

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This report discusses program outcomes for the City of Auburn 2018 program year utilizing Community Development Block Grant (CDBG) Entitlement funds. The city continues to make progress with these funds in increasing the supply of homeless prevention and public services. In addition, the city has continued to increase its emergency and affordable housing options. The data provided below discusses public services, supporting decent, affordable housing and homelessness prevention.

### Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
End Homelessness	Homeless	CDBG: \$90000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	241		13	241	1,853.85%
End Homelessness	Homeless	CDBG: \$90000	Homeless Person Overnight Shelter	Persons Assisted	5	0	0.00%	5	0	0.00%
End Homelessness	Homeless	CDBG: \$90000	Homelessness Prevention	Persons Assisted	60	338	563.33%	150	0	0.00%
End Homelessness	Homeless	CDBG: \$90000	Jobs created/retained	Jobs	0	33		15	0	0.00%

Ensure a Suitable Living Environment	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	119	39.67%			
Ensure a Suitable Living Environment	Non-Housing Community Development		Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	55				
Ensure a Suitable Living Environment	Non-Housing Community Development		Businesses assisted	Businesses Assisted	0	15				
Ensure Decent, Affordable Housing	Affordable Housing Public Housing	CDBG: \$414000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20	50	250.00%			
Ensure Decent, Affordable Housing	Affordable Housing Public Housing	CDBG: \$414000	Homeowner Housing Rehabilitated	Household Housing Unit	80	266	332.50%	45	59	131.11%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Consistent with the priorities and specific objectives outlined in the 2019 Annual Action Plan, the City allocates the largest share of its HUD funds to its homeowner housing rehabilitation program. As the city's largest homeless prevention program, the activity is

consistent with the focus of the CDBG housing and homeless prevention programs. The program provides support to over 50 low income homeowners each year. The majority of program applicants are seniors, individuals with disabilities, or Veterans. For many residents, these repairs allow them to affordably stay in their homes and age in the community where they have established support systems. During the 2019 program year, our homeowner housing rehabilitation program underwent a significant change. Due to the trends of rising contractor costs and increasing waitlist times for our clients, we looked to best practices in other jurisdictions for more efficient homeowner rehabilitation programs. Following the examples of neighboring jurisdictions such as Kent and King County, we shifted our program model to hire staff that could focus on doing repairs in-house. This will greatly reduce the proportion of repair jobs that have to be contracted out, increasing program efficiency and response times.

In comparing our Strategic Plan targets to our actuals over the past four years, it is clear that there have been some deviations as programs and community needs have changed. Our region has seen drastic increases in homelessness and housing cost-burdened households. Our targets for Non-Housing Community Development Public Services will remain below target for the remainder of this consolidated planning period. We had hoped to fund youth shelter activities with remaining public service dollars during this program year. Unfortunately, the agency that was awarded the contract ultimately decided that the CDBG reporting burden was too great for them to take on. As a result, we did not make progress on our Consolidated Plan shelter beds goal. However, Homelessness Prevention, Non Housing Public Service Activities, and Homeowner Housing Rehabilitation outcomes are far beyond our initial projections. The City's Public Service expenditures for 2019 include medical and dental services as well as employment training programs. Both programs are targeted towards Auburn's most vulnerable and at risk populations and are also seen as effective homeless intervention programs. Individuals benefitting from these programs are often able to overcome barriers to becoming self sufficient, establish stable employment and financial independence.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	150
Black or African American	26
Asian	13
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	33
<b>Total</b>	<b>225</b>
Hispanic	94
Not Hispanic	131

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Auburn has a diverse community that continues to grow. The racial and ethnic groups listed in the graph do not accurately describe all groups present in Auburn as well as the ones served with CDBG funds. In addition, there are many individuals served that identify with more than one race and/or ethnicity.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	867,522.18	705,805.92
General Fund	public - local	490,000	

Table 3 - Resources Made Available

### Narrative

The City of Auburn expended all but \$106,534.15 of its 2019 allocation during the program year. The remainder, allocated to the City's Housing Repair program, has been obligated but not yet drawn due to contractor payment schedules and the aforementioned program transition to a partially in-house program model. The City has approximately \$51,182 in funds remaining from prior years that have been programmed into our 2020 Annual Action Plan. We expect those activities to be underway in late Spring or early Summer of 2020.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

While the City of Auburn did not undertake any Target Area improvements during the 2019 program year, there were two LMI area benefit activities that were completed utilizing prior year allocated funds. The M Street sidewalk project installed approximately 363 square yards of sidewalk and 6 curb ramps to meet ADA requirements, improve accessibility in a low-mod area, and reduce architectural barriers. The K Street SE project built approximately 98 square yards of missing sidewalk on the west side of K Street SE in a low-mod area to improve ADA accessibility and remove barriers.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Proposals to use CDBG funds with other leveraged funds can improve the feasibility of programs and projects since available funds are often insufficient to fully support most Community Development or Economic Development projects and programs. CDBG is generally used in conjunction with other grant funds to our local providers. Providers are encouraged to obtain private support in addition to CDBG funds in proposed activities. The City of Auburn does not have matching requirements for 2019 projects and activities.

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units		
Number of non-homeless households to be provided affordable housing units		
Number of special-needs households to be provided affordable housing units		
<b>Total</b>		

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through rental assistance		
Number of households supported through the production of new units		
Number of households supported through the rehab of existing units	45	59
Number of households supported through the acquisition of existing units		
<b>Total</b>		

Table 6 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's Annual Action Plan does not have any goals of providing housing, rental assistance, production of new units or acquisition of existing units. The City did exceed its goal of providing rehab to 45 low income homeowners residing in Auburn, reaching 59 households with minor housing repair services. The program is the City's largest homeless prevention program which helps low income residents maintain their housing rather than be forced into homelessness due to not being able to afford the high costs of home repair. Many program applicants are seniors, individuals with disabilities, or Veterans

living on a fixed income. In addition to helping residents remain housed in safer and more accessible housing, the program also helps applicants connect to other supportive programs in the area.

**Discuss how these outcomes will impact future annual action plans.**

No future anticipated impacts at this time. However, the City will continue to explore new programs to benefit applicants of this project and to try to assist in all activity areas based on local needs and priorities.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

Consistent with the priorities and specific objectives outlined in the 2019 Annual Action Plan, the City allocates the largest share of its HUD funds to its homeowner housing rehabilitation program. As the city's largest homeless prevention program, the activity is consistent with the focus of the CDBG housing and homeless prevention programs. The program provides support to over 50 low income homeowners each year. The majority of program applicants are seniors, individuals with disabilities, or Veterans. For many residents, these repairs allow them to affordably stay in their homes and age in the community where they have established support systems. When setting the Housing Repair expected outcomes for the year, the City works to accurately estimate the number of households that can be served with allocated funds, given the scope of repairs provided by the program. Our new program model should allow us to serve a greater number of homeowners. This anticipated change is reflected in the target numbers submitted in the 2020-2024 Consolidated Plan.



## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Auburn does not receive ESG funds. The City is implementing several strategies on the local and regional level to address the issue of homelessness and funds several homeless prevention and intervention programs with its general funds.

Through its General Fund human services grants, the City funds PATH outreach to individuals experiencing homelessness in Auburn. Other programs funded to support this goal include homeless family diversion, sheltering programs that provide connections to CEA and case management, and homeless youth outreach and drop in programs.

In addition, the City of Auburn co-facilitates a monthly group with the Seattle-King County Coalition on Homelessness called the South King County Forum on Homelessness. This group brings together providers that serve folks experiencing homeless to support networking and coordination, skill building, and regular information sharing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Auburn does not receive ESG funds for emergency shelter.

To address the emergency shelter and transitional housing needs of individuals experiencing homelessness, the City uses its general funds to support several transitional housing and emergency housing programs throughout the South King County region, including within the City of Auburn. Using general fund dollars, the City supports a motel voucher program for individuals and families fleeing domestic violence and in need of immediate shelter, a family shelter diversion program, two shelters in neighboring jurisdictions that serve Auburn residents, a Day Center and Overnight Shelter located within Auburn City limits for individuals experiencing homelessness, and drop in services for homeless youth. Additionally, the City owns two single family homes that it provides to local nonprofits to make available as transitional housing for formerly homeless families. Per our regional Coordinated Entry process, the city directs families to the coordinated family shelter entry system in King County.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that**

## **address housing, health, social services, employment, education, or youth needs**

The City of Auburn's homeless prevention programs include its housing repair program and its public service programs which are funded through CDBG. Public services include employment training and free medical and dental services. The housing repair program is the City's largest homeless prevention program which provides minor home repairs to low income residents in Auburn. The program makes it possible for low income residents to stay in their homes and avoid financial crisis from having to pay for costly home repairs that they normally would not be able to afford. The employment training program provides job coaching, career support, resume writing and emergency financial support to help Auburn residents secure and maintain employment which positively impacts financial independence and stable housing. The free medical and dental services give free access to healthcare to Auburn's low income or uninsured residents. Many residents currently experiencing or at risk of homelessness have a chronic or severe illness that is keeping them from participating in supportive services to gain self sufficiency. It also helps residents afford healthcare and avoid costly medical bills that can put them in a financial crisis.

In addition to programs supported by CDBG funds, the City of Auburn also supports homeless prevention programs using general fund dollars. These include robust employment training and pre-apprenticeship programs, eviction prevention programs that provide financial support and other household assistance, domestic violence advocacy and supports, legal assistance programs, and those supporting increased food security and access.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Auburn does not receive ESG funds for programs to help homeless persons. The City of Auburn does invest a significant amount of its general funds to help individuals experiencing homelessness including adults, families, veterans and unaccompanied youth. Funded programs include: PATH, transitional housing, emergency shelters, family support programs, drop in centers, and behavioral health services.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The City of Auburn does not currently own or operate any public housing. In Auburn, public housing is administered directly through the King County Housing Authority.

The City does advocate and support public housing in Auburn as well as helping residents understand the application process to gain access to it.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

Since the City does not administer public housing funds, or have any oversight over public housing tenants, it has no actions directed specifically to public housing residents.

The City does support its residents to become more involved and participate in homeownership. The City gathers information on agencies that provide first time homeowner workshops and communicates information on programs providing such support to residents seeking a pathway to homeownership, including those living in public housing.

### **Actions taken to provide assistance to troubled PHAs**

Since the City does not administer public housing funds it does not evaluate the status or condition of public housing authorities.

The City's code enforcement officers have a good relationship with our public housing facilities and try to connect the residents and management with resources in supportive services as well as services the City provides.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City of Auburn adopted a Comprehensive Plan in 2015 that contained mandatory elements including housing. The housing element contains information about housing conditions and trends as well as information about the availability of sites and infrastructure to accommodate new housing needs and requires analysis of governmental constraints to the production and preservation of new housing. The city is required to have land-use plans and regulatory policies which facilitate the development of a range of housing types to meet the needs of all income groups. The housing element is developed with public input and participation. It serves as the basis for land-use and assistance programs to address local housing needs.

In 2019, Washington State made grant funding available to cities who are working on assessing their affordable housing inventory and developing strategies to meet those needs. The City of Auburn applied and was successful in receiving a \$100,000 planning grant. The City is part of a unique collaboration with the cities of Burien, Federal Way, Kent, Renton, and Tukwila who are pooling a portion of these grant funds in order to jointly fund a Sub-Regional Housing Needs Assessment.

In December of 2019, the Auburn City Council adopted two ordinances to support healthier rental housing in the community. Ordinance 6744 amended Chapter 15 of the Auburn City Code, adopting the National healthy Housing Standards as guidelines to assist code compliance officers promote healthy housing in Auburn. Ordinance 6755 supports the Healthy Housing Standards and requires mandatory inspections for multi-family properties with 3 or more confirmed code compliance violations in a 12 month period.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City continues to provide funds to address housing, infrastructure, homeless prevention, economic development and public facilities needs. In Auburn and the surrounding South King County area, these continue to be underserved needs so the City will explore ways to leverage additional resources towards addressing these.

The City continues to support partnerships with and amongst our providers, faith community and schools. City staff attend regular provider networking meetings, and are responsible for facilitating the South King County Forum on Homelessness. The city continues to make progress on the 46 recommendations provided by the Mayor's Task Force on Homelessness to move forward on addressing our at risk and underserved populations.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Auburn includes language in its CDBG contracts that require agencies to comply with HUD Lead-Based Paint Regulations (24 CFR Part 35) issued pursuant to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Sections 4831, et seq.) requiring prohibition of the use of lead-based paint whenever CDBG funds are used. In addition, the City notifies residents of potential lead-based paint hazards when it awards a Housing Repair grant. A copy of the pamphlet – "Protect Your Family from Lead In Your Home" is provided to each Housing Repair client when the City conducts the initial inspection of their home.

The city takes additional measures when the age of the home indicates a possible presence of lead-based paint. Before housing repair work commences, the city contracts with a certified provider to undertake lead paint testing. When work is undertaken in homes with positively identified lead hazards, the city only contracts with RRP-certified contractors who will implement the necessary mitigation and safety strategies.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

In 2019, the City provided over \$200,000 in human services funds to programs that support poverty reduction strategies for low income Auburn residents. Programs include transitional housing, employment training, legal aid and emergency financial support. Most of these programs partner with other valuable programs in Auburn that address the needs of poverty level families. The City supports human service programs across a spectrum of services. These programs help meet community needs with behavioral health services, domestic violence services and early childhood services, among others. In 2019, the City of Auburn awarded \$490,000 to human service agencies through its competitive grant funding process.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Auburn continues to participate actively in our region's Continuum of Care, and will remain involved in regional efforts to develop stronger institutional structure county-wide to prevent and end homelessness.

In 2019, the City formally signed on to an Interlocal Agreement with the municipalities of Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County establishing the South King Housing and Homelessness Partners. The agreement allows for South King County jurisdictions to work together and share resources in order to effectively address affordable housing and homelessness. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country. The purpose of the coalition is to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City of Auburn has heavily contributed and intends to continue cultivating relationships between public and private housing and social service agencies. In addition the City will continue to participate in collaborations with the South King County Forum on Homelessness, the South King County Council of

Human Services, Seattle-King County Housing Development Consortium and the King County Joint Planners Meeting.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Auburn continues to take actions to overcome identified impediments to fair housing based on King County's Analysis of Impediments to Fair Housing. Primarily the City continues to engage with regional partners to take local action and use the data provided as guidance to support local policies and make recommendations to our city councils.

In 2019, the City contracted with a consultant to conduct a Community Needs Assessment. The city also conducted public gatherings to receive input during the development of an updated Analysis of Impediments to Fair Housing Choice. Part of this assessment included qualitative data on impediments to fair housing choice. Data gathered from public input indicated the following:

- The lack of housing affordability, locally and regionally, is a key barrier for low- to moderate-income residents accessing safe and healthy housing in a community of choice.
- There is more education needed for both landlords and tenants on their rights and responsibilities.
- Many individuals in local shelters are housing ready and have rental resources available, but there are no housing units available for them to move into. This increases the strain on our homeless crisis response system.
- The lack of proactive enforcement and oversight of tenant protections translates to a lack of systemic accountability for tenant rights and rental housing quality in our community.
- The process for Fair Housing Enforcement is particularly challenging for vulnerable populations to access, due to fear of retaliation and an overly complex civil legal system.
- Low income renters in our community face particular challenges with absentee/out of state landlords in rental properties and mobile home parks.
- Credit scores and social security numbers are being used as neutral tools to discriminate against potential tenants.
- Tenants are experiencing barriers to accessing housing due to the changing technology used by landlords and property managers. A lack of access to technology for online applications presents soft barriers, while discrimination in the form of social media ad targeting can be a more concrete form of discrimination that bars access to rental information by certain populations.

In addition, the King County Consortium contracted with the Fair Housing Center of Washington in 2018 to gather quantitative and qualitative data on barriers to fair housing choice in our community to inform the Analysis of Impediments in our next Consolidated Plan. Nearly half of all tests conducted in King County, including those in Auburn, found evidence of housing discrimination. Though the Consolidated Plan update, the city will be adopting additional strategies to continue to improve access to fair housing in the community.



## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Monitoring activities include onsite and desk monitoring through review of analysis and progress reports and invoice back up details, technical assistance calls and emails.

Subrecipients of City of Auburn CDBG funds are monitored annually. Notification and required materials for the monitoring are sent two weeks in advance of the monitoring date. A detailed monitoring tool is used to assess the program's progress, timeliness and adherence to HUD guidelines. After each annual monitoring a formal letter is sent to the subrecipient detailing the findings or concerns of their monitoring. Each subrecipient is given 30 days to respond to the letter.

The City monitors agency compliance with its CDBG contract by requiring the agency to submit quarterly reports that include data on the number of service units provided along with demographic information about their clients. Quarterly reports are cross referenced to the requirements in their contract to ensure the subrecipient is on track to complete contract goals.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City's Citizen Participation Plan, available on the City's website as well as in paper copy upon request, lays out the timelines and opportunities for public comment on all aspects of CDBG planning and reporting.

The City provides adequate notice at the opening of the 15 day comment period on the CAPER. The notice is provided by wide distribution utilizing the city's vehicles of communication, including posting in the City's paper of record, the Seattle Times. The draft CAPER is also made available on the City's website for electronic access and review.

The City accepts public comments in any form convenient to the public, including written responses, facsimile and email. The City considers all comments and views received in writing or orally at in preparing the CAPER.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**



The City has not experienced any significant changes in its program objectives.

The City continues to improve processes and procedures to bring the program into alignment with its current objectives. The City will maintain focus on preserving and providing affordable housing, addressing homelessness, and public services.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**