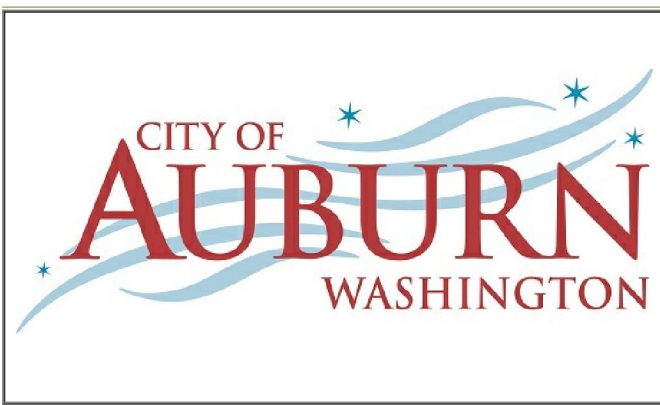


	City Council Study Session Community Wellness Special Focus Area April 8, 2019 - 5:30 PM City Hall Council Chambers AGENDA Watch the meeting LIVE! Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded.
---	--

I. CALL TO ORDER

- A. Roll Call

II. ANNOUNCEMENTS REPORTS AND PRESENTATIONS

III. AGENDA ITEMS FOR COUNCIL DISCUSSION

- A. Airport Advisory Board 2019 Work Plan and General Update (Gaub) (15 Minutes) (5:35 p.m.)
- B. Economic Development Strategic Plan Update (Hinman) (60 Minutes) (5:50 p.m.)

IV. COMMUNITY WELLNESS DISCUSSION ITEMS

- A. Sundown and Ray of Hope Update (Hinman) (20 Minutes) (6:50 p.m.)
An update from Debbie Christian of the Auburn Food Bank on the homeless sheltering and response.
- B. CDBG Consolidated Plan Overview (Tate) (30 Minutes) (7:10 p.m.)
- C. Domestic Violence Update (Pierson/Gross) (10 Minutes) (7:40 p.m.)

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:

Airport Advisory Board 2019 Work Plan and General Update
(Gaub) (15 Minutes) (5:35 p.m.)

Date:

March 28, 2019

Department:

Public Works

Attachments:

[Memo](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

For discussion only.

Background Summary:

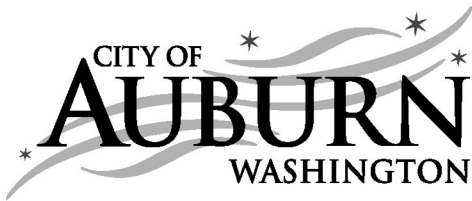
A briefing of the Airport Advisory Board's recommended 2019 Work Plan and a brief update on the Airport.

Reviewed by Council Committees:**Councilmember:****Staff:**

Gaub

Meeting Date: April 8, 2019

Item Number:



Memorandum

To: Mayor
City Councilmembers

From: Ingrid Gaub, Director of Public Works
Tim Mensonides, Airport Manager
Deanna Clark, Airport Advisory Board Chair

Date: March 27, 2019

Re: 2019 Annual Board Work Plan Adoption and Airport Update

At the April 8, 2019 Council Study Session, staff will provide a brief update on activities at the Airport and introduce the Airport Manager, Tim Mensonides. In addition, at the February 20, 2019 Airport Advisory Board Meeting, the Board reviewed the 2019 Airport Board Work Plan which, is provided in the table below, and recommended approval to the City Council. Board Chair, Deanna Clark and staff will be available to discuss the work plan at the study session.

2019 Board Work Plan

Title	Description	Start Period	Completion Period
Annual Board Work Plan	For each calendar year, the Board will prepare an annual work plan for the Board to utilize in agenda setting, coordination with City staff, and development of policy and fiduciary recommendations to the City Council.	4Q 2019	1Q 2020
Airport Board Composition Review	Each year, the Board will review the composition of the Airport Advisory Board and provide recommendations for any code changes to the City council for consideration. Areas of interest could include, but are not limited to, the current number of board members and specific board focus.	4Q 2019	4Q 2019
Economic Development Annual Update	The City will provide at least annually an update to the Board of the economic development actions taken by the City to implement any recommendations from the City's 10-year Economic Development Strategic Plan, pursue opportunities for physical growth of the Airport consistent with the Airport Master Plan, and efforts to market and lease the developable areas within the Airport.	2Q 2019	2Q 2019

Title	Description	Start Period	Completion Period
Airport Marketing Plan	Prepare a comprehensive marketing plan that will act as a communication and implementation tool that can be used to achieve the goals established for the Airport. The plan will utilize the Five Ps (product, Price, Placement, Promotion, and People) that focus on the points of view of the Airport's target audiences.	3Q 2017	3Q 2019
Airport Zoning Regulations Update	Coordinate with the City's Community Development staff to assess and potentially implement new zoning regulation amendments to the City's zoning code for the Airport and surrounding properties to address operational needs or requirements and support current and future economic development efforts. This will require an approval process through the City's Planning Commission.	1Q 2019	4Q 2019
Long Term Capital and Financial Planning for Airport Development	The City completed several efforts in 2019 including the Competitive Market Assessment, the development of a Rate Model, and the Facilities Condition Assessment. Using this information, City staff will work with the Board to determine options for the future development and/or re-development of Airport Facilities and property to address the growing needs of the Airport with a recommendation to the City Council on a preferred option.	1Q 2019	4Q 2019
Fixed Base Operator (FBO) Recruitment	Identify the challenges for an FBO to provide needed services at the Airport and develop an implementation plan to address these challenges.	1Q 2019	4Q 2019
Board Strategic Plan Update	The previous 4-year Strategic Plan for 2017-2020 will reach the end of its planning cycle. The Board will review the current plan and update, amend, and/or add goals based on the information gathered in 2017, 2018 and 2019 efforts related Airport facilities, Capital planning, financial planning, and marketing/economic development efforts to create a new 4-year plan for 2021-2024.	3Q 2019	3Q 2020



AGENDA BILL APPROVAL FORM

Agenda Subject:

Economic Development Strategic Plan Update (Hinman) (60 Minutes) (5:50 p.m.)

Date:

April 4, 2019

Department:

Administration

Attachments:

[Economic Development Strategic Plan](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background Summary:**

The Economic Development Department works with three outside consultancies, who provide strategy, research, data and analysis tied to the 10-Year Strategic Economic Development Plan. Part of the responsibility of these consultants is to provide an annual update on progress. TIP Strategies will lead the presentation of the Year 2 Strategic Plan update presentation to Council. This will include a presentation from TIP Strategies on overall Year 2 progress towards the 10-year goals. Next is the Retail Coach, with a Year 2 update on retail activities, trends and retail leakage data & analysis. Finally, the presentation will include a report by Heartland that details current Real Estate trends as well as available land analysis and review of development standards.

Reviewed by Council Committees:**Councilmember:****Staff:**

Hinman

Meeting Date: April 8, 2019

Item Number:

NOVEMBER 16, 2016



CITY OF AUBURN, WASHINGTON

TEN-YEAR ECONOMIC DEVELOPMENT STRATEGIC PLAN



H E A R T L A N D



ACKNOWLEDGEMENTS



PROJECT STEERING COMMITTEE:

Mayor Nancy Backus
Dana Hinman
Kevin Snyder
Doug Lein
Bob Lee
Shelley Coleman
Ingrid Gaub
Jeff Tate
John Holman
Paul Haugan
Daryl Faber

PROJECT MANAGEMENT TEAM:

Dana Hinman, *Director of Administration*
Douglas Lein, *Economic Development Manager*
Tiffany Dickman, *Project Coordinator*



TIP STRATEGIES, INC. is a privately held economic development consulting firm with offices in Austin and Seattle. TIP is committed to providing quality solutions for public and private-sector clients. Established in 1995, the firm's primary focus is economic development strategic planning.

CONSULTING TEAM:

Jeff Marcell, *Senior Partner*
Caroline Alexander, *Project Manager*

CONTACT:

2905 San Gabriel Street, Suite 550
Austin, Texas 78705
PH: 512.343.9113
www.tipstrategies.com

HEARTLAND

HEARTLAND is a Seattle-based real estate advisory and investment firm with over 30 years of experience designing, analyzing, and implementing strategies to manage risk and optimize value in all aspects of both the built and natural environment. Our five business lines include public-sector advisory, private-sector advisory, capital markets, brokerage services and investment.

CONSULTING TEAM:

Matt Hoffman, *Senior Project Manager, Integrated Analytics*
Lanzi Li, *Associate Project Manager*

CONTACT:

1301 1st Ave #200
Seattle, WA 98101
PH: 206.682.2500
www.heartlandllc.com



RETAIL COACH is a premier national retail recruitment and development consulting firm, founded by C. Kelly Cofer, President and Chief Executive Officer. Since 2000, The Retail Coach has provided the research, relationships and strategies to achieve retail recruitment and development results that have helped more than 350 communities throughout the US become better, stronger places to live and work through an expanded sales tax base.

CONSULTING TEAM:

C. Kelly Cofer, CCIM, *President/CEO*
Aaron Farmer, *Senior Vice President*

CONTACT:

86 Clark Boulevard
Tupelo, MS 38804
PH: 662.844.2155
www.theretailcoach.net

The Ten-Year Economic Development Strategic Plan was adopted by the Auburn City Council in Resolution No. 5256 on November 21, 2016.

Auburn City Council: Largo Wales, Claude DaCorsi, Bill Peloza, Yolanda Trout-Manuel, John Holman, Rich Wagner, Bob Baggett

EXECUTIVE SUMMARY

In the fall of 2015, the City of Auburn embarked on a process to develop an economic development strategic plan. This plan will provide a guide for the City’s economic development activities and investment over the next decade. To assist in this endeavor, the City hired a team that included TIP Strategies, Heartland, and the Retail Coach. Building on the recent Imagine Auburn Comprehensive Plan, the consulting team developed this strategic plan with the input of more than 200 stakeholders and based on findings from a detailed analysis of demographic, economic, and market data. The goals and strategies were also informed by the consulting team’s knowledge of trends and best practices that shape economic development outcomes and programs across the nation. The result is a set of goals, strategies, and actions that will propel the City of Auburn forward towards its vision for 2025.

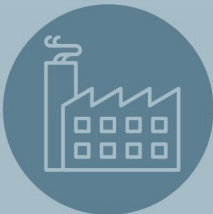
The City’s development and adoption of this strategic plan is timely. Auburn is in the path of growth and has already attracted high-profile investments in multi-family housing (Trek Apartments and Merrill Gardens), manufacturing (Orion Industries), and community services (Junior Achievement). These successful investments highlight Auburn’s competitive advantages—its central location, historic downtown, regional transportation linkages, and access to labor. But the spillover growth from Seattle is just beginning in Auburn. With large tracts of land likely to be redeveloped, such as the 129-acre General Services Administration (GSA) Complex and the 70-acre Valley Drive-In, and the momentum that has already built up around Auburn, the City is wise to contemplate how it wants to grow so it can be better positioned to guide its future.

Auburn can and should harness Seattle’s success to shape its own economic development future as a vibrant, connected City with a strong and diverse employment base. It should also build opportunity from within by encouraging companies to start, stay, and grow in the City. All of this work must be accomplished without losing sight of its purpose: to benefit the citizens of Auburn and provide employment opportunities for the children that grow up there.

This work will take discipline and direction, leadership and collaboration, and patience and perseverance across the City and multiple partners. The City of Auburn’s Ten-Year Economic Development Strategic Plan provides the foundation and lays out the framework to coordinate the City’s growth as a unique and thriving hub in the Seattle-Tacoma region.

AUBURN’S TARGET INDUSTRIES

As part of the analysis, the consulting team examined industry data, Auburn’s competitive positioning, as well as available buildings and sites in order to identify a set of industries to target with marketing and outreach efforts related to business attraction. A look at the top ten traded industry clusters reveals the growth potential for four key sectors in Auburn’s economy:



MANUFACTURING



**DISTRIBUTION,
LOGISTICS &
TRANSPORTATION**



**OFFICE-USING
BUSINESSES**



RETAIL

Within each of these broad sectors, niches were identified that are good fits for Auburn and likely to expand in Auburn. Detailed information on each of the sectors can be found in Appendices C and F.

STRATEGIC PLAN SUMMARY: FOCUS AREAS & STRATEGIES

The strategic plan is structured around four focus areas that have the potential to set the stage for Auburn's success through a more robust, proactive, and focused economic development program. The four areas were derived from key findings from an analysis of the City's Strengths, Weaknesses, Opportunities, and Threats. The SWOT analysis summarizes the input of more than 200 stakeholders and augmented by the results of the various analyses carried out by the consulting team that were components of the planning process. The strategies that support each of the four areas will help address Auburn's primary weaknesses and position it to capitalize on its principal opportunities.

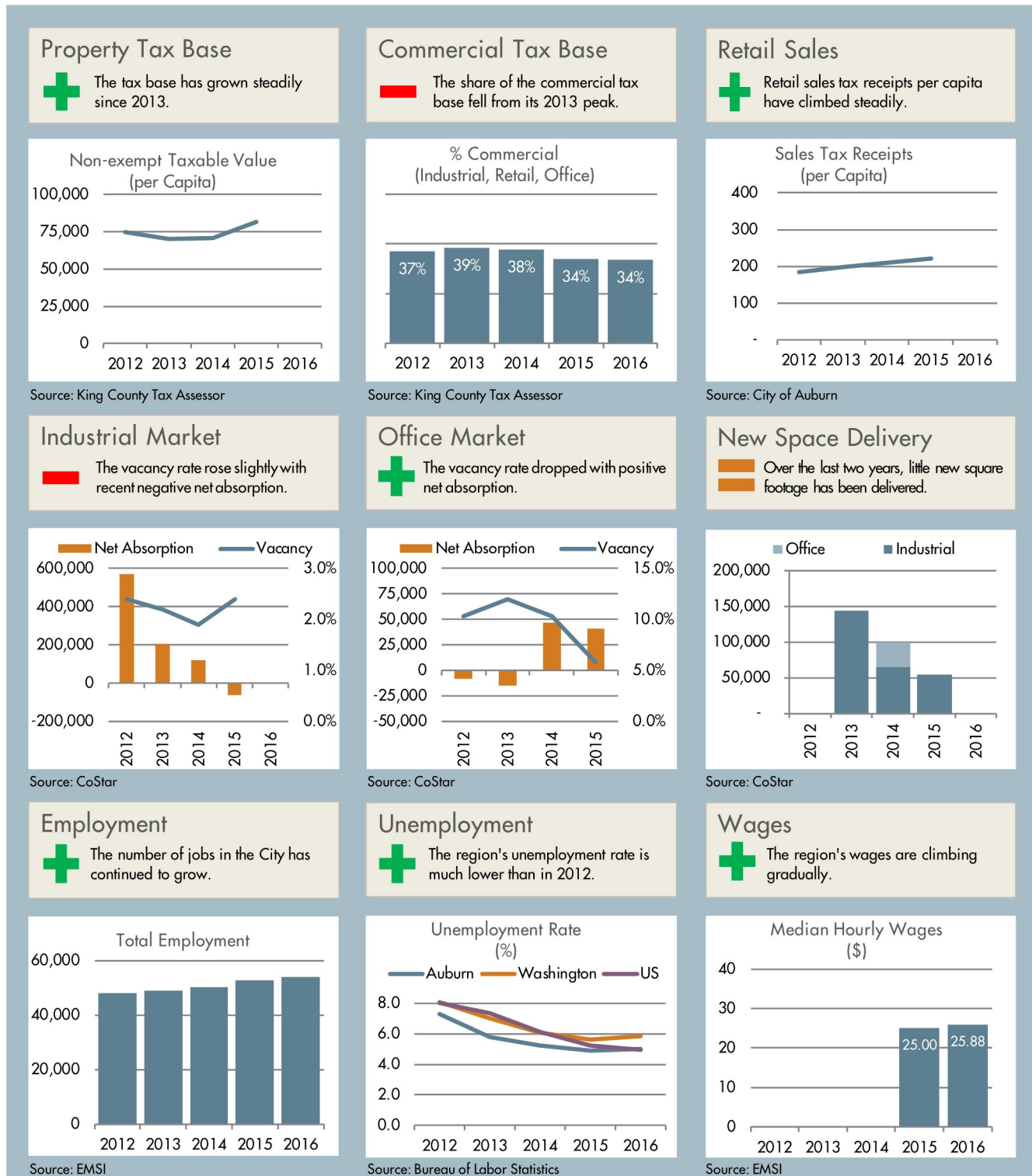
These focus areas and their supporting strategies are summarized below. Detailed actions for each of the strategies are provided on pages 4 through 36 of the Strategic Plan.

 1. DELIVERY <i>A comprehensive service delivery system that actively identifies and advances economic development opportunities in Auburn</i>	 2. PRODUCT <i>An inventory of sites, a business climate, and a physical environment that foster business growth and ensure a resilient employment base</i>
1.1 Value-Added Services. Clearly define the services that the City of Auburn provides to businesses both directly and through partnerships 1.2 Local Business Visitation. Formalize a business visitation program in partnership with the Chamber of Commerce to track trends among Auburn employers and identify any businesses in need of assistance 1.3 Business Recruitment. Recruit new businesses, including retail, to Auburn to provide better economic opportunities and enhance Auburn's quality of place 1.4 Catalyst Projects. Identify and advance catalyst projects that will facilitate Auburn's evolution 1.5 Strategic Relationships. Foster relationships with key entities that support economic activity in the City	2.1 Labor Market Information. Design and maintain information resources that demonstrate Auburn's strength in terms of its access to skilled labor 2.2 Deal-Ready Sites. Ensure a supply of deal-ready sites to accommodate new business investment in Auburn 2.3 Economic Development Toolbox. Create a robust toolbox to influence economic development outcomes 2.4 Continuous Process Improvement. Evaluate and continue to improve the City's land use and building permit process and performance 2.5 Zoning Modification. Reevaluate zoning districts and modify certain aspects of the code 2.6 Cost Comparison. Annually compare Auburn's development/impact fees, tax rates, and rebate programs to peers

 3. PLACE <i>Attractive gateways, impression corridors, and destinations that define the character of Auburn</i>	 4. MESSAGING <i>A coordinated marketing and branding campaign that elevates Auburn's reputation among internal and external audiences</i>
3.1 Strategic Investment. Create a target investment program to guide infrastructure investments that enhance Auburn's economic development opportunities 3.2 Regional Transportation. Maintain and enhance regional transportation connections to ensure ease of travel to, from, and within Auburn 3.3 Downtown Revitalization. Continue to invest in downtown revitalization 3.4 Auburn Way South Revitalization. Designate Auburn Way South as an additional Targeted Investment Area 3.5 Destination Connections. Create stronger connections between Auburn's primary tourism assets and develop new assets to attract more visitors to Auburn 3.6 Regional Tourism. Strengthen regional tourism connections	4.1 Brand Enhancement. Develop a stronger brand for Auburn and reinforce this with unified messaging across organizations 4.2 Internal Image. Build a more positive perception and a greater sense of community among Auburn residents through a strong partnership with the Auburn Reporter and other local media outlets 4.3 Social Media. Continue to strengthen the City's social media strategy to improve Auburn's internal and external perceptions 4.4 Public Relations. Launch a formal public relations campaign to change the region's perception of Auburn 4.5 Real Estate Market Reports. Develop a system for effective communication to the marketplace that educates businesses, developers, and brokers on opportunities available in the City 4.6 Strategic Outreach. Reach out to decision makers in the target industries to encourage them to consider expanding or relocating in Auburn

The City of Auburn's Ten-Year Economic Development Strategic Plan is an ambitious plan that will require specialized staff and additional resources to implement. The transition to a more robust and proactive economic development program necessitates additional capacity in deal making; economic and market research; prospecting and prospect management; real estate finance; as well as marketing and outreach. Most municipally run economic development departments or offices that undertake this type of comprehensive economic development program are staffed by three to four specialists. Over the next three years, the City of Auburn must build up its economic development capacity, both in terms of staff and operating budget, in order to execute on these recommended strategies. The ideal staffing pattern would be an experienced economic developer supported by three economic development specialists (business development, marketing, and redevelopment) in addition to the tourism coordinator and real estate analyst.

Successful implementation will require not only additional resources but also an evaluation system that will demonstrate progress and provide feedback to the City about which strategies are working and which must be strengthened. Below is dashboard of outcome measures that should be tracked over the course of implementation. A more comprehensive list of metrics and measurement tools can be found on page 51.





AGENDA BILL APPROVAL FORM

Agenda Subject:

CDBG Consolidated Plan Overview (Tate) (30 Minutes) (7:10 p.m.)

Date:

April 3, 2019

Department:

Community Development

Attachments:

[Attachment 1 - CDBG Council Presentation](#)

[Attachment 2 - 2015-2019 Consolidated Plan](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

Discussion

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 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. This presentation is intended to provide an overview of the upcoming 2020-2024 CDBG Strategic Planning process, with information for the Council on what to expect and how to provide input and feedback. This presentation will describe the major components of the Consolidated Plan, Auburn's role within the King County Consortium, and what will be coming in front of council this year for review, input, and approval. Presentation will include Valerie Kendall and Isaac Horwith from King County's Department of Community and Human Services.

Reviewed by Council Committees:

Councilmember: Trout-Manuel

Staff: Tate

Meeting Date: April 8, 2019

Item Number:

COMMUNITY SERVICES

CDBG CONSOLIDATED PLAN 2020-2024

**JOY SCOTT
CITY COUNCIL STUDY SESSION
APRIL 8, 2019**

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Sustainability • Community Services • Code Enforcement

AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

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

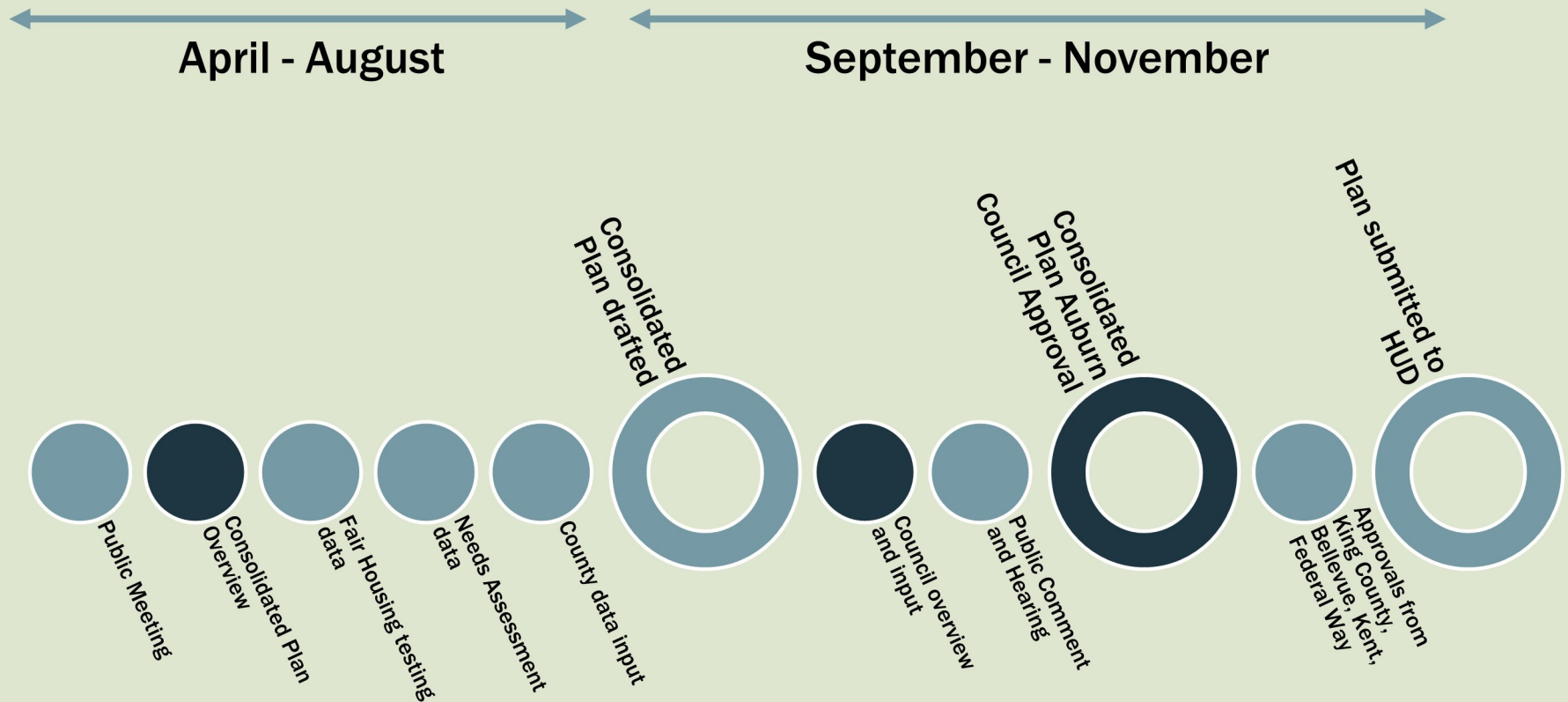
■ CDBG dollars

- \$603,340*
- 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

- The City of Auburn is required by HUD to submit a plan every five years to HUD 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

CONSOLIDATED PLANNING TIMELINE AND NEXT STEPS

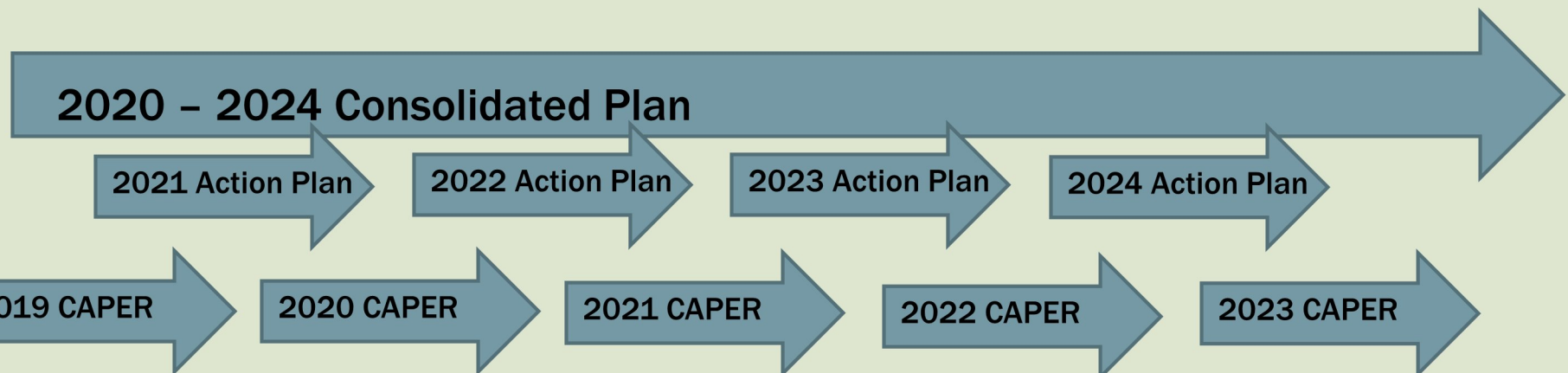


CDBG ADMINISTRATIVE REQUIREMENTS

- **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 Entitlementment 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

CDBG: AUBURN AND KING COUNTY

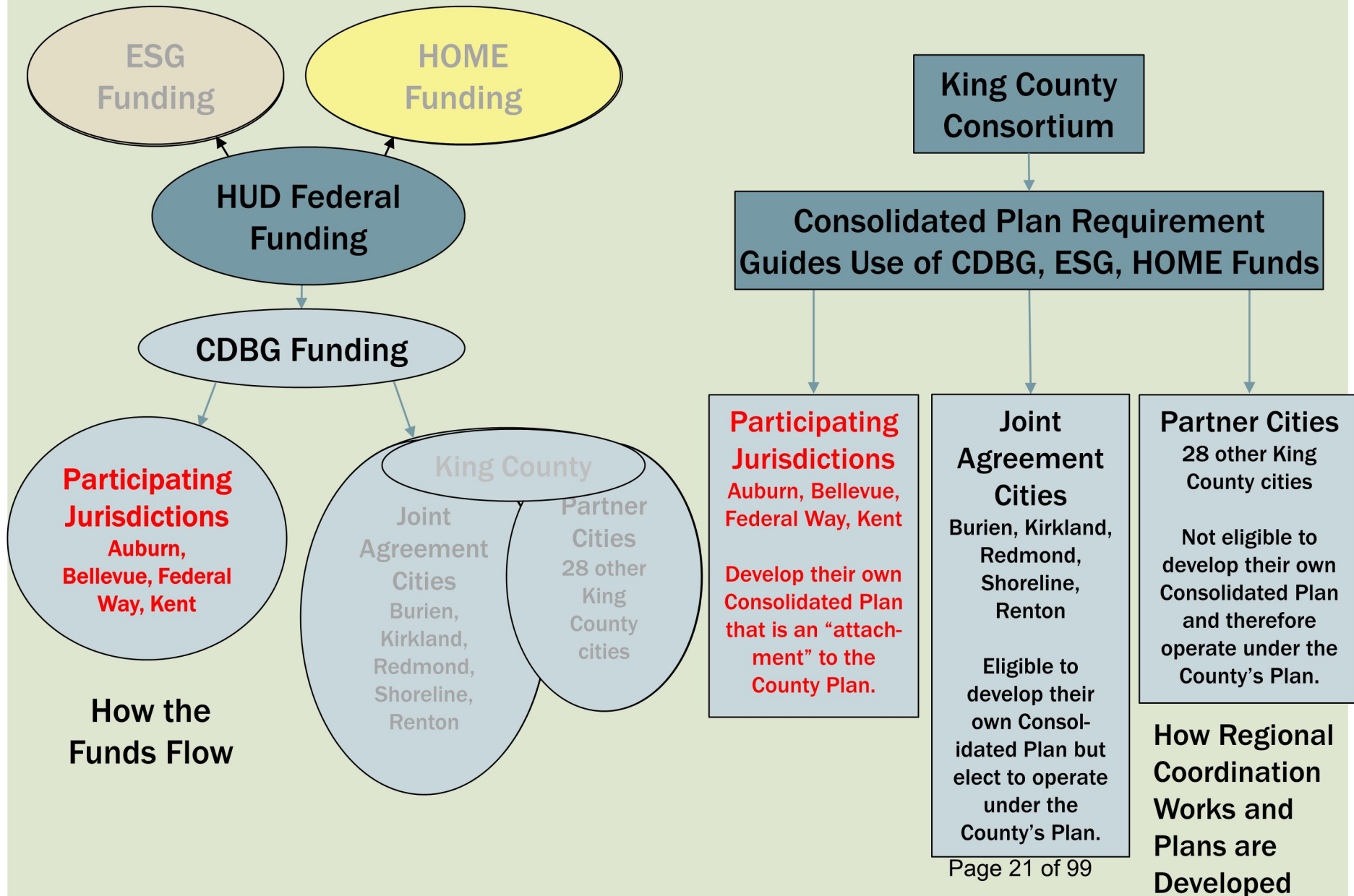
■ Partner Jurisdictions:

- Auburn, Bellevue, Federal Way, and Kent collaborate with the Consortium for HOME funds.

■ Joint Agreement Cities

- Burien, Kirkland, Redmond, Renton, and Shoreline qualify for separate CDBG grants but choose to coordinate with the Consortium on CDBG funding.

HUD FUNDING AND THE KING COUNTY CONSORTIUM



CONSOLIDATED PLAN: OVERVIEW

■ Consolidated Plan Key Components:

- Needs Assessment
 - Market Assessment
 - Geographic Priorities
 - Goals
 - Housing Access
-
- 2020 Annual Action Plan

WHAT WILL SHAPE OUR 2020 – 2024 CONSOLIDATED PLAN?

AUBURN'S CONSOLIDATED PLAN: 2015-2019

2014 Needs Assessment Highlights

■ Public facilities

- Recreational
- Homeless services

■ Public services

- Basic needs
- Healthcare
- Employment services



Consolidated Plan Focus Areas

- Development and preservation of affordable rental and ownership housing
- Job training activities as part of an anti-poverty strategy
- Low- and moderate-income neighborhoods, and populations with economic and neighborhood development activities, including physical infrastructure
- Accessibility to affordable health care

CONSOLIDATED PLANNING PROCESS AND INPUT



ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

The AI includes:

- A review of a State or Entitlement jurisdiction's laws, regulations, and administrative policies, procedures, and practices
- An assessment of how those laws, etc. affect the location, availability, and accessibility of housing
- An assessment of conditions, both public and private, affecting fair housing choice for all protected classes
- An assessment of the availability of affordable, accessible housing in a range of unit sizes.

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.

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE (AI)

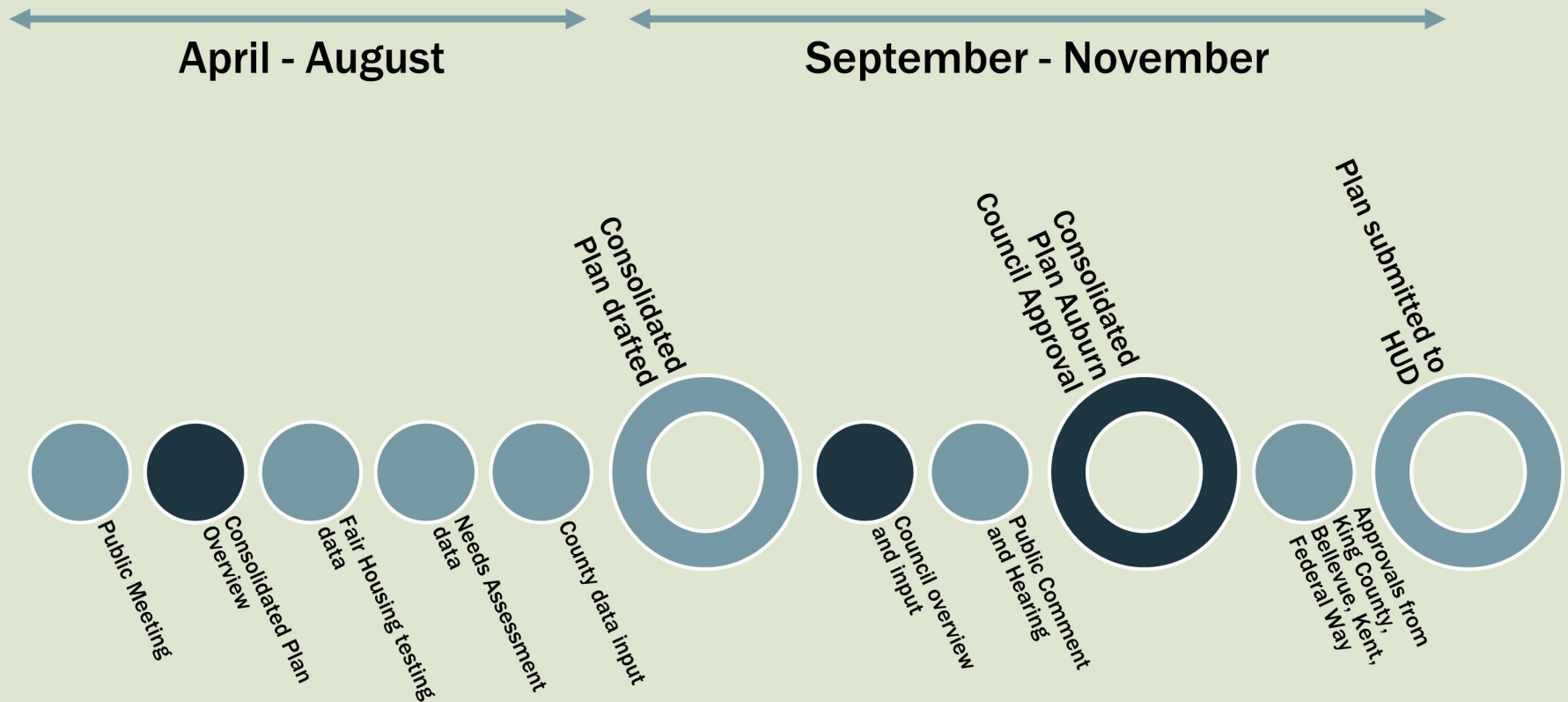
- All local governments continue to have a duty to affirmatively further fair housing
- Federal delay of requirements provides us with some greater flexibility
- Fair Housing Discrimination Testing underway
- Aligns with Goal 5 of the Regional Affordable Housing Task Force Five-Year Action Plan

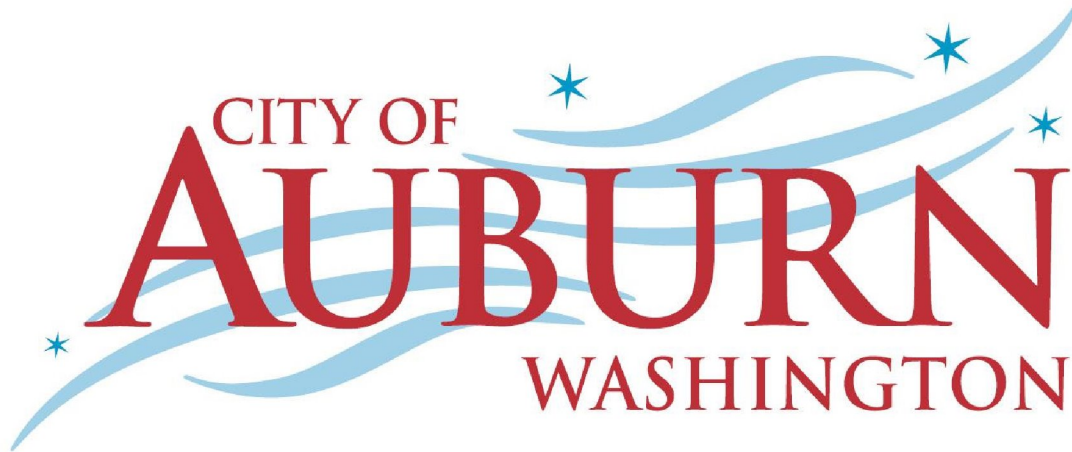
We will continue to coordinate with staff, are available to brief and receive input from City Council, and welcome your feedback as we develop goals and strategies.

CONSOLIDATED PLANNING PROCESS AND INPUT



CONSOLIDATED PLANNING TIMELINE AND NEXT STEPS





Executive Summary

ES-05 Executive Summary - 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 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.

2. Summary of the objectives and outcomes identified in the Plan

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

1. Support the development and preservation of affordable housing rental and ownership
2. Support job training activities as part of an anti-poverty strategy
3. Support low- and moderate-income neighborhoods, and populations with economic and neighborhood development activities, including physical infrastructure.
4. Support accessibility to affordable health care

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 past four years Auburn has accomplished significant achievement on its programs and impacted the lives of thousands of residents. In 2013 alone, projects funded by the City completed the following:

- Over 41,000 meals were provided to over 17,000 residents in Auburn through emergency food programs, food banks and hot meals sites.
- Over 330 Auburn residents received shelter for over 10,000 nights.
- Over 1,400 Auburn residents received free medical or dental care.
- Over 220 senior and/or disabled homeowners received housing repair services.

4. Summary of citizen participation process and consultation process

Drafts of the Consolidated Plan were made available for public review on the King County website and notices of its public view were sent out to multiple community partners through email and other vehicles of communication. The website also provided an electronic survey requesting feedback on the draft of the plan.

In addition to the availability of public view, informal gatherings were coordinated to allow citizens to come and provide feedback based on the draft.

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, the King County Committee to End Homelessness, 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.

5. Summary of public comments

No public comments were received.

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.

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	
CDBG Administrator		
ESG Administrator		

Table 1– Responsible Agencies

Narrative

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. Funded programs include poverty reduction, healthcare, domestic violence and sexual assault as well as child abuse and neglect.

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

Michael Hursh

Director of Administration

City of Auburn

25 West Main Street

Auburn, WA 98001

253.804.5029

mhursh@auburnwa.gov

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

1. Introduction

The City of Auburn 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, King County Department of Community and Human Services, nonprofit agencies delivering services in Auburn and the subregion and the King County Committee to End Homelessness.

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.

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. Additionally, the City participates in quarterly meetings with King County staff, including the Public Health King County, to review program progress and delivery of services funded through regional efforts.

Currently the City's Human Services Committee is actively recruiting new members from local community organizations in an effort to create a well rounded and diverse representation of the Auburn's service providers. Representation is being sought from the faith based, Veteran, academic, ethnic minority, and mental health community.

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

The King County's CoC McKinney Vento-Supported Housing Project (SHP) funds support transitional housing and related supportive services for people moving from homelessness to independent living, as well as permanent supportive housing for persons with disabilities.

Coordinating the CoC is critical to our region's implementation of the Ten Year Plan to End Homelessness in King County which in turn will help homeless persons meet three goals:

- achieve residential stability

- increase their skill levels and/or incomes
- strengthen their ability to influence decisions that affect their lives

Supporting CoC funding programs such as the Valley Cities Landing which provides housing and supportive services to homeless persons including homeless Veterans is just one example of Auburn's coordination with the King County CoC. In addition, the City participates and supports numerous coalitions and committees such as the South King County Forum on Homelessness, and the King County Committee to End Homelessness. These valuable partnerships support Auburn's and the surrounding region's efforts to make homelessness rare, brief and one-time.

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

All projects receiving McKinney funding are required by HUD to apply for support through a local Continuum of Care. For King County, the Continuum of Care encompasses programs and activities within the borders of King County. Each continuum sets funding priorities and need for its community. The King County CoC priorities are set by the Committee to End Homelessness in King County (CEHKC). Auburn staff contribute to the CoC by working collaboratively with the CEHKC on efforts for King County to ensure coordination efforts between the two entities.

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

Table 2– Agencies, groups, organizations who participated

1	Agency/Group/Organization	KING COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	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?	

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

The City of Auburn consulted with all types of organizations that primarily serve the populations focused on in the Consolidated Plan and implemented programs that addressed the greatest need in the community.

The only types of organizations not consulted with were corrections facilities and homeless shelters. The rationale for not consulting with these facilities is that the City does not host either type of organization in the region.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County	The goals of 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 close on 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 eachother'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 human services organizations such as the King County Committee to End Homelessness and the South King County Human Services Council. The monthly meetings are used to discuss current issues impacting the community as well as Consolidated Planning and other CDBG program management strategies.

Narrative

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.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing				

Table 4-- Citizen Participation Outreach

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 housing needs for the next five years. Primarily using data from the 2010 Census, information from the HUD Comprehensive Affordability Strategy and the Washington State Department of Health and Social Services was also used to supplement additional information to provide more in depth detail about Auburn's residents.

In addition, 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.

The needs assessment will also feature: population growth, diversity, income, and household size.

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

Describe the jurisdiction's need for Public Facilities:

Auburn has several existing public facilities that meet the City's current need however, the need for public facilities has increased significantly in the past five years as the community has grown and evolved. The most significant needs in Auburn are recreational and homeless facilities. Auburn's current public facilities include:

- The Auburn Senior Center
- Auburn Youth Resources
- Auburn Parks & Recreation Center
- Auburn Veterans Memorial
- Auburn Food Bank
- Game Farm Park
- Les Gove Park
- Auburn YMCA
- Sound Mental Health
- Valley Cities
- HealthPoint
- Auburn MultiCare Hospital and Clinics
- Christ Community Free Clinic
- Auburn Library

Auburn has a recreational center in the parks department, however the recreational services are one of the most heavily used service in the city and receives the most positive feedback amongst City services by citizens. Anticipating an increased population over the next few years due to Auburn's development of new residential properties, economic development strategies and military Veterans entering civilian life in the Puget Sound region, Auburn estimates an increased rate of citizens establishing permanent

residency and utilizing recreational facilities and community services resulting in an increased need throughout the City.

In 2011 Auburn received a grant from the State of Washington for \$3 million dollars to develop a community center. The prospective community center will offer fitness programs and activities as well as other recreational groups, workshops and community events throughout the year. The city is currently still working with the residents and the local community to develop a plan for the community center with a deadline of a final decision at the close of 2015.

Auburn is host to numerous public facilities that offer programs serving those who are at risk or experiencing homelessness, however there is not a facility that has provides specific and comprehensive homeless services such as shelter, case management, meals, clothing and transitional housing under one roof. Facilities such as Valley Cities offer services to individuals experiencing homelessness and mental health issues and the Auburn Food Bank provides free food but the services only meet a small portion of the needs of the population.

After the recession communities across the country including Auburn experienced a sudden increase of individuals and families at risk of or new to homelessness. As the economy slowly improves there are still individuals and families struggling to establish and sustain self sufficiency which becomes more challenging as budget cuts cause closures of public service facilities, decreases in program availability as well as staff to serve the homeless population.

How were these needs determined?

Auburn's needs for recreational and homeless facilities were determined through public participation, needs assessments and consultation from community partners.

On August 2012 the City of Auburn conducted a telephone survey of residents collecting their opinions about the quality of life in the City, 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. Citizen's expressed in the survey the community's need for recreational facilities and their high utilization of recreational services.

In addition to citizen participation, the City has consulted with several community partners to assess their experience working with and need for homeless services. Staff at the Auburn Senior Center has stated experiencing an increase in homeless persons attending the facility (seniors and non seniors). Staff has expressed a need for drop-in or shelter facilities to support the homeless adults in the area who can also receive case management services to encourage self sufficiency and stable housing.

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 citizens to reside. Because staff cannot see all happenings at all times it is important that citizens communicate their needs and make requests as a need for improvement arises. The City of Auburn provides a Citizen Reporting system on the City website 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 all 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 however, the City does not anticipate using CDBG funds for public improvements because they are supported by other city funds.

How were these needs determined?

Auburn's needs for public improvements were determined needs assessments and the same citizen survey conducted in 2012 that provided results for the need of public facilities. The telephone survey 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:

The City of Auburn is host to several public services that have benefited its citizens for many years. Like many communities, Auburn experienced an increased need for public services and a decrease in fiscal support for them during the downturn of the economy. As the economy slowly increases and residents become more financially stable, public services are still experiencing steady requests for support with the same decreased capacity to meet the need. To support the needs of public services in Auburn, the City intends to use the full allocated amount to support public service programs over the five year Consolidated Plan period. Specific services address needs such as basic needs, emergency financial assistance and healthcare.

Other public service needs expressed through a citizen survey stated that citizens see a need of transportation, employment and crime prevention/awareness services. To meet these needs Auburn has employed the following strategies:

- Encouraging use of the Sound Transit services at the Auburn train station

- Participation in the annual event National Night Out. An event that helps establishes community and police partnerships by providing an arena where neighbors can network and create Neighborhood Watch groups or other anti-crime efforts.

- Supporting the new Orion, employment, training and education organization that opened its doors in Auburn in 2014. The city also supports existing back to work programs such as the local Auburn WorkSource.

How were these needs determined?

Public service needs were determined by demographic information, needs assessments, employment rates, citizen reporting and consultations with partnering organizations.

Demographic information and needs assessments show that the number of extremely low to low income households out weighs Auburn and the surrounding region's public service capacity. Throughout the economic instability Auburn has maintained valuable services such as Auburn Youth Resources, The Auburn Food bank and the City's Housing Repair program. However, many public service staff from local public service agencies and faith organizations has reported an increase in services requested at the peak of the economic downturn and have experienced little decrease as it has slowly improved over the past few years. In 2013 the city provided housing repair support to 55 residents and put many on a waiting list for the following year or referred them to the King County Housing Repair program or Rebuilding South Sound.

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 experienced 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. In 2014 Orion Works relocated from Federal Way to Auburn on 6.5 acres of land. This significant addition to Auburn will provide ample employment opportunities for residents.

This section will cover Auburn's non-housing economic development needs 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	220	24	1	0	-1
Arts, Entertainment, Accommodations	2,520	2,518	11	8	-3
Construction	1,659	2,030	7	7	0
Education and Health Care Services	3,264	2,972	14	10	-4
Finance, Insurance, and Real Estate	1,249	797	5	3	-2
Information	676	851	3	3	0
Manufacturing	3,983	7,983	17	26	9
Other Services	1,664	1,605	7	5	-2
Professional, Scientific, Management Services	1,713	819	7	3	-4
Public Administration	0	0	0	0	0
Retail Trade	3,305	4,994	14	16	2
Transportation and Warehousing	1,534	2,054	6	7	1
Wholesale Trade	2,078	3,801	9	12	3
Total	23,865	30,448	--	--	--

Table 5 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	35,923
Civilian Employed Population 16 years and over	32,606
Unemployment Rate	9.23
Unemployment Rate for Ages 16-24	20.61

Unemployment Rate for Ages 25-65	6.29
----------------------------------	------

Table 6 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector		Number of People
Management, business and financial	7,051	
Farming, fisheries and forestry occupations	1,593	
Service	3,515	
Sales and office	9,328	
Construction, extraction, maintenance and repair	2,878	
Production, transportation and material moving	2,290	

Table 7 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	17,286	56%
30-59 Minutes	10,072	33%
60 or More Minutes	3,454	11%
Total	30,812	100%

Table 8 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,103	287	1,461
High school graduate (includes equivalency)	7,330	708	2,305
Some college or Associate's degree	10,677	925	2,704
Bachelor's degree or higher	7,085	412	969

Table 9 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	203	249	374	427	579
9th to 12th grade, no diploma	1,192	979	706	1,116	769
High school graduate, GED, or alternative	2,697	2,725	2,572	5,049	2,269
Some college, no degree	1,801	2,423	2,776	5,052	1,964
Associate's degree	596	872	1,304	1,944	403
Bachelor's degree	289	1,574	1,348	2,990	842
Graduate or professional degree	35	449	592	1,553	351

Table 10 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,366

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	31,954
Some college or Associate's degree	36,978
Bachelor's degree	56,132
Graduate or professional degree	70,858

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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
- Arts, Entertainment, Accommodations
- Retail trade

Major manufacturing businesses in Auburn include but are not limited to: Boeing, Skills, LMI Aerospace, ExOne, Conrad Manufacturing, and Orion Aerospace.

Major arts, entertainment and accommodations businesses include: The White River Valley Museum, The Muckleshoot Casino, The Auburn Avenue Theater, The Auburn Performing Art Center, Emerald Downs, and The White River Amphitheater.

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's economic development strategies have enhanced the business community and opportunities significantly in the past five years. Development of the train station has alleviated traffic congestion in the City and allowed more incoming traffic of consumers to local businesses.

Improvement of the downtown area has provided increased opportunities for existing and new businesses. However, like most communities there are further changes that need to be made to keep up with the constant changing economy and community development. Auburn's workforce and infrastructure needs of the business community include but are not limited to:

- Improvements to communication strategies
- Improved parking
- Improved pedestrian orientation
- Increase higher education workforce
- Engage neighborhoods to gain input on commercial development projects

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In 2014 the City received a \$2.2 million Federal grant from the Economic Development Administration and a \$7.2 million local revitalization bond that upgraded streets, sidewalks and utilities to support modern construction. The grant was awarded to support a revitalization project in downtown Auburn to develop new retail and residential properties that began construction in 2014. The new developments in downtown will result in 300-500 new residents in the downtown core and over 100,000 square feet of retail space. It is expected that the project will generate more employment opportunities and new sales and property taxes that will bring in revenues of about \$150 million over a 30-year period.

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

Auburn boasts a large labor force accompanied with comparable employment opportunities. With an 8.7% unemployment rate, which is slightly higher than the state average, Auburn has more individuals in the labor force compared than to those who are not by 92%.

Currently, there are more jobs available in Auburn than there are individuals in the workforce; however the abundance of job availability is only reflected in specific business sectors. Specific business sectors include: construction, manufacturing, wholesale trade and retail trade. Major employers such as Boeing, the Safeway Distribution Center and the Outlet Collection (formerly the Super Mall) are major contributors to these specific business sector's abundant employment opportunity as well as steady economic growth.

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. With the additions such as MultiCare and Orion, Auburn is continuing to enhance it's economic and employment opportunities while broadening the variety of jobs available to residents.

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.

Like most communities experiencing challenges during the economic downturn, Auburn hosted numerous workforce training programs through local organizations, nonprofits and community colleges. As the local economy improves, Auburn supports each individual workforce training initiative in the region.

- One of Washington's largest colleges, Green River College located in Auburn, offers a wide range of personal professional development courses as well as business development courses. Green River College offers Customized Workforce Training which includes Business Incentives. The program provides a 50% reduction in Business and Occupation State Tax to participating businesses.
- WorkSource is an integrated, high quality delivery system for an array of employment training services. WorkSource, located in Auburn provides companies with human resource assistance, help during layoffs, and access to resources for business development - free of charge.
- Orion provides vocational counseling, goal development, job placement and job retention to program participants who have vocational goals. Employment training is offered in Office Skills and Customer Service, Hospitality and Customer Service *and* Manufacturing. Relocating its headquarters to Auburn in 2014, Orion maintains program focus on individuals with disabilities. Orion's partnerships with local school districts, Labor and Industries, the Division of Vocational Rehabilitation and the Veterans Administration allows Orion to

support several workforce training initiatives throughout the region while collaborating the similar effort of helping more residents enter and stay in the workforce.

These initiatives support the City's Consolidated Plan by offering economic and employment opportunities to Auburn residents. By providing more supportive strategies to help residents enter the labor force, the long term effect will result in an increase in local economy, a decrease in poverty and an increase in families establishing stable housing and other basic needs.

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. The City is willing to assist residents with specific workforce training needs upon request and if there is specialized training required the City will work with Workforce Development Partners to develop the appropriate training program.

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 will implement a multi-phased plan across a variety of business sectors beginning with Ecosystems and Rainwater Management. 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 been investing \$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 make neighborhood revitalization and employment opportunities a priority for the Consolidated Plan. In order to achieve this, the City will strategize and develop plans to maintain a safe and clean environment for businesses to grow and residents to shop. The City's efforts in revitalizing its downtown area have provided a beneficial foundation for all of Auburn. In addition to neighborhood revitalization, the City intends on focusing on workforce development efforts. As many residents experience the slow recovery of the economy 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.

Auburn's definition of concentration regarding households in the region is the density in the number of individuals in a specific area.

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

Auburn's diverse racial and ethnic minorities reside in neighborhoods throughout the entire City. However, there are areas of concentration of two ethnic minority 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?

The Auburn Valley neighborhood has the most affordable housing in the City both for home ownership and to rent. The Southeast region of Auburn also has affordable rental housing and homeownership whereas it hosts the majority of subsidized housing.

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.
- 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 policies 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, 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. Supporting the development and preservation of affordable rental and ownership housing
2. Supporting job training activities as part of an anti-poverty strategy
3. Supporting low- and moderate-income neighborhoods, and populations with economic and neighborhood development activities, including physical infrastructure
4. Support accessibility to affordable health care

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	Homeless Prevention and Intervention
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	End Homelessness
	Description	Homeless Prevention and Intervention funds are intended for shelters, drop-in centers and services that address basic needs and other barriers homeless individuals, families and children encounter. Currently the percentage of funds that will be available to address this need is unknown due to the fact that it is dependent upon how many organizations with homeless prevention and intervention programs apply for support.

	Basis for Relative Priority	Homelessness is an issue that affects communities across the United States. After the economic recession communities including Auburn experienced a significant increase of individuals and families becoming or at risk of becoming homeless for the first time. Poverty along with other contributing factors such as a sudden reduction in income, chronic illness, medical bills, disability and family emergencies were causing residents to lose their homes and rely on public support systems to make ends meet. On a given night in the cities and unincorporated areas of South King County, people who lack adequate resources or have disabling conditions are found on the streets, in parks or in vehicles. Other, more fortunate persons find their way to one of the few beds that are available for homeless persons in shelters or transitional housing facilities in the area. Those at risk of falling into homelessness represent a much larger group only an event away from falling into homelessness as a result of loss of housing or a job, illness, disability, domestic violence or family dysfunction. The projection of how many individuals are experiencing or at risk of homelessness is challenging to estimate due to different definitions of homelessness and the movement of transient residents between counties and cities. The most accurate estimate of homeless residents comes from an annual assessment called the One Night Point in Time Count that is coordinated by the King County Coalition on Homelessness. 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 2014 count estimated 9,294 individuals experiencing homeless in King County. Of those 9,294 residents 288 were in Auburn. The Homeless Needs Assessment will provide detailed information of how many individuals and families are experiencing homelessness in the region, the demographics of the populations as well as the duration and frequency of their homelessness. Data and other information regarding the homeless population in King County was collected from The King County Coalition on Homelessness and The King County Continuum of Care.
2	Priority Need Name	Affordable Housing Development and Preservation
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly 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
	Geographic Areas Affected	
	Associated Goals	Ensure Decent, Affordable Housing
	Description	The City of Auburn currently hosts numerous affordable housing options for low to moderate income individuals and families. The City intends to continue supporting the preservation of affordable rental and owner properties and support programs that provide financial assistance for the preservation and creation of affordable housing.

	Basis for Relative Priority	The City of Auburn continues to experience a significant increase in its population, number of households and median income. There are a larger number of smaller households as opposed to larger which reflects the larger number of homes with adults and older adults as opposed to households with small children. 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. 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 support these issues the city in programs offered by agencies that provide services to alleviate financial crisis, establish financial stability and prevent eviction or homelessness. It is anticipated that little change will occur in the number of families using Auburn's affordable housing resources; however a decrease in problems and need can decrease slightly depending on the economy.
3	Priority Need Name	Neighborhood Revitalization
	Priority Level	Low

	Population	Extremely Low Low Moderate Middle 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 Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Ensure a Suitable Living Environment
	Description	In an effort to meet the need of Auburn's constant economic and demographic growth the City intends to fund programs and activities that will enhance the economy and physical appearance of neighborhoods. Among the many activities that would be eligible for funding include, public infrastructure, parks and recreation facilities (increased accessibility), and enhanced environmental assets throughout the region.

	Basis for Relative Priority	Auburn has made significant enhancements to the City after adjusting to a sustained demographic and economic growth over the past ten years. The City and selected residential areas have shared some of this past growth, but the majority of growth has occurred in areas on the periphery of Auburn. Urban planners refer to this phenomenon as the “rotten donut” effect where the inner city neighborhoods decline as growth moves to the urban fringes. As more affluent neighborhoods are developing around the outskirts of town, Auburn has developed several areas of low-income neighborhoods. These neighborhoods characteristically have a greater than average turnover of residents, dilapidated buildings and general deterioration of City infrastructure.
4	Priority Need Name	Economic Opportunity
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle 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 Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Ensure a Suitable Living Environment

	Description	Similar to neighboring communities throughout King County, Auburn is still experiencing a slow recovery from the recent recession. Funds intended for Economic Opportunity programs will focus on activities such as job placement and training programs, emergency assistance, financial literacy as well as other related supportive services.
	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 included "Neighborhood Revitalization as a cardinal area to be addressed in the Consolidated Plan. The condition of a community's economic development directly affects the livelihood and health of its residents. Community's lacking in accessible education and job training as well as job opportunities can result in residents relying public support systems and experiencing financial crisis which can often times result in poverty or even homelessness. Auburn's efforts to support economic opportunities coincide with its efforts to encourage self sufficiency, financial stability and an increased quality of life for its citizens.

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. The success of the prior cycle of Consolidated Plan funds in meeting the identified needs, proposes that there will be little significant change in the use of the Consolidated Plan funds.

Needs of Auburn residents remain someone what static with minor changes that are expected as the economic climate, demographics and community as a whole evolve throughout the years.

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 Community Services

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	519,114	0	0	519,114	2,076,456	
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	

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 become self sufficient and sustain affordable housing. However, CDBG funds are not the only source of funds the City uses to support community projects and activities. The City's general funds are used to support community projects 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

N/A

Discussion

The City of Auburn will use CDBG funds to support all eligible projects and activities that align with CDBG guidelines and regulations.

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 of 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.
- Population specific services such as seniors, children and families, ethnic and racial minorities and faith based are present throughout the community.
- City supported neighborhood and community collaboration events and projects.

Gaps:

- Veterans' services remain centrally located in Seattle, Renton and Pierce County.
- Lack of homeless shelters or transitional 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 decrease in funding for supportive 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	

Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	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 how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Auburn has provided funding for, supported and collaborated with numerous homeless prevention and intervention service providers throughout the region. Considering that poverty reduction and homeless prevention 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 homeless persons.

- The majority of emergency service providers are centrally located in Auburn on major bus routes where homeless individuals 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 the homeless population. 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's police department and local hospital emergency room also work closely with homeless outreach teams to connect homeless individuals with resources to decrease recidivism, and high utilization of emergency medical services as well provide supportive services to meet the individual's needs.

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
- Oversaturation or numerous duplication of services
- 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	Ensure a Suitable Living Environment	2015	2019	Non-Housing Community Development		Neighborhood Revitalization Economic Opportunity		Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
2	End Homelessness	2015	2019	Homeless		Homeless Prevention and Intervention		Homeless Person Overnight Shelter: 5 Persons Assisted Homelessness Prevention: 60 Persons Assisted
3	Ensure Decent, Affordable Housing	2015	2019	Affordable Housing Public Housing		Affordable Housing Development and Preservation		Public service activities other than Low/Moderate Income Housing Benefit: 20 Persons Assisted Homeowner Housing Rehabilitated: 80 Household Housing Unit
4	Planning and Administration	2015	2015	Planning and Administration			CDBG: \$100,000	

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Ensure a Suitable Living Environment
	Goal Description	To ensure a suitable living environment for Auburn's residents the City intends to improve the ability of human service agencies, improve living conditions in low and moderate income neighborhoods and communities, and expand economic opportunities for low and moderate income persons as well as local businesses.
2	Goal Name	End Homelessness
	Goal Description	The City of Auburn's Homeless Prevention and Intervention Assistance goals mirrors the goals of King County's Committee to End Homelessness which strive to make homelessness brief, rare and a one time occurrence. Through supportive services and valuable partnerships throughout the region, Auburn intends to fund programs and activities that focus on homeless intervention and prevention.
3	Goal Name	Ensure Decent, Affordable Housing
	Goal Description	Build, acquire, rehabilitate and maintain low-income housing through private, nonprofit and public housing developers.
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 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 recognizes the need to decrease the level of lead-based paint hazards in residential units. Contractors providing repair services through Auburn's housing repair program are required to utilize lead-safe work practices and to complete lead-safe training. The program also utilizes the City's inspectors to conduct a thorough inspection of homes prior to work being completed.

In addition, each housing repair applicant receives a notification of lead-based paint hazards that requires a signature acknowledging the information given is understood. Applicants are also given a pamphlet from the Environmental Protection Agency detailing the dangers of and how to protect families from lead based paint.

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

Home Repair policies regarding lead paint are in the process of being developed into formal written policies and procedures.

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. 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 more than supportive community 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. Activities selected for 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 project 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 Community Services

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	519,114	0	0	519,114	2,076,456	
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	

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 become self sufficient and sustain affordable housing. However, CDBG funds are not the only source of funds the City uses to support community projects and activities. The City's general funds are used to support community projects 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

N/A

Discussion

The City of Auburn will use CDBG funds to support all eligible projects and activities that align with CDBG guidelines and regulations.

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	Ensure a Suitable Living Environment	2015	2019	Non-Housing Community Development		Homeless Prevention and Intervention Economic Opportunity	CDBG: \$66,664	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 55 Households Assisted
2	End Homelessness	2015	2019	Homeless		Homeless Prevention and Intervention	CDBG: \$62,500	Homeless Person Overnight Shelter: 5 Persons Assisted Homelessness Prevention: 30 Persons Assisted
3	Ensure Decent, Affordable Housing	2015	2019	Affordable Housing Public Housing		Affordable Housing Development and Preservation Neighborhood Revitalization	CDBG: \$289,950	Public service activities other than Low/Moderate Income Housing Benefit: 30 Persons Assisted Homeowner Housing Rehabilitated: 55 Household Housing Unit
4	Planning and Administration	2015	2015	Planning and Administration			CDBG: \$100,000	

Table 19 – Goals Summary

Goal Descriptions

1	Goal Name	Ensure a Suitable Living Environment
	Goal Description	
2	Goal Name	End Homelessness
	Goal Description	
3	Goal Name	Ensure Decent, Affordable Housing
	Goal Description	
4	Goal Name	Planning and Administration
	Goal Description	

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
3	ADMINISTRATION
4	HEALTHPOINT
5	Employment Training Program
6	Youth Outreach Center
7	GRCC SMALL BUSINESS ASSISTANCE

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 physical development 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 physical development projects and administrative activities. Public service project funds will not be decreased.

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.

If exceeded revenues are not significant enough to enhance or fund a project, funds may be placed in contingency for programming later in the year or in the next program year.

AP-38 Project Summary

Project Summary Information

1	Project Name	HOUSING REPAIR
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment
	Needs Addressed	Affordable Housing Development and Preservation Neighborhood Revitalization
	Funding	CDBG: \$249,950
	Description	Maintain the affordability of decent housing for very low-income Auburn residents by providing repairs necessary to maintain suitable housing for 55 Auburn homeowners, including 30 home-owners who are senior citizens and 5 homeowners who lack safe access in or out of their homes due to physical disabilities or impairment.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	Auburn's Housing Repair program is targeted towards low to extremely low income homeowners who are Auburn residents and are of the senior and/or disabled population. The program will approximately serve 55 homeowners by the end of the year. However, this number may fluctuate depending on the types of home repairs requested and the number of applications received. For example if the majority of requests are low cost housing repairs then there will be more funds available resulting in a higher number of homeowners served.
	Location Description	Recipients of Housing Repair Program services must reside within Auburn City limits.
	Planned Activities	Activities include minor home repairs.
2	Project Name	ADMINISTRATION

	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$100,000
	Description	General administration and project management
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	25 West Main Street, Auburn, WA
	Planned Activities	
	Planned Activities	
3	Project Name	HEALTHPOINT
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment End Homelessness
	Needs Addressed	Homeless Prevention and Intervention Neighborhood Revitalization
	Funding	CDBG: \$62,500
	Description	Create a suitable living environment by making the availability of health care available to 235 or more low-income, Auburn residents by allocating \$62,500 to HealthPoint for the operation of its clinic in Auburn. This project is a public service.
	Target Date	12/31/2015

	Estimate the number and type of families that will benefit from the proposed activities	An estimate of over 235 low income families will benefit from services at Health Point.
	Location Description	126 Auburn Avenue, Suite 300, Auburn, WA 98002
	Planned Activities	Activities include medical and dental services to residents of Auburn.
4	Project Name	Employment Training Program
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment End Homelessness
	Needs Addressed	Homeless Prevention and Intervention Economic Opportunity
	Funding	CDBG: \$15,000
	Description	Create economic opportunities by providing training to approximately 15 very-low income Auburn residents so that at least half of them can find and sustain a job. This project is a public service.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 15 low to moderate income families will benefit from the proposed activities.
	Location Description	1200 South 336th Street, Federal Way, WA
	Planned Activities	Planned activities include employment assistance to Auburn residents.
5	Project Name	Youth Outreach Center
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment
	Needs Addressed	Neighborhood Revitalization

	Funding	CDBG: \$51,664
	Description	Create a suitable living environment by making available a youth center for Auburn's residents.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	The City of Auburn estimates an average of 50 residents will benefit from the proposed activities.
	Location Description	Les Gove Community Campus
	Planned Activities	Activities intended to be provided at the Community Center include but are not limited to: recreational activities health, fitness and wellness programs, art, craft and music, community education, specialty classes, expanded youth and pre-school programs,
6	Project Name	GRCC SMALL BUSINESS ASSISTANCE
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment
	Needs Addressed	Economic Opportunity
	Funding	CDBG: \$40,000
	Description	Create economic opportunities by providing the availability and access to counseling and training for approximately 25 Auburn residents who are either trying to sustain or create a small business and collectively generate 10 or more jobs.
	Target Date	12/31/2015
	Estimate the number and type of families that will benefit from the proposed activities	25 Auburn residents will benefit from the proposed activities.
	Location Description	108 South Division Street, Auburn, Washington

	Planned Activities	Business classes and other supportive assistance for business owners in Auburn to create or expand small businesses.
--	---------------------------	--

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

n/a

Discussion

Due to the fact that areas of low-income and minority concentrations are dispersed throughout all of Auburn, 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 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 \$249,950 of CDBG funds to the City's Housing Repair Program. The program provides emergency repairs necessary to maintain safe housing for up to 55 Auburn homeowners, many of whom are senior citizens and/or are experiencing barriers safely accessing their homes due to physical disabilities or impairment.

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.

Actions planned to reduce lead-based paint hazards

The City of Auburn will continue to implement U.S. Department of Housing Urban Development (HUD) regulations to protect residents from lead-based paint hazards in housing that is financially assisted by the federal government. The requirements apply only to housing built prior to 1980, the year lead-based paint was banned nationwide for consumers.

Actions planned to reduce the number of poverty-level families

The City of Auburn's actions planned to reduce the number of poverty- level families include but are not limited to:

- Supporting programs and maintaining relationships with Auburn schools

- Allocating more than \$15,000 to employment and training programs
- Allocating more than \$60,000 to emergency assistance and basic need programs such as food, financial assistance, clothing and healthcare
- Participate and partner with coalitions, committees and agencies that provide antipoverty services to develop and enhance strategies and efforts to reduce poverty level families
- Allocate more than \$45,000 to emergency shelters and transitional housing programs

Actions planned to develop institutional structure

The City's planned actions to address the gaps and weaknesses identified in the strategic plan include:

- Addressing the gaps in Veterans services by working closely with regional Veteran service providers, the WDVA, Seattle King County Veterans Consortium and the King County Veterans program to consolidate and improve accessibility and visibility of Veteran supportive programs. In 2014 the City of Auburn hired its first Veterans/Human Services Coordinator and Veteran Service AmeriCorps member to address these needs with an end goal of establishing a One Stop Center to support current Veterans as well as Veterans who will be entering civil life in the near future.
- Maintaining partnerships with and participating in the South King County Homeless Coalition, the Committee to End Homelessness 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 will allocate more than \$45,000 to emergency shelters and transitional housing and more than \$60,000 to emergency services such as food, financial assistance, clothing and healthcare.

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 Homeless Forum, the South King County Council of Human Services, King County Housing Development Consortium and the Seattle-King County Joint Planners Meeting.

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 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(I)(1,2,4)

Introduction

The City of Auburn will use all CDBG funds to support projects and activities benefiting low and moderate income residents. The full allowable amount of funds will be used for Public Services and Planning and Administration with the remaining balance intended for housing rehab services and economic development.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

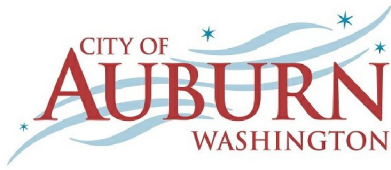
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified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

Other CDBG Requirements

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

Discussion

The City of Auburn will continue to use all of its funds to support residents of low/moderate income while maintaining a focus on underserved and special populations.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Matrix

Date:

April 4, 2019

Department:

Administration

Attachments:

[Matrix](#)

[SFA Key](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background Summary:****Reviewed by Council Committees:****Councilmember:**

Meeting Date: April 8, 2019

Staff:

Item Number:

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	TBD		
2	Tenant Protection Measures	Chair Trout-Manuel Vice Chair DaCorsi	Director Tate	4/22/2019		
3	Multifamily Housing Protections	Chair Trout-Manuel Vice Chair DaCorsi	Director Tate	4/22/2019		
4	Domestic Violence/Advocacy Report	Chair Trout-Manuel Vice Chair DaCorsi	City Attorney Gross	4/8/2019		
5	Sundown and Ray of Hope Update	Chair Trout-Manuel Vice Chair DaCorsi	Director Hinman	4/8/2019		
6	Funding Options	Chair Wales Vice Chair Holman	Director Coleman	Ongoing		
7	Emergency Management Training	Chair Brown Vice Chair Deputy Mayor Pelosa	Director Hinman	5/22/2019		

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 EMERGENCY 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 Pelosa, Vice Chair
2019 MEETING DATES February 11, 2019 April 8, 2019 June 10, 2019 August 12, 2019 October 14, 2019 December 9, 2019	2019 MEETING DATES February 25, 2019 April 22, 2019 June 24, 2019 August 26, 2019 October 28, 2019 December 23, 2019	2019 MEETING DATES January 14, 2019 March 11, 2019 May 13, 2019 July 8, 2019 September 9, 2019 November 12, 2019	2019 MEETING DATES January 28, 2019 March 25, 2019 May 27, 2019 July 22, 2019 September 23, 2019 November 25, 2019