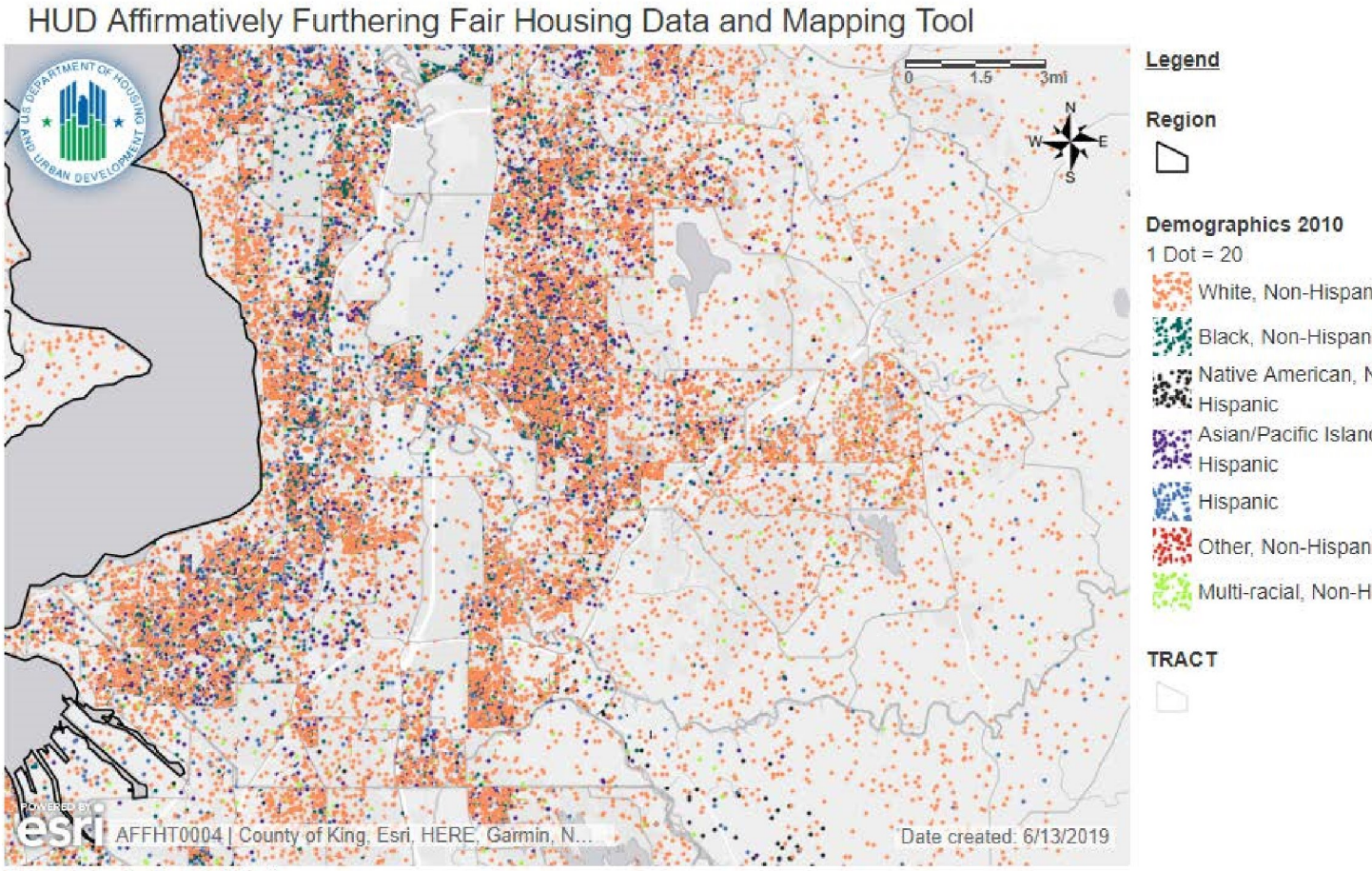
[21] https://www.urban.org/sites/default/files/publication/99251/intergenerational_homeownership_0.pdf

[22] https://depts.washington.edu/civilr/segregated.htm

Race/Ethnicity Map – Southwest King County



Name: Map 1 - Race/Ethnicity

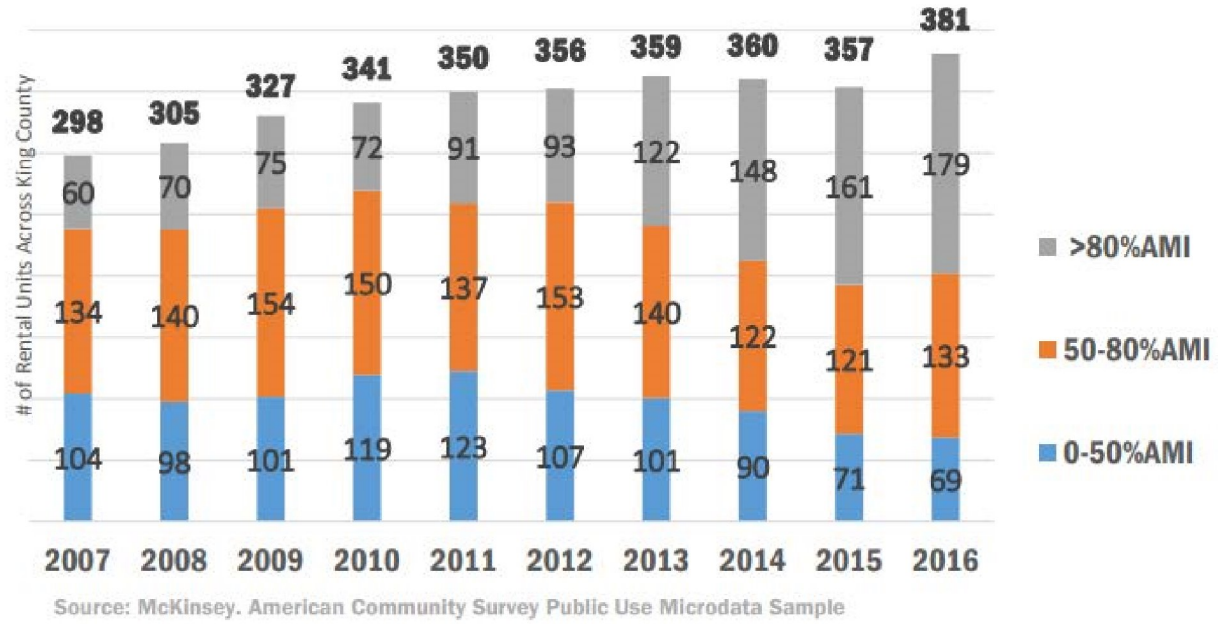
Description: Current race/ethnicity dot density map for Jurisdiction and Region with R/ECAPs

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Nov. 2017 Update

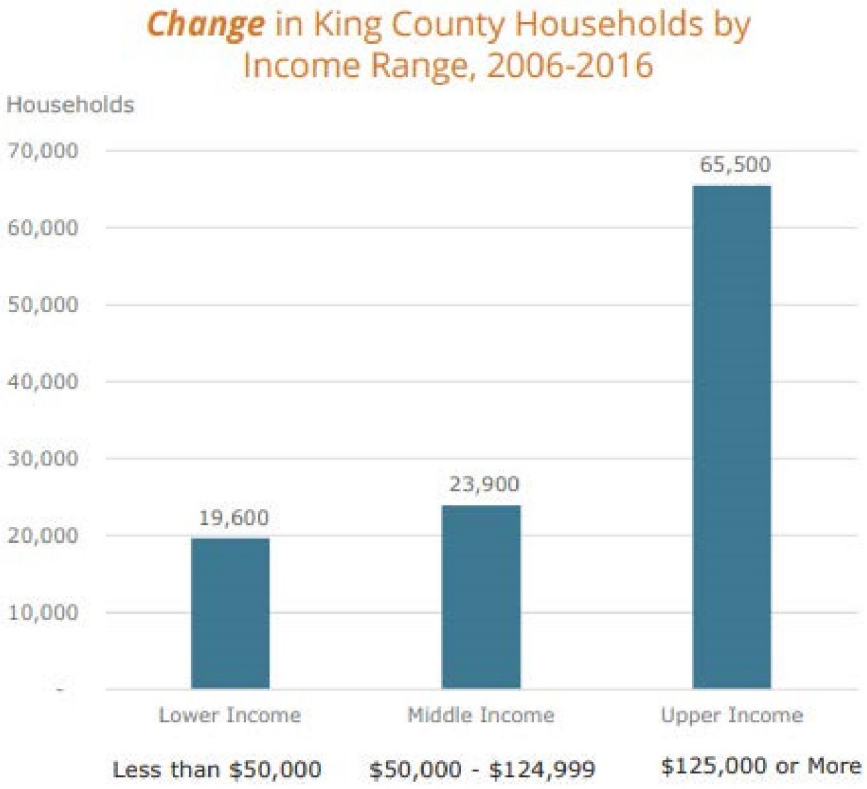
Displacement of Residents Due to Economic Pressures

King County has experienced dramatic increases in the cost of housing since the recession of 2008. Even as the overall number of homes has increased in the last ten years by 88,000, the number of rental homes affordable to low- and moderate-income families has decreased by 36,000.

Affordability of Rental Housing Stock by Income Level



This is due in large part to significant growth in higher-income households.



Data source: 2017 ACS 1-Year Estimates

Households of color are disproportionately likely to be severely cost burdened, paying more than half of their income toward housing costs. These trends have resulted in

significant displacement of communities of color from Central and South Seattle into South Seattle and Southwest King County.

Location and Type of Affordable Housing

Southwest King County has historically been the area of King County with the most naturally occurring affordable housing, meaning that market rate housing has been affordable to households with lower incomes. As a result, residents displaced due to rising housing costs, many of whom are people of color, have relocated to this area. Due in part to its affordability, Southwest King County has also become home to lower-income immigrant communities over recent decades. These areas have also experienced faster rates of growth in housing costs compared to the more costly Seattle and Eastside submarkets.

Land use and zoning laws

Zoning codes significantly limit development in a majority of the urban areas of King County. Areas that allow only lower density development, such as single-family zoning or large minimum lot size requirements, are whiter than the King County average. Limiting the type of housing allowed to single-family homes, which is typically the most expensive form of housing, leads to economic segregation. This economic segregation effectively excludes the low-income communities that are highly correlated with protected class status.[23]

Private Discrimination and Lack of Enforcement of Existing Laws

Community input and housing discrimination testing have found that private, individual-level housing discriminatory practice are still commonplace in King County and present an impediment to fair housing choice. Familial status, race, religion, disability, and national origin were all identified as having experienced housing discrimination.

In addition to Federal Fair Housing laws, the State of Washington, King County, and jurisdictions within King County have implemented many policies aimed at reducing discrimination and addressing these disparities. However, funding for monitoring, education, and enforcement of these laws has been limited. Please see the Fair Housing Discrimination section for more information.

Programs, Policies, and Investments to Address Segregation, Fair Housing, and Geographic Mobility

Communities of Opportunity

Communities of Opportunity is an initiative undertaken jointly between Public Health – Seattle and King County and the Seattle Foundation to address

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[23] https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5800413/

inequitable outcomes based on geography. Geographic communities targeted currently include:

- The Rainier Valley (City of Seattle)
- White Center
- SeaTac/Tukwila
- The City of Kent
- The Central District of the City of Seattle
- Rural Snoqualmie Valley
- The urban Native Community
- The Latinx Community of Vashon Island
- Transgender and gender nonconforming communities

There is significant overlap between these targeted communities and federal protected classes. Each community develops its own vision and priorities, which may include:

- anchoring multi-cultural communities at risk of displacement,
- advocating for the preservation and development of affordable housing in areas that are in close proximity to transit, jobs, and education,
- Access to health, affordable food and safe places outside to be physically active, especially for youth,
- Workforce development that includes local hires, support of new local businesses, and inclusion of youth, and
- Increased civic participation and engagement, cultural preservation, and access to safe public spaces.

The majority of these efforts seek to empower and improve outcomes for protected classes, which may ultimately lead to greater integration due to economic mobility and mixed-income communities.

<u>King County Housing Authority's Small Area Fair Market Rent Policies</u>

In 2016, KCHA expanded its two-tiered system of payment standards (which involved a regular standard and an "exception area" standard that covered East King County) to create a ZIP code-based, multi-tiered structure with five payment standard levels. KCHA's adoption of multi-tiered payment standards recognizes the importance of closely aligned payment standards to local rental sub-markets as a means of achieving four goals:

1. Increasing access to high opportunity areas
2. Containing program costs by "right-sizing" subsidy amounts in lower and middle cost markets

3. Ensuring that new and existing voucher holders can secure and maintain their housing in competitive and increasingly costly rental submarkets across the county
4. Limiting the number of households experiencing cost burden.

An internal assessment completed in 2017 found that households were more likely to move to higher opportunity areas after enactment of the policy: between 2015 and 2016, the proportion of new voucher holders with children leasing in higher cost areas increased by 8.4%, movers with children relocating from lower cost to higher cost areas increased by 4%, and nearly all racial groups experienced increased access to higher cost areas.

Creating Moves to Opportunity

The King County Housing Authority is partnering with the Seattle Housing Authority, MDRC, and a multi-disciplinary academic team that includes Raj Chetty and others from Harvard, Johns Hopkins, and MIT to identify strategies to increase opportunity area access among families with young children who receive a Housing Choice Voucher. The program, Creating Moves to Opportunity (CMTO), is being run as a multi-year randomized control test study that will test a range of services aimed at reducing rental barriers to opportunity neighborhood access; the end result from CMTO will be identified best practices that are both impactful and scalable. You can learn more about this program here.[24]

[24] http://creatingmoves.org/research/

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

Neighborhoods with high concentrations of poverty contribute to negative outcomes greater than the struggles of an individual family living in poverty. Concentrations of poverty limit educational opportunities, lead to increased crime rates and poor health outcomes, hinder wealth building, reduce private-sector investment and increase prices for goods and services, and raise costs for local governments.[25] It is critical to understand the needs and dynamics that have led to the creation of these areas to understand barriers to fair housing choice. HUD defines a "Racially or Ethnically Concentrated Areas of Poverty" (R/ECAP) as a census tract that is majority non-White and has a poverty rate greater than 40%.

King County is privileged to have only a few R/ECAP tracts. This is due primarily to a relative lack of concentration of poverty and few areas that are majority non-White. There is only one R/ECAP outside the City of Seattle, in the East Hill neighborhood of the City of Kent.

The East Hill R/ECAP tract is 38.5% White, 16% Black, 1% Native American, 22.3% Asian, and 21.5% Latinx and scores in the bottom decile of the HUD Poverty Index. This is a significantly higher rate of people of color compared to the King County average. King County had no R/ECAP tracts outside the City of Seattle in 1990. In 2000, a census tract in the City of Kent between I-5 and Pacific Highway South was an R/ECAP with a White population of 46.6%, Black 17%, Native American 2%, Asian 13.5%, Hispanic 19.8%.

The City of Kent has historically been an area with naturally occurring affordable housing, and has seen a significant amount of growth in the non-White population since 1990. The R/ECAP tracts are near major highways, a former landfill, and industrial activities, reducing the value of homes in this area and leading to higher rates of lower-income households.

In 2018, Communities of Opportunity created 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

[25] https://www.huduser.gov/portal/periodicals/em/spring13/highlight1.html

residents, as well as opportunities for living-wage jobs and access to healthy, affordable foods.

DISPROPORTIONATE HOUSING NEEDS

Achieving fair housing means more than eliminating overt discrimination. This analysis also seeks to understand the disproportionate housing needs of protected classes. The following section analyzes the disparities in housing.

There are stark disparities among households who are cost burdened and experience housing problems. The four housing problems, as measured by the US Census Bureau, are:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than 1 person per room[26]
- Cost burden.[27]

Race/Ethnicity	Percent of households experiencing at least one housing problem
Hispanic or Latinx	56%
Black	55.9%
Other, Non-Hispanic	43.6%
Native American	38.3%
Asian or Pacific Islander	37.8%
All Households	37.1%
White	33.9%

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Nov. 2017 Update

There are also significant racial disparities in severe cost burden[28] that create a disproportionate need for affordable housing for non-White and non-Asian communities.

Race/Ethnicity	Percent Severely Housing Cost Burdened
Black	29%
Some other Race	26%
Hispanic or Latinx	24%
Native American	22%
Native Hawaiian or Pacific Islander	22%
White	18%
Asian	18%

Data Source: 2015 Comprehensive Housing Affordability Strategy

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[26] This measure includes all rooms, such as kitchens and living rooms.

[27] Cost burden is when a household spends more than 30% of its gross income on household costs.

[28] Severe cost burden is when a household spends more than half of its gross income on household costs.

Geographically, South Seattle and Southwest King County experience the highest rates of cost burden and severe cost burden.

Rental vs. Homeownership Housing

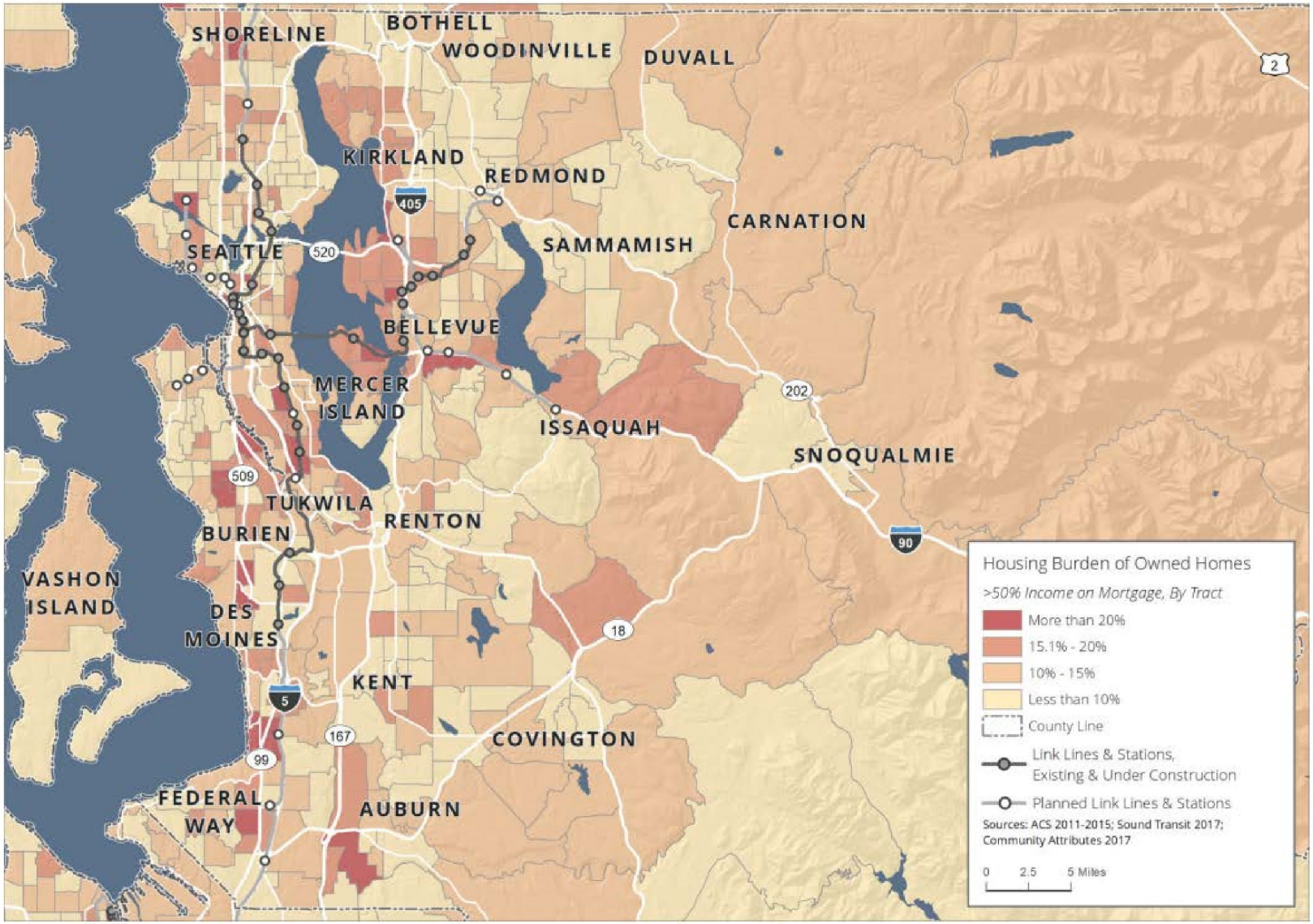
There are significant disparities in the rates of households who rent versus own along race, ethnicity, and foreign-born status.

Household Type	Percent of Households who Rent	Percent of Households who Own
All King County Households	43%	57%
Black	72%	28%
Native Hawaiian or Pacific Islander	71%	29%
All other Races	71%	29%
Hispanic or Latinx	66%	34%
Native American	61%	39%
Two or More Races	60%	40%
Asian	42%	58%
White	38%	62%
Foreign Born	50%	50%
U.S. Born	40%	60%

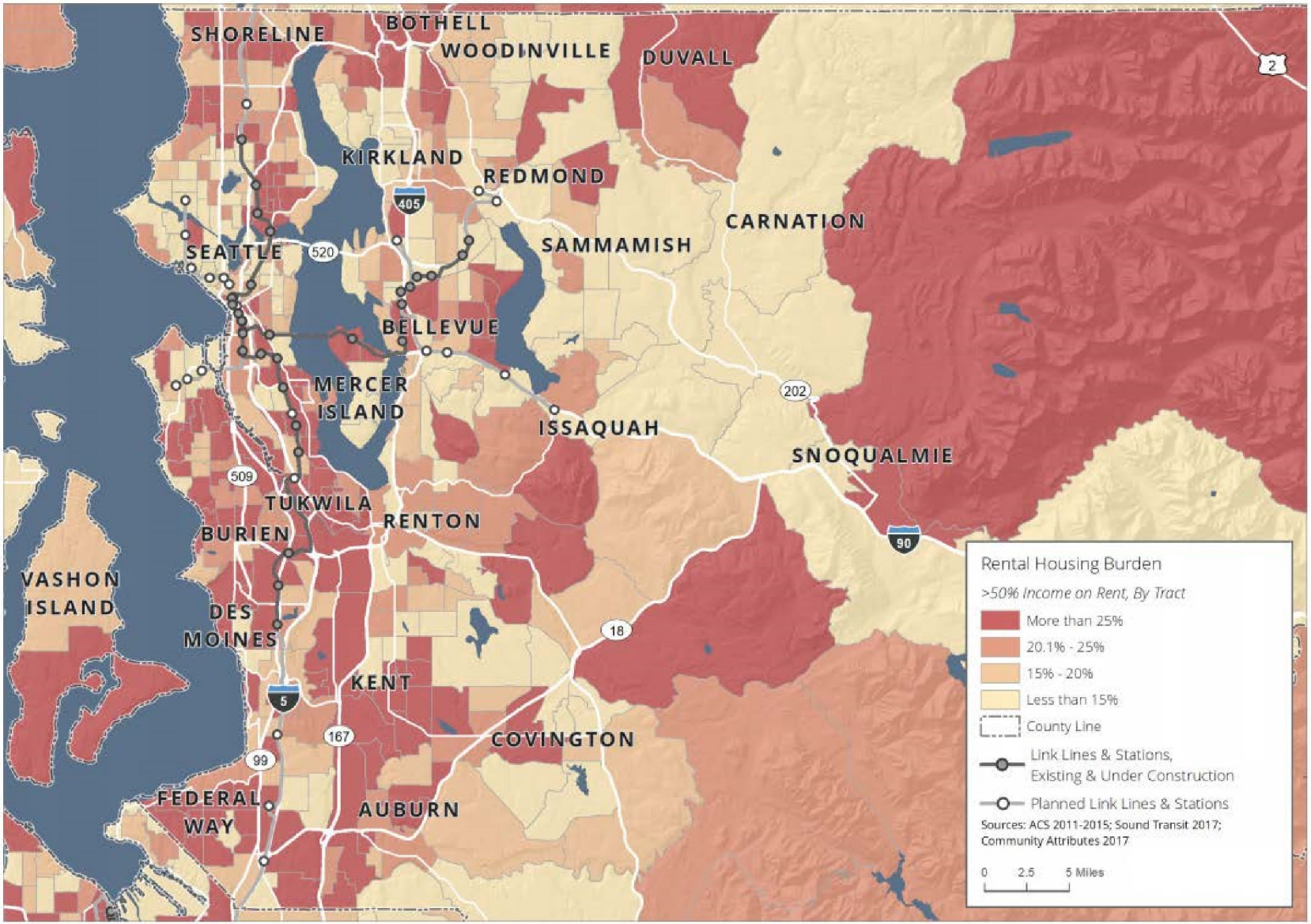
Data Source: 2017 5-Year ACS Population Estimate

Areas of King County with high rates of rental housing are located primarily in the urban areas along I-5 and east of Seattle. Within these urban areas, most rentals are located in the areas zoned for higher residential densities. Neighborhoods and jurisdictions composed of single-family homes are therefore more likely to be White and Asian, while denser areas are more diverse.

Homeowner Cost Burden



Renter Cost Burden



Familial Status

In King County, single individual households are most likely to be cost burdened. This is likely due to paying for housing costs with only a single income, and because younger people are more likely to earn less as they begin their careers.

However, large families are also significantly more likely to experience housing problems, due primarily to the cost of larger housing and overcrowding. There is also significant variation in average household size by country of origin, likely meaning that certain immigrant populations face additional challenges obtaining sufficient housing for their families. The following table includes countries of birth with more than 5,000 King County residents.

Place of Birth	Average Household Size
Somalia	4.0
El Salvador	4.0
Mexico	3.9
Guatemala	3.9
Cambodia	3.5
Ukraine	3.5
Philippines	3.3
Vietnam	3.3
Ethiopia	3.0
India	2.8
Hong Kong	2.7
Russia	2.7
China	2.7
Japan	2.6
Korea	2.6
Taiwan	2.6
Germany	2.6
United Kingdom	2.4
Canada	2.4

Data Source: 2017 5-Year ACS Population Estimates

Low-income and immigrant communities have provided consistent input that there is a significant lack of affordable large-unit homes. A review of the publicly subsidized housing inventory in King County found that 27% of units are two bedrooms and 13% of units are three bedrooms or larger.

Loss of Affordable Housing

The stock of homes affordable to households earning 80% AMI or less has decreased since 2007, and is on a trajectory to continue decreasing. Between 2007 and 2017, the

total number of rental units increased by 88,000, but the number of rental units affordable at 80% AMI and below decreased by 36,000. This is due to a combination of market pressures and the physical demolition of affordable housing.

Significant growth in population and high-paying jobs in King County, particularly from 2013-2018, has increased the demand for housing, and the market has been unable to build enough new housing to accommodate this growth. Rents have increased dramatically in the last ten years, even in older, previously affordable buildings.

As the urban areas of King County are already largely developed, construction of new housing can lead to a physical loss of affordable housing. Naturally affordable housing is often redeveloped as the value of the land is higher relative to the value of the structure. Naturally affordable housing can also be lost through renovations or remodels that increase the cost of housing.

Language Barriers for Immigrant Households

Limited English proficiency is an additional barrier some immigrant households face in their housing search. Rental postings and applications are typically not readily available in languages other than English. The need for translation services is therefore a disproportionate housing need for these households.

Difficulty Transitioning from Temporary Cash Assistance for Refugees

Refugees receive eight months of temporary cash assistance upon arrival.[29] Advocates reported difficulty finding stable employment and obtaining affordable housing before this assistance expires. Even for refugees who are stably employed, establishing a sufficient employment and credit history over that period of time is a significant challenge and presents a barrier to securing housing.

[29] https://www.dshs.wa.gov/esa/community-services-offices/refugee-cash-assistance

DISPARITIES IN ACCESS TO OPPORTUNITY

Fair housing choice is not only about combating discrimination. Intergenerational effects of discrimination and segregation have had a disproportionate impact on access to opportunity for protected classes in King County. The following sections summarize disparities; propose contributing factors to these disparities; and review policies, programs, and investments that seek to address these disparities.

Education

Equitable access to a high quality education is a critical component to addressing intergenerational poverty and providing long-term economic mobility.

Summary of Disparities/Dynamics

The debate over how to measure or compare school proficiency is ongoing and beyond the scope of this analysis. However, the Washington State Office of Superintendent of Public Instruction's "School District Report Card" provides relevant data and shows significant disparities between school districts. The following table provides an overview of the 19 School Districts in King County.

Overview of School Districts in King County

	Percent of 8th Grade Students Meeting State Standards			Race/Ethnicity Demographics					Special Programs		
School District	Language Arts	Math	Science	Percent White	Percent Asian	Percent Latinx	Percent Black	Percent Two or More Races	Percent English Learners	Percent Low-Income	Percent with a Disability
Auburn	49.7	38.3	42.5	39.2	8.9	29.7	7.3	9.7	18.9	51.8	12
Bellevue	81.5	73.7	76.9	36.6	39.4	11.8	2.7	9.2	14.6	17.2	9.2
Enumclaw	64.9	53.2	59.9	77.9	0.7	15.3	0.5	4.2	5.8	28.8	17.3
Federal Way	50.1	32.1	36.6	26.9	11.2	29.4	13.9	12.7	21.2	58	14.5
Highline	50.4	33.6	42.1	22	14.5	38.5	14.1	6.1	27.9	62.5	15.9
Issaquah	79.8	77	80.5	53	28.9	8.4	1.9	7.5	6.5	7.8	8.7
Kent	55	42.8	46.8	33.7	19.1	22.6	11.9	9.7	21.1	48.8	11.4
Lake Wash.	82.2	75	78.3	51.9	28	10.3	1.7	7.8	10.1	10.3	11
Mercer Island	83.9	82.5	82.2	63.9	20.9	4.6	0.9	9.5	4	3.2	10
Northshore	79.3	38.3	71.7	57.3	19	12.5	2	8.7	8.1	13.4	13.3
Renton	54.2	45.6	55	26.2	24.9	23.9	14.9	8.6	18	48.2	14.8
Riverview	71.7	55.8	72.2	78.9	3	12.5	0.6	4.5	46	13	11.7
Seattle	68.8	61.6	62.5	47.1	14.1	12.1	14.9	10.8	12.5	31.8	15.1
Shoreline	76	61.7	68.5	53.6	13.2	12.8	7.2	12.3	7.9	25.1	12.5
Skykomish	N<10	N<10	N<10	88.2	0	9.8	0	0	0	89.4	40.4
Snoq. Valley	74.9	70.4	74.1	79.7	6	7.8	0.7	5.8	2.7	8.9	11.9
Tahoma	69.4	66.5	71.4	72.5	4.6	10.2	2.2	9.1	2.6	11.4	13.1
Tukwila	45.4	35.2	49.1	10.9	28.7	29.4	19.8	6.8	37.4	71.9	10.9
Vashon Island	81.1	66.9	72.8	76.3	2.2	12	0.5	8.8	4.8	20.5	12

Data Source: OSPI Washington School Report Card

The data show that school districts in Southwest King County are more diverse, have higher rates of students living in low-income households, and have a higher percentage of students who struggle to meet state standards. The school districts with the highest percentage of students meeting state standards are generally in the areas east of Seattle, which have significantly white and Asian student populations that are less likely to live in low-income households. Notably, the demographics of the student population are significantly less White than the general population, in keeping with the trends of an increasingly diverse King County.

HUD also provides a School Proficiency Index, which measures the likelihood a student in King County of a given race or ethnicity attends a proficient school.

Race/Ethnicity	School Proficiency Index	School Proficiency Index - Households below federal poverty line
White	69.9	60.3
Asian or Pacific Islander	63.9	54.4
Native American	58.6	39.5
Hispanic or Latinx	54.5	51.6
Black	41.2	35.1

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Nov. 2017 Update

This index also shows clear disparities, with the largest disparity between Whites and Blacks. This racial disparity persists among the population below the federal poverty level.

Contributing Factors to Disparities in Access to Education

Local vs. State Funding

Reliance on local funding for schools puts a proportionally greater burden on residents in lower-income school districts, which frequently have more diverse student bodies. The Washington State Legislature recently complied with a State Supreme Court ruling (McLeary v. State of Washington) by increasing school investments at the state level and limiting how much funding can be collected locally and on how it can be spent.[30]

Boundaries of School Districts

[30] https://en.wikipedia.org/wiki/McCleary_v._Washington

With some exceptions, school districts in King County generally contain one of the three demographic categories of King County: predominantly White, White and Asian, or racially and ethnically diverse. This leads to racial, ethnic, and economic segregation, and limits opportunities for lower-income and non-White students to access the same resources as students living in wealthier areas.

Parent-Teacher Association Funding

Another contributor to disparities between and within school districts is funding provided by Parent-Teacher/Parent-Teacher-Student Associations (PTA/PTSAs). PTA funding perpetuates disparities through intergenerational wealth, as wealthier parents can invest in their children's school or in the specific program their child is interested in, bypassing the more redistributive investment patterns of government funding.[31] This funding stream can be used for teacher salaries, supplementary equipment and materials, or other investments that can have an impact on student outcomes.

In 2018, KUOW reported that Roosevelt High School, which is located in the Whiter and wealthier area of Northeast Seattle, has the largest PTSA and foundation funding in the Seattle School District with assets of $3.5 million and annual income of $225,586. Meanwhile, Rainier Beach, Franklin, and Chief Sealth High Schools, which are located in the historically non-White and lower-income area of South Seattle, have no PTSA or foundation assets or income.[32]

Programs, Policies, and Investments Addressing Disparities in Access to Education

King County's Best Start for Kids Levy

Passed by the voters in 2015, Best Start for Kids seeks to put every child and youth in King County on a path toward lifelong success, funding a number of programs likely to target immigrants and communities of color that:

- Build resiliency of youth and reduce risky behaviors,
- Stop the school-to-prison pipeline,
- Prevent youth and family homelessness, and
- Meet the health and behavioral needs of youth.

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[31] https://cdn.americanprogress.org/content/uploads/2017/04/18074902/ParentFundraising-report-corrected.pdf

[32] https://www.kuow.org/stories/some-seattle-school-ptas-can-afford-extra-teachers-should-they-spread-the-wealth

You can learn more about the programs funded through Best Start for Kids here.[33]

Race to the Top

In 2012, the Puget Sound Educational Service District, Auburn, Federal Way, Highline, Kent, Renton, Seattle and Tukwila School Districts and the King County Housing Authority jointly applied for and received a $40 million federal Race to the Top grant, allowing the group to further expand its programs, which work to:

- Increase the number of children ready for kindergarten
- Raise instruction quality in math and science
- Help students plan for career training or college
- Provide early intervention for struggling students

Home and Hope Project

Led by Enterprise Community Partners in conjunction with elected officials, public agencies, educators, nonprofits and developers, the Home and Hope project facilitates development of affordable housing and early childhood education centers on underutilized, tax-exempt sites owned by public agencies and nonprofits in King County. You can learn more about the Home and Hope Project here.[34]

[33] https://beststartsblog.com/

[34] https://www.enterprisecommunity.org/where-we-work/pacific-northwest/home-hope

Employment

The geographic distribution of employment centers can result in barriers to opportunity and have a disproportionate impact on low-income communities of color. Longer commutes can have a detrimental impact on an individual's health from increased stress and exposure to air pollution, and are associated with less physical activity and a poorer diet.

Summary of Dynamics/Disparities

The Labor Market Engagement Index provided by HUD measures the level of employment, labor force participation, and educational attainment in a census tract, and shows disparities by race and ethnicity in King County.

Race/Ethnicity	Labor Market Engagement Index	Labor Market Engagement Index – Households below Federal Poverty Line
White	74.6	64.8
Asian or Pacific Islander	72.5	62.0
Hispanic or Latinx	61.4	55.3
Native American	58.5	47.0
Black	56.4	47.8

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Nov. 2017 Update

Within the population below the poverty line, Whites are still significantly more likely to live in areas with low unemployment compared to Blacks. The White population is the most likely to live in an areas with low unemployment, while the Black population is the least. However, the Native American population living below the poverty line is the group least likely to live in areas with low unemployment.

Based on the HUD mapping tool, there is no clear geographic disparity in access to jobs for protected class groups. The jobs index is strong in the Duwamish and Kent Industrial Valley, which is at the core of the racially and ethnically diverse Southwest King County. The jobs index is also strong in the urban areas east of Seattle.

Contributing Factors to Disparities in Access to Employment

Geographic Segregation of High-Skilled Jobs

A key factor not captured by the HUD Jobs Proximity Index is the nature of the jobs in a given area. King County is privileged to have hundreds of thousands of high-skill, high-paying jobs at leading corporations in the technology, engineering, health, and maritime industries. Boeing has a major facility in Renton, which is accessible to the diverse areas

of King County. However, the growing tech sector, which is primarily located in Seattle, Bellevue, and Redmond, can be a long commute from Southwest King County.

Programs, Policies, and Investments Addressing Disparities in Access to Employment

King County Investments in Affordable Workforce Housing

The 2019-2020 King County budget included more than $100 million in transit-oriented development for affordable workforce housing. These projects will produce hundreds of units that will have access to employment hubs in King County. The King County Housing Authority has also focused on acquiring housing in Bellevue, Redmond, and Kirkland to support the workforce in these areas and provide new opportunities for low-income households to live in areas closer to job centers.

King County Employment and Education Resources

King County Department of Community and Human Services provides employment programming. You can learn more about these services here.[35]

[35] https://www.kingcounty.gov/depts/community-human-services/employment-and-education-resources.aspx

Transportation

Transportation is a major concern in King County, given its topography and significant growth over recent decades. Transportation is typically the largest household cost after housing and is deeply intertwined with housing cost and access.

Summary of Disparities/Dynamics

The variation in the Low Transportation Cost Index provided by HUD is low, with Native Americans and Whites scoring the lowest, at 71.3 and 72.0. There are more pronounced disparities in transit use by race.

Race/Ethnicity	Percentage who commute via transit
White	6.5
Black	9.4
Native American	6.2
Asian	7.8
Hispanic or Latinx	6.4
Two or More Races	6.4

Data Source: 2017 5-Year ACS Population Estimates

Native Americans are least likely, and Blacks are significantly more likely to commute using public transportation. Transit access is generally highest in the City of Seattle and adjacent suburbs, including those in Southwest King County. The relatively lower transit index scores and higher transportation costs for the White and Native American populations is likely due to the rural Muckleshoot reservation and the higher rates of Whites in the rural areas of King County, which have limited transit service.

Contributing Factors to Disparities in Access to Transportation

Transportation Infrastructure Investments

Investments in transit infrastructure have a complicated effect on access to transportation and housing costs for protected classes. Lower-income households are more likely to struggle to afford transportation costs and should be given priority or strong consideration when planning long-term infrastructure investments. However, dramatically improved transit access to an area increases its desirability overall and can increase the cost of housing, creating a risk of displacing the residents the infrastructure was originally meant to serve.

Programs, Policies, and Investments Addressing Disparities in Access to Transportation

Sound Transit Light Rail Expansion and Equitable TOD Policy

Approved by voters regionally in 2016, Sound Transit 3 will dramatically expand the region's light rail network, connecting high and lower opportunity areas across King, Pierce, and Snohomish Counties. You can learn more about Sound Transit's plans here.[36]

Construction of the light rail network requires purchasing storage and staging areas that become surplus once construction is complete. Sound Transit's Equitable TOD Policy[37] commits to ensuring there is affordable housing in close proximity to transit stations. In 2018 and in accordance with state law, Sound Transit adopted a plan to offer a minimum of 80 percent of its surplus property that is suitable for development of affordable housing.[38]

King County Metro's Orca LIFT Reduced Fare and Equity in Service Planning

King County Metro was the first transit authority to introduce a reduced fare for low-income residents. The program provides up to a 50% discount in fares to ensure low-income communities are not overly burdened by the cost of transportation. You can learn more about Orca LIFT here.[39]

King County Metro also incorporates social equity into its long-range service planning, placing an importance on serving historically disadvantaged communities, which are more likely to contain residents who are a protected class. Today, 76% of low-income households in King County are within 1/4 mile of a bus stop.[40]

PSRC Growing Transit Communities

In 2010, the Puget Sound Regional Council, in collaboration with 17 community partners, applied for and received a $5 million Sustainable Communities Regional Planning Grant from the HUD Office of Sustainable Housing and Communities. The grant funded the creation of the Growing Transit Communities Partnership, with a work

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[36] http://soundtransit3.org/overview

[37] https://www.soundtransit.org/sites/default/files/20140423_RPT_TOD.pdf

[38] https://www.soundtransit.org/get-to-know-us/news-events/news-releases/board-adopts-policy-promoting-equitable-development-near

[39] https://kingcounty.gov/depts/transportation/metro/fares-orca/orca-cards/lift.aspx

[40] https://www.kingcounty.gov/elected/executive/constantine/priorities/transportation/infographic/sources.aspx

program intended to address some of the greatest barriers to implementing the central Puget Sound region's integrated plan for sustainable development and securing equitable outcomes. The strategy includes providing housing choices for low- and moderate-income households near transit and to provide equitable access to opportunity for all the region's residents. You can learn more about the Growing Transit Communities Strategy here.[41] Additionally, the most recent regional Fair Housing Assessment was conducted by the Puget Sound Regional Council in 2014. You can read the PSRC Fair Housing Equity Assessment here.[42]

King County Transit-Oriented Development Investments

In 2016, King County began a 5-year competitive RFP process to invest approximately $87 million in transit-oriented affordable housing projects. You can read the full plan here.[43] The 2019-2020 King County budget also included more than $100 million in transit-oriented development for affordable workforce housing.

[41] https://www.psrc.org/growing-transit-communities

[42] https://www.psrc.org/sites/default/files/fairhousingequityassessment.pdf

[43] https://www.kingcounty.gov/~/media/depts/community-human-services/housing/documents/housing-finance/tod-bond-allocation-plan-final-sm.ashx?la=en

Environmental Health

All households deserve access to open space, healthy foods, and toxic-free environments. However, lack of access to those amenities and exposure to environmental hazards has been a chronic issue for low-income communities.

Summary of Disparities/Dynamics

According to the HUD Environmental Health Index, which uses EPA estimates of carcinogenic, respiratory, and neurological toxins in the air, there is a significant racial disparity in access to environmentally healthy neighborhoods. A higher score represents greater access to healthy environments.

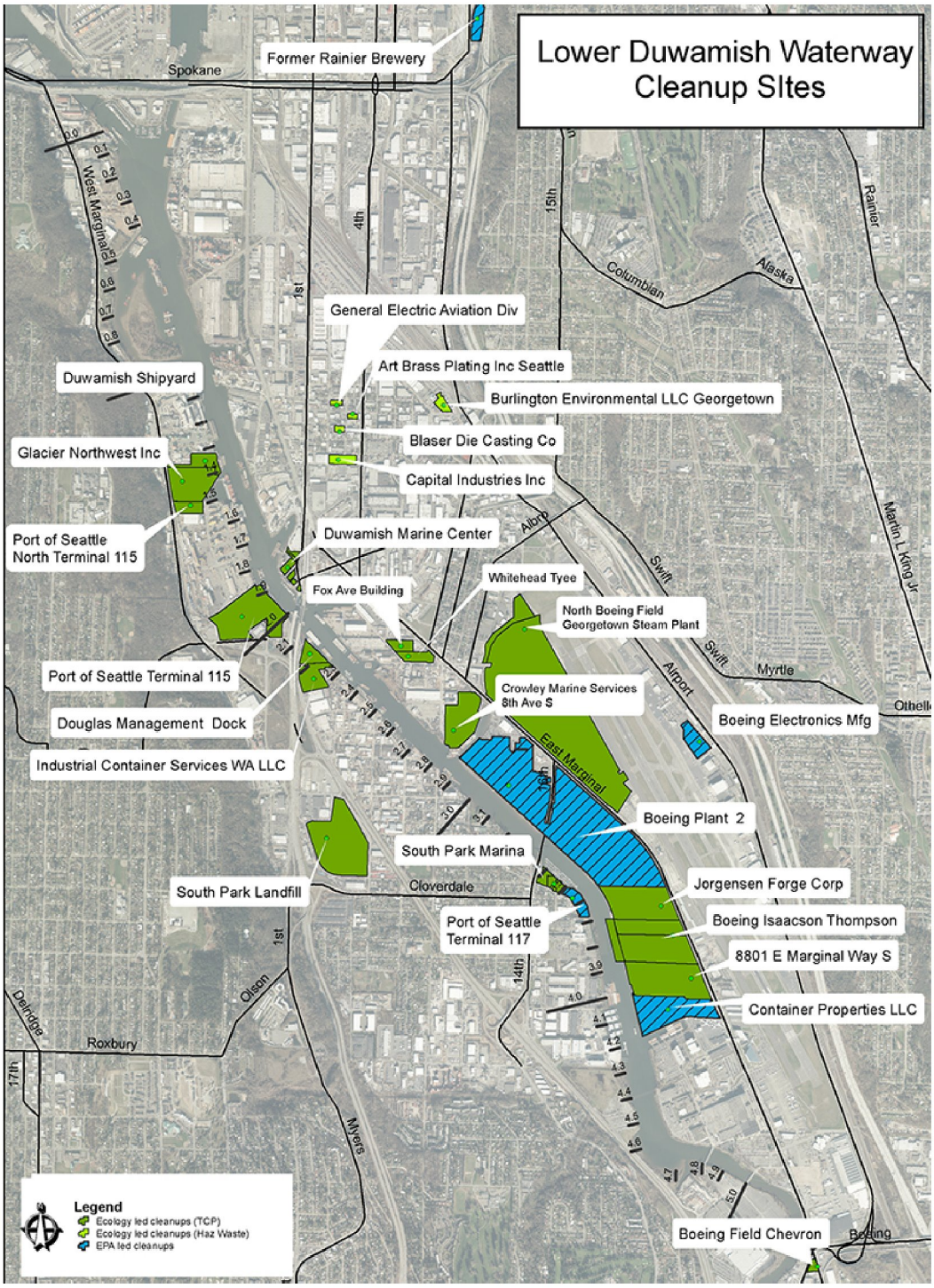
Race/Ethnicity	Environmental Health Index
White	27.0
Black	10.4
Hispanic or Latinx	16.0
Asian or Pacific Islander	17.6
Native American	29.6

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Nov. 2017 Update

Black residents in King County are the least likely to have access to environmentally healthy neighborhoods. Native Americans scored the highest, a few points above Whites, likely due to a greater percentage of Native Americans living in rural areas.

King County contains the lower Duwamish waterway, a Superfund site designated in 2001. The river has been contaminated with a number of pollutants over the decades, most notably a significant amount of polychlorinated biphenyls, arsenic, carcinogenic polycyclic aromatic hydrocarbons, dioxins, and furans. This makes fishing in the Duwamish, particularly for shellfish and bottom-feeding fish, unsafe. The neighborhoods along the Duwamish house many immigrants and communities of color that have fishing as a component of their way of life or identity, and there has been an ongoing challenge of communicating the risks of fishing in the river to these communities.[44]

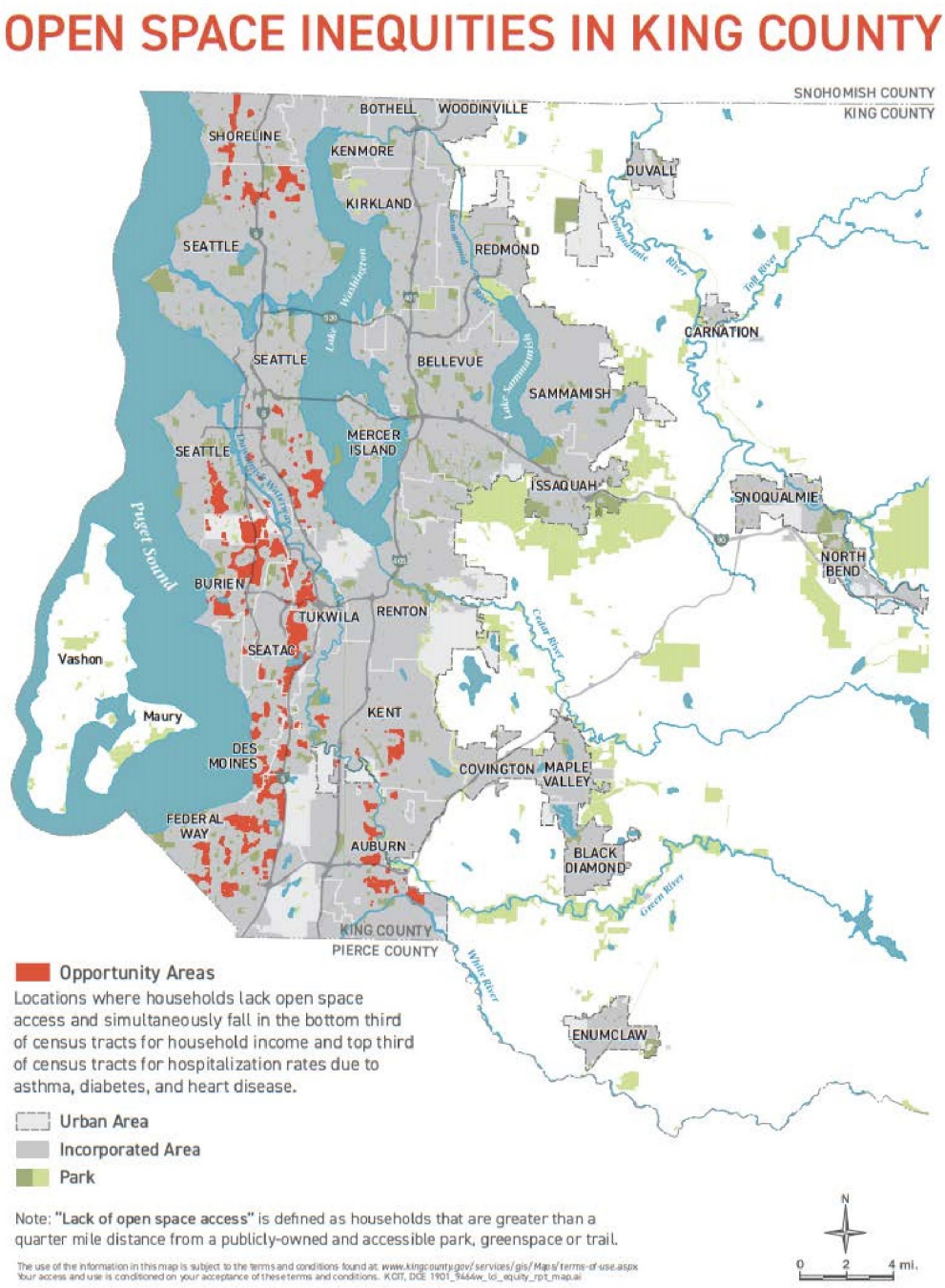
[44] http://www.seattleglobalist.com/2015/05/04/duwamish-river-cleanup-plans-immigrant-fishermen-pollution-superfund/36642



Data Source: Washington State Department of Ecology Toxic Cleanup Program[45]

[45] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-sites/Toxic-cleanup-sites/Lower-Duwamish-Waterway

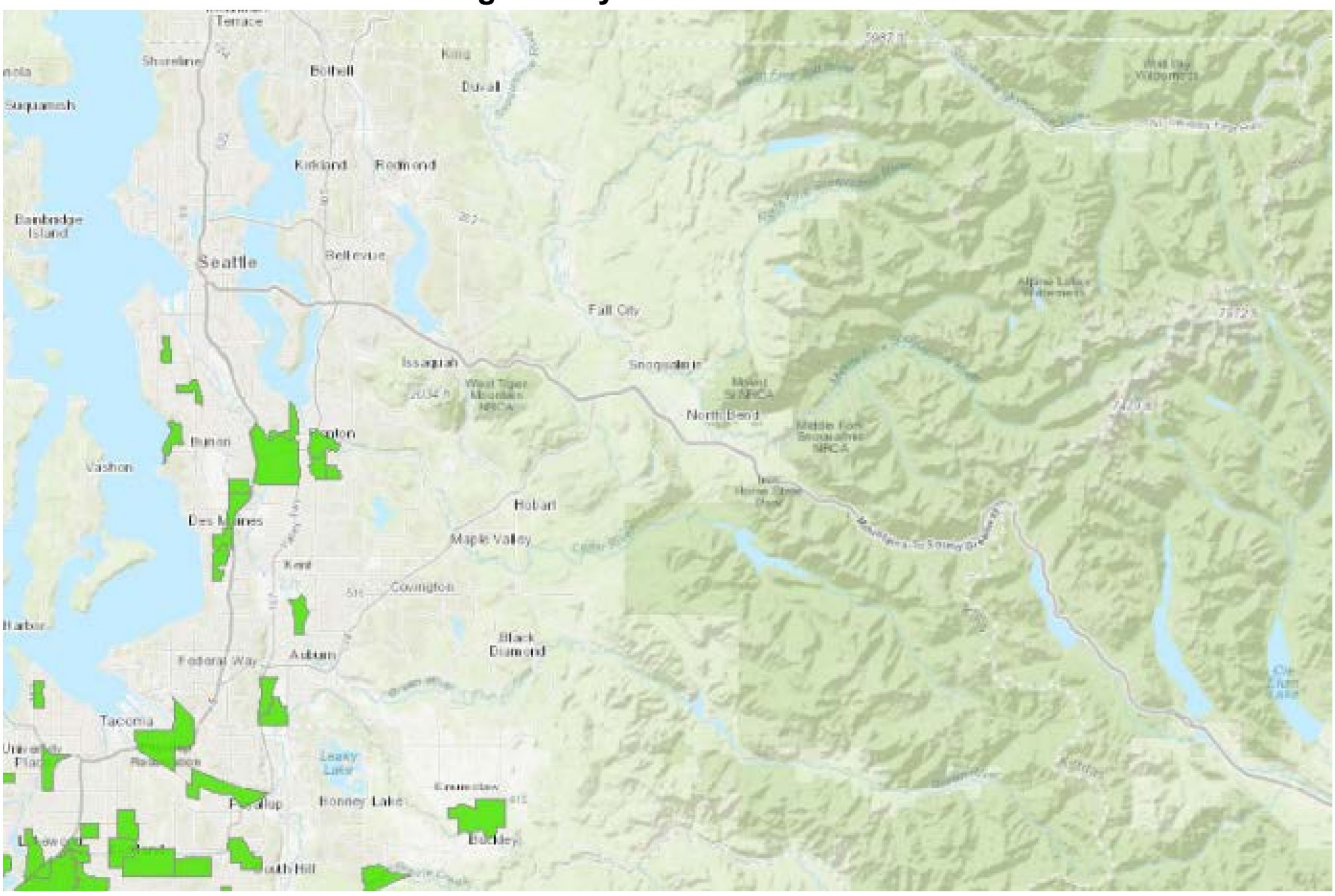
Five hundred thousand King County residents do not live within ¼ mile from a publicly owned park, green space, or trail, and most of these residents live in Southwest King County.[46]



[46] https://your.kingcounty.gov/dnrp/library/water-and-land/land-conservation/equity/20190319-Open-Space-Equity-Cabinet-Report.pdf

Lack of access to healthy food options can have negative health outcomes.[47] Lower-income communities of color are also more likely to live in "food deserts", which are defined as urban areas lacking access to a supermarket within one mile or rural areas lacking access within 10 miles. Again, these areas a primarily located in Southwest King County.

King County Food Deserts



Data Source: USDA Food Access Research Atlas.[48]

Contributing Factors to Disparities in Access to Healthy Environments

Environmental Hazards Near or in Lower-Cost Housing

Housing costs are lower in areas adjacent to environmental hazards, industrial zones, airports, and highways, and farther from green open space and other amenities that improve health. Lower cost housing is also more likely to be older, which increases the

[47] https://www.ncbi.nlm.nih.gov/books/NBK208018/

[48] https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/

likelihood of asbestos, mold, and lead paint contamination. Because of the deep connection between race and income due to legacies of discrimination, non-White communities are more likely to live in housing with these problems.

Access to Open Space and Healthy Food Options is More Expensive
Housing near amenities that improve health outcomes are desirable and therefore more expensive. Again, because of the deep connection between race and income, non-White communities are less likely to have access to these areas.

Programs, Policies, and Investments Addressing Disparities in Access to Healthy Environments

King County Open Space Equity Initiative
King County convened 21 residents representing 12 different community-based organizations located throughout King County to develop recommendations to ensure more equity in providing access to greenspace and open space and advise the County on how to best engage communities and cities to add open space in underserved areas. You can learn more about the Open Space Equity Cabinet and read their full report here.[49]

Public Health – Seattle & King County Environmental Health Services
Public Health has many programs that seek to address environmental hazards and improve access to environmentally healthy areas. You can learn more about their services here.[50]

Environmental Justice Network in Action
The Environmental Justice Network in Action (EJNA) is a partnership between the Local Hazardous Waste Management Program in King County, community-based organizations, nonprofit groups and government agencies. EJNA works to:

- Identify the key environmental and health concerns of low income communities, people of color, and immigrant and refugee communities through jointly conducted needs assessments
- Identify the public engagement strategies that work best for particular populations and share these

[49] https://kingcounty.gov/services/environment/water-and-land/land-conservation/Equity/OpenSpace.aspx

[50] https://www.kingcounty.gov/depts/health/environmental-health.aspx

- Improve the capacity of CBOs, non-profit groups and government agency partners to design, deliver and evaluate programs and services.

You can learn more about the EJNA here.[51]

[51] https://www.hazwastehelp.org/EnvironmentalJustice/ejna.aspx

Conclusion - Disparities in Access to Opportunity

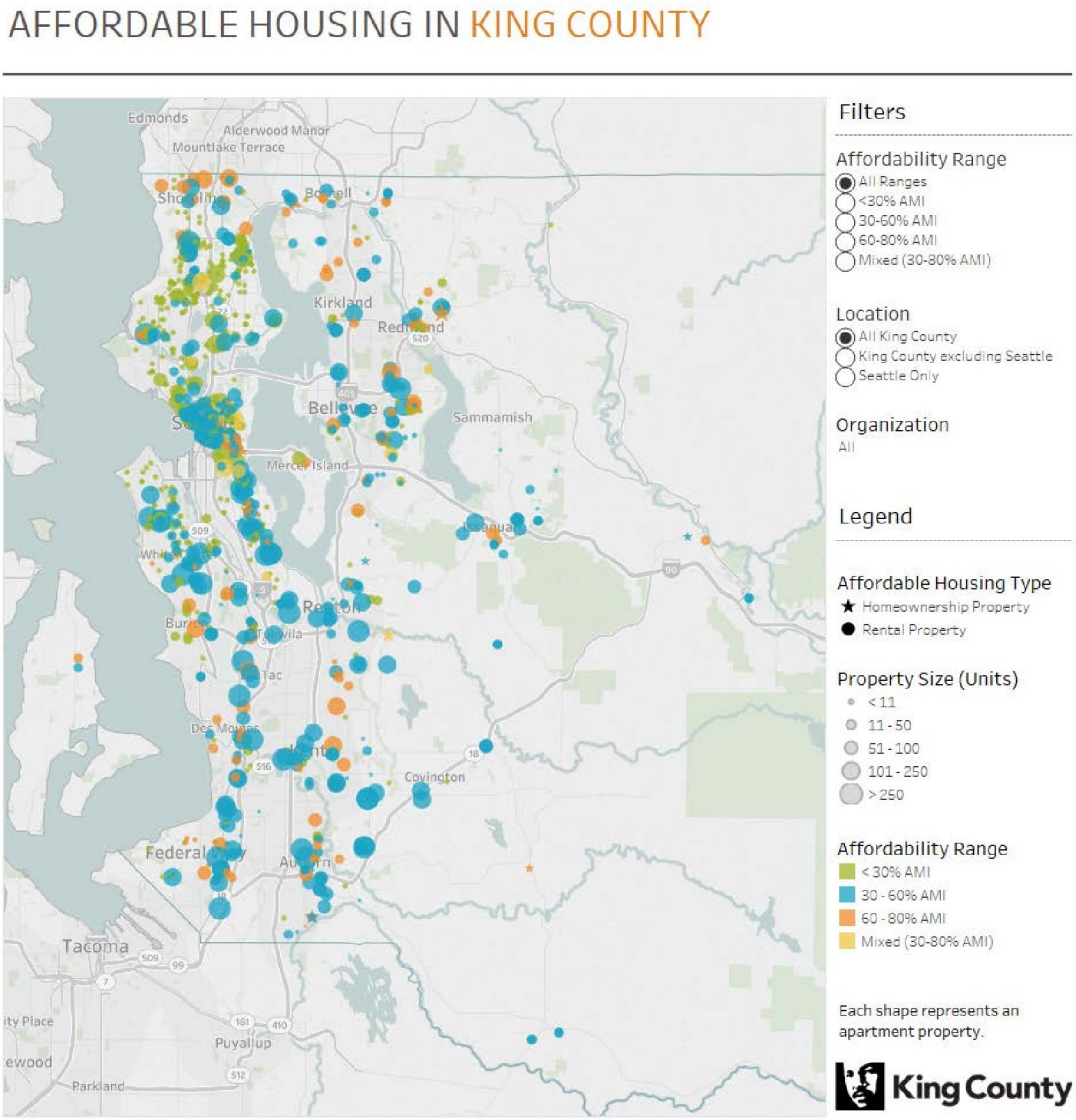
The previous analysis shows that immigrants and communities of color are more likely to live in areas with higher rates of poverty and environmental hazards and fewer economic and educational opportunities. High opportunity areas in Seattle and the urban areas east of Seattle are predominantly White and Asian, while Black and Latinx communities primarily live in Southwest King County, which has less access to opportunity.

PUBLICLY SUPPORTED HOUSING ANALYSIS

Fair access to and the location of publicly supported housing can have major impacts to access to opportunity for protected classes.

Summary of Publicly Supported Housing Disparities/Dynamics

The Seattle, Renton, and King County Housing Authorities collectively operate over 19,000 units and administer tenant-based vouchers for nearly 18,000 households. Other programs provide affordable housing, such as Low-Income Housing Tax Credits, Multifamily Housing Tax Exemptions, inclusionary housing programs, and other local funding sources provide affordable units. Publicly supported housing is distributed throughout the urban areas of King County.



There are high concentrations of publicly supported housing in the downtown core of Seattle, which is zoned for greater density and has high access to opportunity.

KCHA provided racial demographics of the households who utilize their programs:

Housing Type	Percent White	Percent Black	Percent Hispanic	Percent Asian or Pacific Islander	Percent Native American
Public Housing	53.9	21	6.9	19.4	0.6
Project-Based Voucher	48.9	29.7	10.4	15.6	1.2
Tenant-Based Voucher	49.3	39.1	6.4	6.7	1.5

Data Source: King County Housing Authority

Black households are significantly more likely to utilize the Housing Choice Voucher Program, while Asians and Pacific Islanders are more likely to utilize public housing, relative to utilization of other housing types.

Notably, Hispanic or Latinx households are underrepresented in all categories compared to their overall percentage of the King County population, despite being more likely to be housing cost burdened. Consistent with HUD policy and guidelines, KCHA seeks to provide access to all members of the community who are eligible for federal housing assistance. This includes eligible members of the immigrant and refugee community, mixed-eligibility families (where assistance is pro-rated based on the number of eligible household members), and US citizens.

Contributing Factors to Publicly Supported Housing Location and Access

Lack of public investment in specific neighborhoods

While publicly supported housing is located in most jurisdictions, many of the highest-opportunity areas of King County have lower rates of publicly supported housing.

Land Use and Zoning Laws

Neighborhoods and jurisdictions in King County that are zoned for single family homes are less likely to contain publicly supported housing, as the majority of public housing developments are multifamily properties. This limits publicly supported housing access in single-family zones to recipients of housing choice vouchers.

Programs, Policies, and Investments Addressing Disparities in Location of and Access to Publicly Supported Housing

Housing Authority Planning and Policies

The Seattle, King County, and Renton Housing Authorities consider racial and geographic equity as part of their long-term planning processes. As noted in KCHA's Moving to Work Plan[52], KCHA's long-term goals include providing greater geographic choice for low-income households – including residents with disabilities and elderly residents with mobility impairments – so that residents have the opportunity to live in neighborhoods with high-performing schools and convenient access to services, transit, health services, and employment. The 2019 Plan also includes short-term goals regarding broadening geographic choice to support economic and racial integration in the region – through new property acquisitions, creation of family-sized affordable units, and through myriad strategies to ensure voucher holders have broad access to units across King County.

The KCHA Board of Commissioners passed a resolution in 2012 which directs staff to give strong consideration to opportunity area indicators, including education and employment, when acquiring new properties, siting project-based Section 8 subsidies, and making other policy and programmatic decisions. Recent policy changes and programmatic decisions have reflected this consideration, including the adoption of small area payment standards, the siting of project-based subsidies in high opportunity areas, and piloting of mobility counseling strategies as part of Creating Moves to Opportunity.

While the Hispanic and Latinx community has historically been underrepresented in subsidized housing, KCHA has made efforts to ensure access. In the recent waiting list opening for the Housing Choice Voucher program staff made a concerted effort to connect with relevant service providers and organizations with connections to this community. As a result, KCHA serves a large number of immigrants and refugees through the Housing Choice Vouchers and Public housing programs, a diversity that is similarly reflected among King County's population.

King County TOD Preservation and Acquisition Plan

King County's 2019-2020 budget included funding set aside for a partnership with KCHA to implement a TOD Preservation and Acquisition Plan. The plan currently

[52] https://www.kcha.org/documents/90.pdf

proposes preserving 582 units in the coming years. You can learn more about the plan here.[53]

KCHA targets the preservation of affordable housing in communities at the highest risk of displacement (including those along emerging mass transit corridors) and in high opportunity areas characterized by access to high-performing schools, jobs, and transportation. After KCHA purchases a property, rents are only increased as operating costs rise, making these properties increasingly affordable over time.

[53] https://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=3876610&GUID=DD8C9E4E-56BC-4AD6-9B76-C24EB3FC68E5&Options=Advanced&Search=

DISABILITY AND ACCESS ANALYSIS

While people with disabilities may experience the same fair housing issues as individuals without disabilities, there are also distinct disability-related barriers. For example, some individuals with disabilities may need specific accessibility features or additional services in housing, transportation, education, and other programs or facilities in order to have an equal opportunity.

Summary of Disparities/Dynamics

People with disabilities are dispersed throughout King County, with no clear concentration or pattern of segregation. King County and Washington State have made significant strides in supporting people to live in the most independent living arrangement possible and transitioning out larger institutions over the last fifty years. The single major remaining institution for people with disabilities in King County is Fircrest Rehabilitation Center, which houses and provides programming for about 200 individuals.

Disabilities take many forms, and it is important to differentiate the needs of different groups. The following table shows the percentage of King County residents with the different types of disabilities, as measured by the Census Bureau. It is important to note that this table does not include all disabilities, such as behavioral health issues.

Disability Type	Percent of King County Residents
Hearing Difficulty	3.1%
Vision Difficulty	1.6%
Cognitive Difficulty	3.9%
Ambulatory Difficulty	4.8%
Self-care Difficulty	2.0%
Independent Living Difficulty	3.5%

Data Source: HUD Affirmatively Furthering Fair Housing Data and Mapping Tool, Nov. 2017 Update

Contributing Factors to Disability and Access Issues

Cost of Reasonable Accommodations Increases Likelihood of Discrimination

Providing reasonable accommodation for people with disabilities is more likely to carry a financial burden to a housing provider than providing housing to other protected classes. This increases the likelihood of discrimination. While not a large enough sample to be statistically significant, housing discrimination testing conducted in King County in 2019 found evidence of discrimination in eight out of seventeen tests conducted by people with a disability.

Disability as a Barrier to Seeking and Securing Housing

A disability in and of itself can make it difficult to tour housing or submit applications in a timely manner.

Income and Education Gap for People with Disabilities

Nationally, people with disabilities earn 64% as much as people without disabilities, and about 10% of adults with a disability have a bachelor's degree or higher, compared to more than 25% of working-age adults without disabilities.[54] In 2019, individuals whose primary source of income is a Social Security Disability payment can receive a maximum monthly benefit of $2,861, with a national average of $1,234. These disparities contribute to people with disabilities being less likely to afford housing.

Complex Network of Resources and Multifaceted Nature of Disability Community

There are dozens of organizations and resources for people with disabilities in King County. However, most organizations either provide one type of support or target individuals who live with a certain type of disability. This can make accessing support confusing and difficult. Disability advocates requested a "one-stop shop" that provides an inventory and navigation of all of the resources available for people with each type of disability.

Growing Population of Older Adults

Although age is not a federally protected class for fair housing, it is in King County, and is correlated with disabilities such as mobility, hearing, vision, and self-care issues. Due to a combination of increasing longevity, declining birthrate, improvements in medical technology and other factors, the population of Americans over age 65 will double over the next 25 years.[55] Significant investments will be necessary to meet the increasing demand for accessible housing.

Programs, Policies, and Investments to Address Housing Access for Disabled Individuals

Home Care Services

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[54] https://www.air.org/sites/default/files/Lack%20of%20Equal%20Pay%20for%20People%20with%20Disabilities_Dec%2014.pdf

[55] https://www.cdc.gov/aging/pdf/state-aging-health-in-america-2013.pdf

Many aging and disabled individuals remain in their homes through in-home care. Caregivers may visit or live in the client's home, depending on their needs. These services are provided by dozens of providers in King County.

Adult Family Homes

Housing resources for disabled individuals is also provided through adult family homes, which are located throughout King County and are offered by a number of housing providers.

Publicly Supported Senior Housing

Publicly supported housing projects that target seniors are a large percentage of King County's public housing portfolio. Low-Income Housing Tax Credit projects also frequently build housing targeted to older adults.

Housing Accessibility Modification Program

King County's Housing Repair Program serves renters with disabilities who require modifications to their unit. You can learn more about this program here.[56]

Moving Toward Age Friendly Housing in King County

King County, the City of Seattle, and other partners undertook an effort in 2018 to understand the needs of the aging population and make recommendation to increase access to affordable housing for older adults. Key recommendations include:

- Increase supply of affordable housing that meets the needs of a diverse, aging population.
- Create accessible housing that meets the needs of a diverse aging population

You can read the full report here.[57]

[56] https://kingcounty.gov/depts/community-human-services/housing/services/housing-repair/grants.aspx

[57] http://www.agingkingcounty.org/wp-content/uploads/sites/185/2018/02/MovingTowardAgeFriendlyHousingInKingCounty.pdf

FAIR HOUSING DISCRIMINATION DATA ANALYSIS

Laws banning housing discrimination are insufficient if housing providers do not comply. This section reviews data regarding discrimination against protected classes.

Housing Discrimination Testing

Community and stakeholder input reported that despite being illegal for over 50 years, individual-level discrimination in applications for rental housing remains a systemic issue. King County and partner cities chose to conduct field-testing to collect data on the nature and extent of housing discrimination in King County.

King County and partner cities contracted with the Fair Housing Center of Washington to conduct at least 65 differential treatment tests and 15 policy tests in jurisdictions across King County. Differential treatment tests are two-part, in which a member of a protected class and a control tester apply for the same housing. Policy tests ask housing providers direct questions about their policies, such as accommodation for a disabled individual or whether they rent to families with children. A “positive” result is a test that found evidence of discrimination. The Fair Housing Center of Washington tested for the following protected classes:

- Race
- National Origin
- Religion
- Disability
- Familial Status

The final report provided by the Fair Housing Center of Washington reported positive test results in 34 out of 66 differential treatment tests and seven positive results out of 16 policy tests. These results are troubling and indicate that protected classes continue to face barriers to fair housing choice. Because the testing was spread across five protected classes in 24 jurisdictions, the data are insufficient to provide statistical significance for more granular findings. Please see Appendix B for a copy of the final testing report.

Housing Mortgage Disclosure Act Data

Fair access to financing for homeownership is a critical component of housing choice, and a major potential barrier. This analysis reviewed 2016 and 2017 summary data provided by the Consumer Financial Protection Bureau that tracks the outcomes of applications for mortgages for primary residences in King County by race. This data set does not include applicants’ income, the size of the loan applied for, or other relevant factors that influence whether a loan is approved or denied, and is therefore not proof of individual-level racial discrimination on its own. There are, however, troubling disparities.

Race	Percent of primary residence home loan applications denied
White	5.7
Asian	7.2
Black	11.6
Hawaiian or Pacific Islanders	6.5
Native American	9.8

Data Source: Consumer Financial Protection Bureau[58]

Black households are more than twice as likely to be denied a loan as White households. Native Americans are also significantly more likely to be denied a loan than Whites. It is also notable that Black applicants accounted for 2.8% of mortgage applications, despite being 6% of the King County population, which reflects earlier analysis regarding the racial disparities for rental and homeownership rates. Further outreach and analysis is necessary to understand the dynamics contributing to these disparities.

[58] https://www.consumerfinance.gov/data-research/hmda/explore

FAIR HOUSING GOALS

Informed by community input from other planning processes and the previous analysis, this section proposes a set of priority actions to achieve fair housing choice in King County. These goals are also written in the context of the programs, policies, and plans that currently seek to eliminate barriers to fair housing choice.

1. Invest in programs that provide fair housing education, enforcement, and testing.
2. Engage underrepresented communities on an ongoing basis to better understand barriers and increase access to opportunity.
3. Provide more housing for vulnerable populations.
4. Provide more housing choices for people with large families.
5. Support efforts to increase housing stability.
6. Preserve and increase affordable housing in communities at high risk of displacement.
7. Review zoning laws to increase housing options and supply in urban areas.
8. Work with communities to guide investments in historically underserved communities.
9. Support the Affordable Housing Committee's efforts to promote fair housing.
10. Report annually on Fair Housing Goals and progress.

CONCLUSION AND NEXT STEPS

This report analyzes access to fair housing choice along a number of factors, provides information on past and current efforts, and sets initial goals for future policies and investments. This report is planned to be submitted to the King County Council by the beginning of September and approved by early November. This section will be updated as next steps are identified and the report advances through the following timeline.



Appendix A: King County Demographics by Jurisdiction

Jurisdiction	Total Population	Total Households	Average Household Size	White Population	Percent White	Black Population	Percent Black	Native American Population	Percent Native American	Asian Population	Percent Asian	Hawaiian/PI Population	Percent Hawaiian/PI
City of Algona	3,171	933	3.40	2,210	70%	166	5%	31	1%	326	10%	11	0%
City of Auburn	77,440	28,274	2.74	52,828	68%	3,732	5%	1,701	2%	7,632	10%	1,992	3%
Town of Beaux Arts Village	342	123	2.78	314	92%	0	0%	0	0%	20	6%	0	0%
City of Bellevue	139,014	55,691	2.50	77,733	56%	3,889	3%	370	0%	47,056	34%	414	0%
City of Black Diamond	4,378	1,686	2.60	3,785	86%	8	0%	98	2%	156	4%	0	0%
City of Bothell	44,082	16,813	2.62	31,607	72%	1,018	2%	236	1%	6,258	14%	58	0%
City of Burien	50,729	18,606	2.73	31,449	62%	3,599	7%	610	1%	6,202	12%	682	1%
City of Carnation	1,808	644	2.81	1,674	93%	10	1%	0	0%	60	3%	6	0%
City of Clyde Hill	3,231	1,128	2.86	2,503	77%	28	1%	8	0%	561	17%	0	0%
City of Covington	19,918	7,010	2.84	14,803	74%	1,056	5%	55	0%	2,154	11%	65	0%
City of Des Moines	31,080	11,704	2.66	18,266	59%	2,070	7%	154	0%	3,897	13%	922	3%
City of Duvall	7,683	2,593	2.96	6,952	90%	222	3%	0	0%	198	3%	0	0%
City of Enumclaw	11,670	4,662	2.50	9,851	84%	273	2%	91	1%	138	1%	16	0%
City of Federal Way	94,905	34,755	2.73	54,466	57%	10,141	11%	694	1%	13,808	15%	2,191	2%
Town of Hunts Point	423	155	2.73	335	79%	0	0%	0	0%	73	17%	0	0%
City of Issaquah	35,629	14,550	2.45	24,816	70%	1,320	4%	7	0%	7,227	20%	0	0%
City of Kenmore	22,154	8,644	2.56	17,714	80%	360	2%	62	0%	2,603	12%	100	0%
City of Kent	126,561	43,509	2.91	65,873	52%	14,415	11%	1,673	1%	25,416	20%	2,204	2%
City of Kirkland	86,772	36,127	2.40	66,732	77%	1,036	1%	282	0%	12,272	14%	60	0%
City of Lake Forest Park	13,247	5,194	2.55	10,753	81%	219	2%	18	0%	1,135	9%	20	0%
City of Maple Valley	25,375	8,656	2.93	21,031	83%	406	2%	148	1%	1,419	6%	28	0%
City of Medina	3,217	1,175	2.74	2,352	73%	20	1%	0	0%	635	20%	0	0%
City of Mercer Island	24,768	9,867	2.51	18,554	75%	447	2%	8	0%	4,683	19%	17	0%
City of Milton	7,481	3,051	2.45	6,563	88%	0	0%	17	0%	213	3%	68	1%
City of Newcastle	11,346	4,284	2.65	7,103	63%	325	3%	12	0%	3,245	29%	0	0%
City of Normandy Park	6,634	2,807	2.36	5,990	90%	0	0%	0	0%	525	8%	0	0%
City of North Bend	6,645	2,387	2.78	5,683	86%	80	1%	0	0%	55	1%	0	0%
City of Pacific	7,113	2,475	2.87	4,791	67%	305	4%	57	1%	688	10%	285	4%
City of Redmond	60,712	24,514	2.48	35,106	58%	1,061	2%	85	0%	20,590	34%	112	0%
City of Renton	99,692	38,563	2.59	50,578	51%	10,046	10%	537	1%	22,397	22%	1,647	2%
City of Sammamish	62,877	20,855	3.01	42,060	67%	587	1%	78	0%	17,213	27%	76	0%
City of Seatac	28,597	9,857	2.90	12,019	42%	6,666	23%	261	1%	4,507	16%	706	2%
City of Seattle	688,245	314,850	2.19	472,347	69%	48,884	7%	3,799	1%	99,728	14%	2,675	0%
City of Shoreline	55,431	21,930	2.53	38,500	69%	3,517	6%	611	1%	7,799	14%	123	0%
Town of Skykomish	101	60	1.68	86	85%	8	8%	0	0%	4	4%	0	0%
City of Snoqualmie	12,944	4,179	3.10	10,526	81%	63	0%	28	0%	1,564	12%	0	0%
City of Tukwila	20,025	7,123	2.81	7,442	37%	3,431	17%	214	1%	4,746	24%	427	2%
City of Woodinville	11,675	4,742	2.46	9,705	83%	120	1%	14	0%	1,259	11%	29	0%
Town of Yarrow Point	1,184	430	2.75	925	78%	2	0%	0	0%	211	18%	0	0%
King County Total	2,118,119	851,077	2.49	1,402,793	66%	130,594	6%	14,276	1%	350,616	17%	16,522	1%
Unincorporated King County	243,333	89,155	2.73	181,255	74%	11,835	5%	2,481	1%	26,459	11%	1,721	1%

Data Source: 2017 ACS 5-Year Population Estimate

Jurisdiction	Other Races Population	Percent Other Races	Multiracial Population	Percent Multiracial	Hispanic or Latinx Population	Percent Hispanic or Latinx	White, Not Hispanic Population	Percent White, Not Hispanic	Foreign Born Population	Percent Foreign Born	Percent Cost Burdened	Percent Severe Cost Burdened	Percent HHs earning <80% AMI
City of Algona	283	9%	144	5%	609	19%	1,903	60%	789	25%	48%	20%	53%
City of Auburn	3,177	4%	6,378	8%	11,185	14%	46,073	59%	15,031	19%	37%	15%	47%
Town of Beaux Arts Village	4	1%	4	1%	4	1%	310	91%	32	9%	37%	17%	14%
City of Bellevue	2,856	2%	6,696	5%	10,063	7%	71,100	51%	52,871	38%	31%	14%	29%
City of Black Diamond	250	6%	81	2%	446	10%	3,589	82%	318	7%	29%	16%	44%
City of Bothell	1,951	4%	2,954	7%	4,673	11%	29,448	67%	8,819	20%	33%	14%	34%
City of Burien	4,970	10%	3,217	6%	12,342	24%	25,491	50%	12,046	24%	41%	19%	53%
City of Carnation	0	0%	58	3%	280	15%	1,398	77%	183	10%	35%	12%	39%
City of Clyde Hill	0	0%	131	4%	62	2%	2,455	76%	667	21%	29%	16%	19%
City of Covington	506	3%	1,279	6%	1,423	7%	14,090	71%	2,290	11%	29%	12%	28%
City of Des Moines	3,411	11%	2,360	8%	5,670	18%	16,540	53%	6,687	22%	37%	16%	50%
City of Duvall	59	1%	252	3%	517	7%	6,494	85%	480	6%	25%	9%	24%
City of Enumclaw	754	6%	547	5%	1,436	12%	9,308	80%	1,054	9%	35%	15%	52%
City of Federal Way	6,452	7%	7,153	8%	17,181	18%	45,518	48%	23,536	25%	40%	19%	51%
Town of Hunts Point	1	0%	14	3%	4	1%	333	79%	75	18%	49%	23%	21%
City of Issaquah	817	2%	1,442	4%	3,043	9%	23,035	65%	8,473	24%	32%	14%	29%
City of Kenmore	315	1%	1,000	5%	1,687	8%	16,565	75%	3,838	17%	33%	14%	32%
City of Kent	9,244	7%	7,736	6%	20,152	16%	57,751	46%	37,600	30%	40%	17%	49%
City of Kirkland	1,657	2%	4,733	5%	6,108	7%	62,986	73%	19,345	22%	33%	14%	29%
City of Lake Forest Park	250	2%	852	6%	712	5%	10,371	78%	1,621	12%	33%	14%	29%
City of Maple Valley	341	1%	2,002	8%	1,432	6%	20,153	79%	1,649	6%	28%	7%	22%
City of Medina	18	1%	192	6%	96	3%	2,256	70%	678	21%	32%	15%	15%
City of Mercer Island	152	1%	907	4%	732	3%	17,925	72%	4,587	19%	30%	16%	23%
City of Milton	98	1%	287	4%	558	7%	6,129	82%	362	5%	35%	13%	32%
City of Newcastle	107	1%	554	5%	401	4%	6,859	60%	3,235	29%	27%	12%	20%
City of Normandy Park	38	1%	81	1%	251	4%	5,761	87%	645	10%	28%	12%	32%
City of North Bend	526	8%	301	5%	897	13%	5,366	81%	751	11%	32%	19%	38%
City of Pacific	356	5%	631	9%	1,417	20%	3,997	56%	928	13%	40%	18%	51%
City of Redmond	992	2%	2,766	5%	4,568	8%	32,034	53%	24,315	40%	25%	11%	25%
City of Renton	6,961	7%	7,526	8%	13,642	14%	45,623	46%	28,500	29%	38%	15%	43%
City of Sammamish	357	1%	2,506	4%	2,463	4%	40,295	64%	16,475	26%	24%	9%	13%
City of Seatac	2,015	7%	2,423	8%	5,225	18%	9,221	32%	11,619	41%	43%	17%	62%
City of Seattle	15,155	2%	45,657	7%	44,505	6%	449,138	65%	123,919	18%	35%	15%	39%
City of Shoreline	1,902	3%	2,979	5%	5,276	10%	35,870	65%	11,260	20%	37%	16%	41%
Town of Skykomish	0	0%	3	3%	0	0%	86	85%	10	10%	37%	17%	63%
City of Snoqualmie	59	0%	704	5%	421	3%	10,147	78%	1,518	12%	28%	3%	12%
City of Tukwila	1,575	8%	2,190	11%	3,007	15%	6,580	33%	8,104	40%	45%	24%	60%
City of Woodinville	57	0%	491	4%	361	3%	9,457	81%	1,532	13%	30%	11%	27%
Town of Yarrow Point	4	0%	42	4%	15	1%	912	77%	225	19%	37%	21%	15%
King County Total	73,630	3%	129,688	6%	200,545	9%	1,300,694	61%	467,938	22%	34%	15%	38%
Unincorporated King County	6,708	3%	13,171	5%	19,992	8%	171,262	70%	37,034	15%	30%	13%	31%

Data Source: 2017 ACS 5-Year Population Estimate

Appendix B: Housing Discrimination Testing Final Report

FAIR HOUSING
CENTER OF WASHINGTON
Embracing Diversity, Advocating Equality

Final Testing Report for King County

This document is a summary report of the Fair Housing Center of Washington's results of the contract. A spreadsheet with the total number of tests completed, the name, city and subregion of the test site, protected classes tested, type of test (policy, differential treatment), and test results is included in the final report packet.

As of May 31, 2019, the Fair Housing Center of Washington completed eighty-two (82) tests, of which forty-three (43) were negative and thirty-nine (39) were positive. The violations observed during this contract were either differential treatment based on a protected class status or discriminatory policies that placed additional barriers to housing due to a person's inclusion in a protected class. For tests indicating differential treatment violations, the FHCW recommends additional testing to determine if there is a pattern of differential treatment based on a protected class. For tests indicating one or more discriminatory policies, the FHCW recommends a technical letter advising the test site to correct their policies so that they adhere to fair housing laws. For either type of fair housing violation, the FHCW may pursue enforcement of fair housing laws if a pattern of discrimination is determined.

Of the thirty-nine (39) positive tests, thirty-two (32) had recommendations for additional testing for differential treatment based on a protected class.

Row Labels	Negative	Positive	Grand Total
No further action recommended	43	0	43
Additional testing recommended	0	32	32
Technical letter recommended	0	7	7
Grand Total	**43**	**39**	**82**

As of May 31, 2019, the Fair Housing Center of Washington completed sixteen (16) policy check tests, of which seven (7) were conducted in the North/East subregion and nine (9) were conducted in the South subregion of King County.

Subregion	Negative	Positive	Grand Total
North / East	4	3	7
South	5	4	9
Grand Total	**9**	**7**	**16**

Of the sixteen (16) policy check tests, four (4) tested for willingness to grant reasonable accommodations to persons with a disability, and eleven (11) tested for willingness to accept alternative sources of income, including housing vouchers (Section 8) and maternity leave.

Protected Basis	Negative	Positive	Grand Total
Reasonable Accommodations	1	3	4
Source of Income – Housing Voucher	5	4	9
Source of Income – Maternity Leave	2	0	2
Income & Reasonable Accommodation	1	0	1
Grand Total	**9**	**7**	**16**

As of May 31, 2019, the Fair Housing Center of Washington completed sixty-six (66) differential treatment tests, of which thirty-four (34) were conducted in the North/East subregion and thirty-two (32) were conducted in the South subregion of King County.

	Negative	Positive	Grand Total
North/East	16	18	34
South	18	14	32
Grand Total	**34**	**32**	**66**

Of the thirty-four (34) differential treatment tests conducted in the North/East subregion, sixteen (16) were negative and eighteen (18) were positive, including:

North/East	Negative	Positive	Grand Total
Disability	7	5	12
Familial Status	2	3	5
National Origin	1	2	3
Race	4	4	8
Religion	2	4	6
Grand Total	**16**	**18**	**34**

Of the thirty-two (32) differential treatment tests conducted in the South subregion, fourteen (14) were positive, including:

South	Negative	Positive	Grand Total
Disability	1		1
Familial Status	6	3	9
National Origin	5	6	11
Race	1	3	4
Religion	5	2	7
Grand Total	**18**	**14**	**32**

Of the sixty-six (66) differential treatment tests conducted, fourteen (14) were conducted via email, twenty-one (21) were conducted via phone calls, and thirty-one (31) were conducted via site visits.

Contact Type	Negative	Positive	Grand Total
Email	7	7	14
Phone	12	9	21

Site	15	16	31
Grand Total	**34**	**32**	**66**

Of the thirty-one (31) site differential treatment tests, five (5) tests were conducted in Auburn, six (6) were conducted in Bellevue, one (1) was conducted in Burien, five (5) were conducted in Federal Way, five (5) were conducted in Kent, and one (1) was conducted in Renton.

City	Negative	Positive	Grand Total
Auburn	2	3	5
Bellevue	3	3	6
Burien	0	1	1
Federal Way	2	3	5
Kent	4	1	5
Renton	0	1	1

Of the five (5) site, differential treatment tests conducted in Kent, one (1) was based on disability, one (1) was based on familial status, one (1) was based on national origin, one (1) was based on race, and one (1) was based on religion.

Protected Basis (Kent)	Negative	Positive	Grand Total
Disability	1	0	1
Familial Status	1	0	1
National Origin	0	1	1
Race	1	0	1
Religion	1	0	1
Grand Total	**4**	**1**	**5**

In sum, the Fair Housing Center of Washington observed thirty-nine (39) positive violations of Fair Housing law throughout King County during the contract period. Additional testing as well as sending of technical letters are both recommended to 1) further identify potentially systemic barriers to fair housing, 2) make violators aware of their actions and 3) bring said violators into compliance with Fair Housing law. In addition, increased fair housing education, including annual fair housing training throughout the county may help to combat instances of discrimination, for both new and seasoned property managers, leasing agents and other actors in the housing space.

COMMUNITY SERVICES

CDBG CONSOLIDATED PLAN 2020-2024

JOY SCOTT
CITY COUNCIL STUDY SESSION
OCTOBER 14, 2019

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

GENERAL FUND VS CDBG



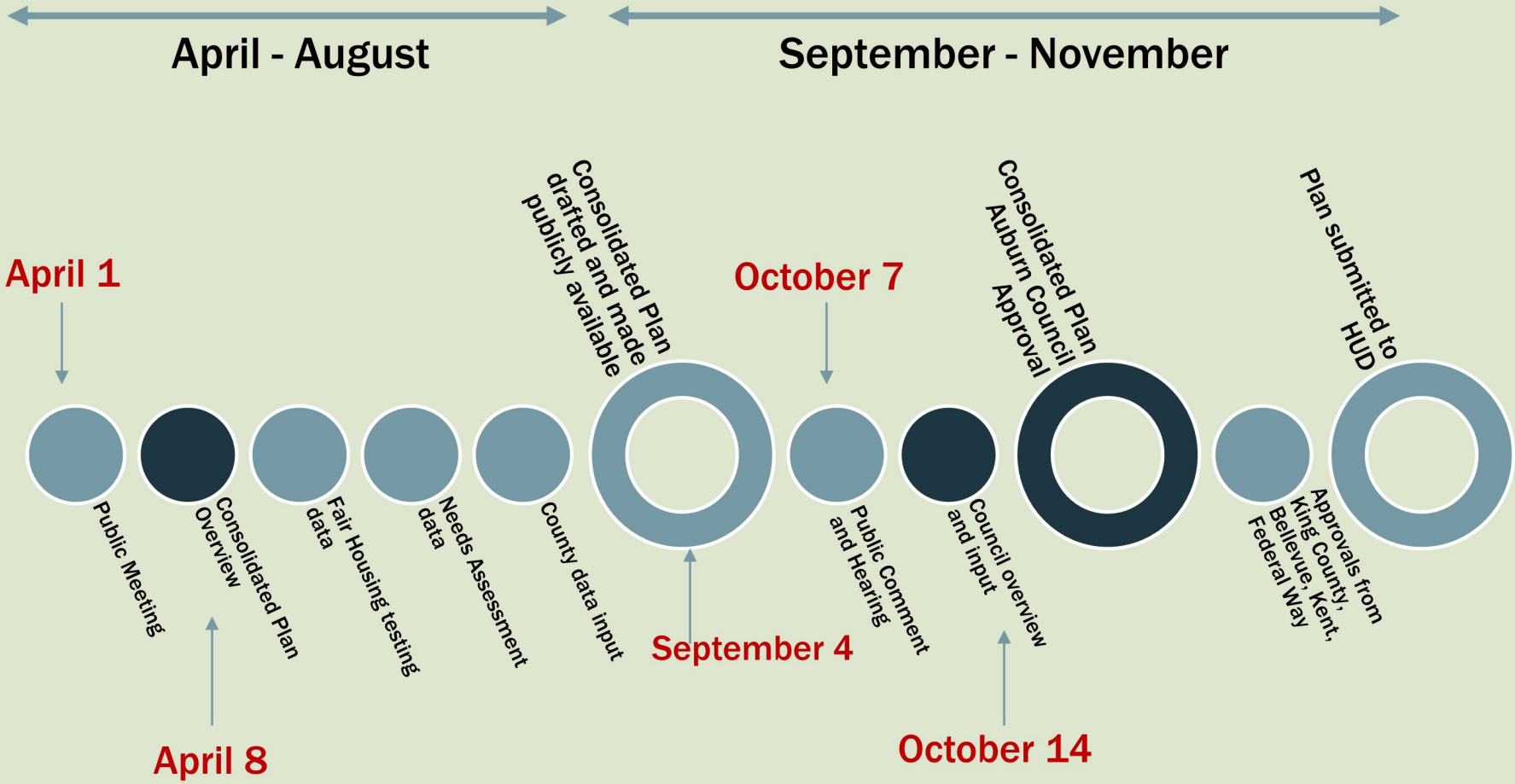
- General Fund Human Services dollars
  - $490,000
  - Competitive funding for direct service nonprofit agencies
  - Guided by Human Services Funding Priorities set by Council
  - Approved by City Council every other year during budget process

- CDBG dollars
  - $595,742*
  - Funds support city's Housing Repair program, public facility ADA improvements, public services (limited), and some economic development activities
  - Guided by Consolidated Plan and Annual Action Plans
  - Approved by City Council every year

CDBG CONSOLIDATED PLAN

- In order for the City of Auburn to maintain its status as a CDBG entitlement community, HUD requires that Auburn submit a plan every five years that maps out how it will prioritize CDBG dollars during the next planning period.
- The plan is designed to help states and local jurisdictions assess their affordable housing and community development needs
- Our current plan covers 2015 - 2019
- 2019 is our planning year (2020-2024 plan)
- Auburn's plan is a piece of the larger King County whole
- The Consolidated Plan update is due to HUD by November 15, 2019.

CONSOLIDATED PLANNING TIMELINE AND NEXT STEPS

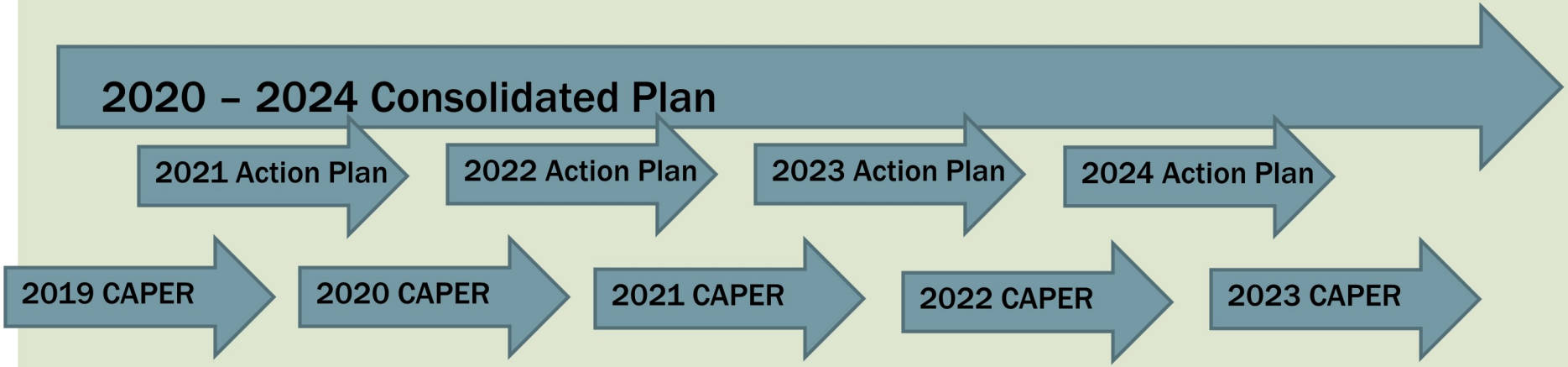


CDBG ADMINISTRATIVE REQUIREMENTS

- **Five Year Consolidated Plan**
- Eligibility Reviews
- Annual Action Plans
- Consolidated Annual Performance Evaluation Report (CAPER)
- Annual Subrecipient Monitoring
- Financial Management
- Project Management
  - Environmental Reviews
  - Procurement Procedure
  - Lead Mitigation

WHAT IS THE CONSOLIDATED PLAN?

The Consolidated Plan guides the investment of federal housing and community development funds. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which Auburn receives an annual entitlement, or formula grant, from the Community Development Block Grant (CDBG) program.



COMMUNITY DEVELOPMENT BLOCK GRANT

The CDBG Entitlement Program provides annual grants on a formula basis to entitled cities to develop viable urban communities.

Projects must:

- Align with HUD's National Objectives
- Be eligible under HUD's guidelines
- Benefit low and moderate income persons

CONSOLIDATED PLAN: OVERVIEW

- Consolidated Plan Key Components:
  - Needs Assessment
  - Market Assessment
  - Geographic Priorities
  - Goals
  - Housing Access

  - 2020 Annual Action Plan

WHAT SHAPED OUR 2020 – 2024 CONSOLIDATED PLAN?

CONSOLIDATED PLANNING PROCESS AND INPUT



CONSOLIDATED PLAN GOALS

2015-2019

- Ensure a Suitable Living Environment
- End Homelessness
- Ensure Decent, Affordable Housing

2020-2024

- **Affordable Housing** – Ensure access to healthy, affordable housing for low- and moderate-income households throughout the region and advance fair housing to end discrimination and overcome historic patterns of segregation.
- **Ending Homelessness** – Make homelessness rare, brief, and one-time and eliminate racial disparities.
- **Community and Economic Development** – Establish and maintain healthy, integrated, and vibrant communities by improving the well-being and mobility of low- and moderate-income residents, and focusing on communities with historic disparities in health, income, and quality of life.

KEY CHANGES

- Overarching goals have remained similar, however:
  - All three overarching goals explicitly include language to ensure renewed focus on fair housing, displacement, and equity and social justice.
  - The Consolidated Plan is informed by the 2019 Analysis of Impediments to Fair Housing Choice and supports the identified Fair Housing Goals.
  - The Consolidated Plan is informed by the Community Needs Assessment and has more robust community-level data included than the prior version.
  - Fair Housing public service activities have been specifically prioritized based on community input and fair housing data.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

The AI includes:

- A review of King County's laws, regulations, and administrative policies, procedures, and practices
- An assessment of how those laws, etc. affect the location, availability, and accessibility of housing
- Results from Fair Housing Testing conducted across King County, including in Auburn
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes

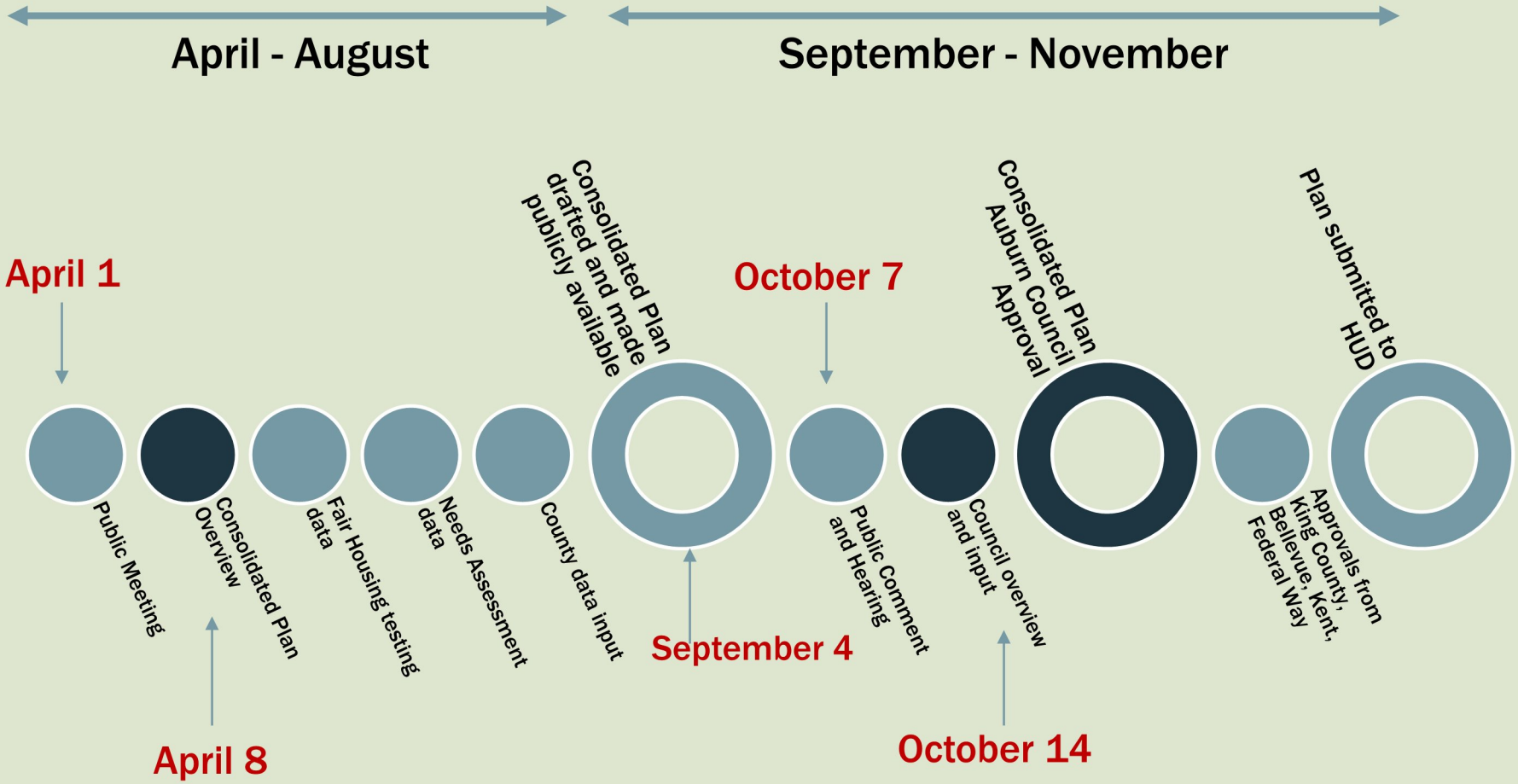
Impediments to Fair Housing Choice are:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin.

2020 ANNUAL ACTION PLAN

- Expected CDBG Funding Allocation: $600,000
- Remaining Prior-Year Funds: $51,182
  - Public Services (Subject to 15% Cap): $70,000
    - From prior year application cycle
    - Healthpoint: $60,000
      - Medical and dental care for un- and under-insured Auburn residents
    - Multi-Service Center: $10,000
      - Job training services for low- to moderate-income Auburn residents
  - Housing Repair: $350,000
    - Allocation supports program model shift as presented to Council
    - At least 65 low- to moderate-income Auburn homeowners served
      - Over 50% Seniors or Disabled
  - Affordable Housing Capital Improvements: $30,000
    - Make funds available through an RFP process to nonprofit affordable housing providers in the City of Auburn for property improvements.
  - Sidewalk Accessibility Improvements: $101,182
    - Provide sidewalk ADA improvements in low- to moderate-income areas of Auburn, improving accessibility, safety, and community connectedness.
  - Administration (Subject to 20% Cap): $100,000

CONSOLIDATED PLANNING TIMELINE AND NEXT STEPS



QUESTIONS?

AGENDA BILL APPROVAL FORM

Agenda Subject:
Auburn Farmers Market Season (Faber) (10 Minutes)

Date:
October 9, 2019

Department:
City Council

Attachments:
End of Season Report

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background Summary:

Staff will provide an overview of the 2019 Farmers Market Season. The 2019 season ran every Sunday from June 2 through September 22 in its second year at the Les Gove Park location. Total customer count for 2019 was over 24,00 and total market revenue for the season was nearly $340,000. The Market expanded into Les Gove Park this year and saw 7% more vendors than in 2018.

Reviewed by Council Committees:

Councilmember:

Staff: Faber

Meeting Date: October 14, 2019

Item Number:



Auburn Farmers Market Mission

Forum for the purchase of a variety of healthy and locally grown products to area resident. Education about healthy food choices and overall health and well-being. Convenient marketplace for local farmers and artisans. Vibrant gathering place for the community to enjoy AUBURN!



Customer Count Season Totals

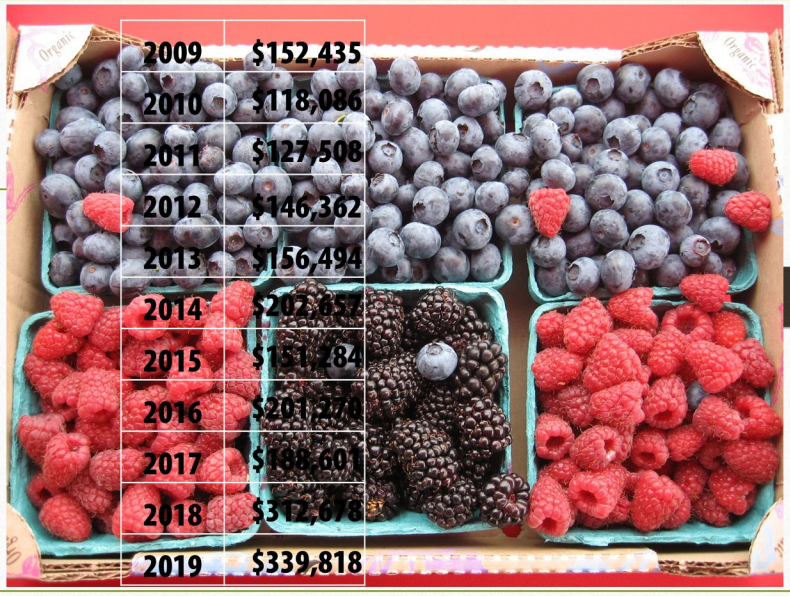
- **2017-2019; increased by 32%**
- **Average weekly customer count at end of August was 1,676; three rainy Sundays in September impacted yearly attendance**



Vendor Sales by Year

- 2017 vs. 2019: vendor sales increase by 80%
- King County markets average vendor sales in 2016 (excluding Seattle Markets) was $285,509.
- Auburn is above 2016 County average by 19%

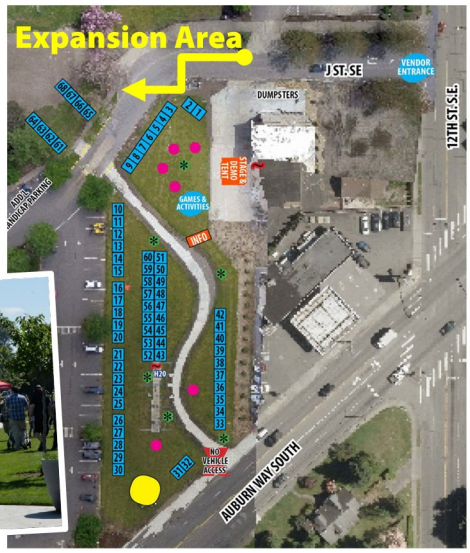
2009	$152,435
2010	$118,086
2011	$127,508
2012	$146,362
2013	$156,494
2014	$202,657
2015	$151,284
2016	$201,278
2017	$188,601
2018	$312,678
2019	$339,818



2019 Expansion

- Expanded into Les Gove Park
- Added eight additional vendor spaces
- Received positive feedback from both vendors and customers
- Overall we saw 7% more vendors compared to 2018





Farmers at the Market

- 3% increase of farmers at the Market from 2018
- 3% increase of farmer sales over 2018 season







Food at the Market

Processed Food

- King's Mozzarella
- Pike Place Nuts
- Reeds Sweet Wine
- Stina's Cellars
- Linds Custom Meats
- Mama D's
- TB's Smoked Cheese
- Milk and Butter Bakery
- Geek Girl Goods
- Z Street Coffee
- Neighbor Lady Cheese LLC
- Purdy's Organic Pickles
- Butterfusion
- Market Pasta
- Smith Brothers Farms
- Blue Skye Meadery
- Trixie's Desserts

- **Prepared Food**
  - Whistle Stop Concessions
  - Food Innovation Network
  - Simply Kettle Corn
  - Brewganic Coffee
  - Burnin' Wood BBQ
  - Gypsy Doggs
  - Mobile Mayan







AGENDA BILL APPROVAL FORM

Agenda Subject:
Matrix

Date:
October 9, 2019

Department:
City Council

Attachments:
Special Focus Area Key Matrix

Budget Impact:
Current Budget: $0
Proposed Revision: $0
Revised Budget: $0

Administrative Recommendation:

Background Summary:

Reviewed by Council Committees:

Councilmember:

Staff:

Meeting Date: October 14, 2019

Item Number:

SPECIAL FOCUS AREAS

COMMUNITY WELLNESS	FINANCE, TECHNOLOGY, & ECONOMIC DEVELOPMENT	PUBLIC WORKS & COMMUNITY DEVELOPMENT	MUNICIPAL SERVICES
PUBLIC HEALTH AND WELLNESS COMMUNITY & NEIGHBORHOOD SERVICES HOMELESSNESS & HOMELESSNESS PREVENTION HOUSING QUALITY, AFFORDABILITY & ATTAINABILITY HUMAN & SOCIAL SERVICES DOMESTIC VIOLENCE SERVICES COMMUNITY EQUITY	EQUIPMENT RENTAL FACILITIES INNOVATION & TECHNOLOGY CITY REAL PROPERTY BUSINESS DEVELOPMENT SISTER CITIES INTERNATIONAL	UTILITIES TRANSPORTATION SUSTAINABILITY ENVIRONMENTAL PROTECTION CULTURAL ARTS & PUBLIC ARTS PLANNING & ZONING PERMITS & DEVELOPMENT RIGHT OF WAY MANAGEMENT AIRPORT AIRPORT BUSINESS	POLICE SCORE JAIL DISTRICT COURT PARKS & RECREATION ANIMAL CONTROL SOLID WASTE ENERGENCY PLANNING MULTIMEDIA CEMETERY
Councilmember Trout-Manuel, Chair Councilmember DaCorsi, Vice Chair	Councilmember Wales, Chair Councilmember Holman, Vice Chair	Councilmember DaCorsi, Chair Councilmember Baggett, Vice Chair	Councilmember Brown, Chair Deputy Mayor Peloza, Vice Chair

2019 MEETING DATES	2019 MEETING DATES	2019 MEETING DATES	2019 MEETING DATES
February 11, 2019	February 25, 2019	January 14, 2019	January 28, 2019
April 8, 2019	April 22, 2019	March 11, 2019	March 25, 2019
June 10, 2019	June 24, 2019	May 13, 2019	May 27, 2019
August 12, 2019	August 26, 2019	July 8, 2019	July 22, 2019
October 14, 2019	October 28, 2019	September 9, 2019	September 23, 2019
December 9, 2019	December 23, 2019	November 12, 2019	November 25, 2019

COUNCIL MATRIX

NO.	TOPIC	Chair	STAFF LEAD(S)	STUDY SESSION REVIEW DATE(S)	COUNCIL DISCUSSION SUMMARY	ACTION DATE
1	Auburn Avenue Theater	Chair DaCorsi Vice Chair Baggett	Director Faber	10/14/2019		
2	Metro Bus Barn Site	Chair DaCorsi Vice Chair Baggett	Director Gaub Director Tate	TBD		
3	Funding Options	Chair Wales Vice Chair Holman	Director Thomas	Ongoing		
4	No Smoking or Vaping in City Parks	Chair Brown Vice Chair Peloza	Chief Pierson Director Faber	10/14/2019		
5	2019 Fireworks Update	Chair Brown Vice Chair Peloza	Chief Pierson	11/25/2019		
6	AVHS Board Update	Chair Brown Vice Chair Peloza	Director Thomas	11/25/2019		
7	Domestic Violence Update	Chair Trout-Manuel Vice Chair DaCorsi	Director Tate	TBD		