



CITY OF
Federal Way
Centered on Opportunity

Community Development Block Grant (CDBG)

2020-2024 Consolidated Plan

and

2020 Annual Action Plan

Executive Summary

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

1. Introduction

The City of Federal Way Consolidated Housing and Community Development Plan (Consolidated Plan) guides the investment of federal housing and community development funds, and other local funds. The City's Consolidated Plan is associated with the larger King County Consortium Consolidated Plan. The Consolidated Plan is a requirement of the U.S. Department of Housing and Urban Development (HUD), through which the City of Federal Way receives an annual entitlement, or formula grant, from the Community Development Block Grant (CDBG) Program. These funds allocated to the City are used to address community development needs throughout Federal Way over the next five years, from 2020-2024. As a participant in the King County HOME Consortium, the City of Federal Way has access to benefits of the HOME Investment Partnerships (HOME) Program. The cities of Auburn, Bellevue, and Kent also participate in the Consortium for the use of HOME Investment Partnership Program funds for affordable housing.

Data in the Consolidated Plan is based primarily on the 2013-2017 American Community Survey (ACS) five-year data set. This data provides the most detailed and reliable information available on income, poverty, housing, housing cost burden, and other data. In certain cases, the most recent data and analysis is from 2011-2015 ACS. In these instances, data is compared from the same time period for consistency. ACS data has been supplemented in this Consolidated Plan with more recent data from surveys, interviews, public meetings, and other available data pertaining to housing and community development. The Consolidated Plan follows the US Department of Housing and Urban Development's (HUD) standardized template, and each section contains questions framed by HUD.

The Consolidated Plan incorporates findings and goals from the 2019 Analysis of Impediments to Fair Housing Choice (AI).

The 9/6/2019 Update replaces the original. It includes language relating to incurring pre-award costs on page 72 as it is anticipated the federal government will pass a continuing resolution and CDBG budget allocations will be delayed. While the City will comply with the current deadlines of submittal on or before November 15, the included language allows pre-award costs to be incurred should the 2020 allocation be delayed.

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

The Consolidated Plan establishes local priorities consistent with national objectives and the US Department of Housing and Urban Development Community Development Block Grant (CDBG) program. The identified goals are in this Consolidated Plan are:

- **Expand economic opportunities** - increase local opportunities and create jobs.
- **Preserve affordable housing** - ensure access to healthy, safe, affordable housing for low- and moderate-income households throughout the City and advance fair housing to address discrimination.
- **Prevent and address homelessness** - make homelessness rare, brief, and one-time and eliminate racial disparities.
- **Establish and maintain suitable living environments** - create a healthy, integrated, and vibrant community by improving the well-being and mobility of low- and moderate-income residents through an array of services addressing basic needs and progress toward self-sufficiency.

Strategies in the Consolidated Plan will be implemented with CDBG funds provided by HUD. Based on its 2019 formula allocation, the City estimates that approximately \$691,143 in grant funds will be available annually, subject to annual federal appropriations.

3. Evaluation of past performance

The City has been able to meet the needs of many low- and moderate-income households through its CDBG Program. Activities implemented under that arrangement have succeeded in: 1) meeting the needs of homeowners through its housing repair programs; 2) providing much needed services to help households to regain stability; and, 3) providing facilities and improvements to increase the quality of life.

During the period of the 2015-2019 Consolidated Plan, the City of Federal Way worked closely with the community, nonprofit agencies, the private sector, the State of Washington, HUD, the faith-based community, and the philanthropic community to make progress towards goals.

From 2015 through 2018, the City of Federal Way reported in the Consolidated Annual Performance Evaluation Reports (CAPERs):

- 3 persons received support for housing repair and rehabilitation
- 1,309 persons received assistance with public services including 139 persons who received employment training leading to 85 job placements
- 231 persons received economic development-related assistance
- One domestic violence shelter received critical repairs for security
- Two homes were acquired as affordable housing

- One home was added as an adult home for individuals with disabilities
- The Performing Arts and Event Center opened in 2017

In 2019, additional persons will receive needed public services and technical assistance for their businesses and the City anticipates assisting partners in completing up to 16 additional housing repair projects, rehabilitating an 86-unit affordable housing complex, and acquiring one transitional housing unit.

The City has also made progress in the Neighborhood Revitalization Strategy Area (NRSA) located in North Federal Way. Several of the projects above are in the area including homeowner rehab, the affordable housing rehabilitation, and a streetlight project. Additionally, the City collaborates with Build the Bridge, a group of organization representatives and community members that has a track record of successful place-based work.

4. Summary of citizen participation process and consultation process

The City engaged the community prior to and during the development of the Consolidated Plan in order to receive input on community needs, barriers to fair housing, priorities, and potential strategies. Notices were on the City’s website and emailed to partners and community stakeholders.

The City, in conjunction with the Consortium, consulted with multiple public and private agencies during the development of Consolidated Plan. Agencies included King County Housing Authority, All Home King County, regional jurisdictions, other government human service providers, and nonprofit agencies delivering services to City residents in the City of Federal Way and the region.

The City had a public participation process, as outlined below:

- Notice of Funds Available for PY2020 CDBG Community Economic Revitalization Funds was published in the Federal Way Mirror on June 7, 2019.
- Request for public comments and input was emailed to stakeholders and service agencies on August 30, 2019, seeking input through October 14, 2019.
- A Notice of Public Hearing was published in the Federal Way Mirror on August 30, 2019 notifying the community of public hearings to be held on September 16, 2019 and October 15, 2019 and to announce a 44-day comment period on the 2020-2024 Consolidated Plan and 2020 Annual Action Plan.
- Two open houses were included in the notice; open houses will be held on September 12, 2019, and October 1, 2019 to provide an overview and receive input on the 2020-2024 Consolidated Plan.
- A public hearing will be held on September 16, 2019, before the Human Services Commission, to receive input on the 2020-2024 Consolidated Plan and 2020 Annual Action Plan.
- A public hearing will be held on October 15, 2019, before the Federal Way City Council, to receive input on the 2020-2024 Consolidated Plan and the 2015 Annual Action Plan.

5. Summary of public comments

No public comments have been received on the draft Consolidated Plan to date, though public input in the development of the Consolidated Plan is included throughout the Consolidated Plan. Public comments on the draft plan will be added as received.

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

No public comments have been received on the draft Consolidated Plan to date. If a public comment is not accepted, it will be added as received.

7. Summary

A summary will be added based on comments received. The remainder of this report will provide details on how the City proposes to prioritize 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
CDBG Administrator	FEDERAL WAY	Community Services Division

Table 1– Responsible Agencies

Narrative

The City of Federal Way, as member of the King County Consortium, administers its own CDBG funds and prepares its own Consolidated Plan for the administration of those funds. However, it also contributes to sections of the King County Consolidated Plan relating to the HOME program. As a member of the King County Consortium, the City works closely with numerous nonprofit organizations in the region to implement programs funded by the City's CDBG program. A detailed list of the agencies responsible for administering programs funded by CDBG may be found in the Annual Action Plan section of this document.

Consolidated Plan Public Contact Information

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

1. Introduction

Consultation and citizen participation are important elements of the plan and its implementation. The City follows and regularly updates the Citizen Participation Plan for the City of Federal Way Consolidated Plan to guide the process, provide opportunities for citizen involvement throughout the development of the Plan, and provide input for the implementation and program evaluation phases in future years. During the process of developing the Plan, organizations (both public and private) were consulted and local groups participated in providing input on needs and proposed strategies.

The City of Federal Way is an active partner and participant in local and regional community development and human services efforts. The City engages in ongoing coordination between other cities in South King County having common interests and needs for community development, as well as public policy organizations, housing providers, health providers, service agencies, and faith-based organizations that are extensively involved in providing support to low- and moderate-income persons and households, as well as people experiencing homelessness. The City also works with other members of the King County Consortium (Consortium) to conduct and participate in ongoing meetings with each other, stakeholders, public housing authorities (PHAs), including the King County Housing Authority, and for the Continuum of Care, nonprofit housing and service providers, members of the Housing Development Consortium of Seattle-King County, Public Health Department of Seattle and King County, Puget Sound Regional Council, South King County Human Services Planners, and the Washington State Department of Commerce. This coordination takes place regularly and informs recommendations for decision making bodies such as the City's Human Services Commission.

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

The City of Federal Way participates in both local and regional approaches and engages in ongoing coordination between other jurisdictions, housing and homeless services providers, health providers, and service agencies. The collaboration includes monthly human services planners meetings and participation in numerous formal and informal regional collaborations such as the Joint Recommendations Committee (JRC), South King Housing and Homelessness Partners (SKHHP), the Affordable Housing Committee (AHC), and AHC's Housing Interjurisdictional Team (HIJT). The City is also a member of the King County Human Services Funder Collaborative, which provides a more streamlined process for human service agencies and increase collaboration and alignment, when appropriate, between cities. This coordination is ongoing throughout the year and, along with other community engagement and public meetings, informs the development of the Consolidated Plan and the decision-making of groups such as the Human Services Commission.

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 City of Federal Way coordinates with All Home King County (All Home), which has been designated by the King County Council as the Continuum of Care (CoC) for King County. All Home is a local organization created to work with service providers and advise local government on the creation of a local homeless housing plan and to participate in a local homeless housing program. Federal Way works with King County and other communities in the Consortium to provide input to All Home on local and sub-regional issues and needs regarding homelessness and housing and services for people experiencing homelessness.

Since 2016, King County and All Home have implemented Coordinated Entry for All (CEA) for persons experiencing homelessness and has been refining the system since then. National research identifies coordinated entry as a key component for an effective homeless system as it improves the quality of client screening and assessment, matches clients to appropriately targeted services and resources, and promotes a more efficient use of resources.

CEA utilizes a common assessment tool based on vulnerability and severity of service needs to ensure people who need the service the most receive it in a timely manner. In addition, CEA has established regional access points serving as the primary "front door" for the homeless housing system; one of the regional access points is in Federal Way with the Multi-Service Center as the provider.

The City also works with collaborative efforts such as the South King County Homelessness Action Team. These collaborations look at addressing regional needs in sustainable ways and by carrying out evidence based- and/or best practice models.

In 2018, the City of Federal Way established a Homelessness Task Force to evaluate and make recommendations to address homelessness in Federal Way. City Council has also set homelessness as one of its top priorities and is engaging in conversations on how to move forward with the task force recommendations. The City also provided grant funds in 2019 to FUSION, a local nonprofit serving homeless families, as they move forward in acquiring property to establish a permanent family shelter located in Federal Way.

The City provides both CDBG and local funds to agencies that serve chronically homeless individuals and families, families with children, veterans, and unaccompanied youth. In addition, Federal Way is fortunate to have numerous faith-based organizations that provide regular services and support to people experiencing homelessness in our community. This includes meals, overnight shelter during the cold months, and shower and laundry services. The City also uses general fund dollars to fund the Reach Out winter shelters for homeless men and women as well as a year-round day shelter.

The City participates in and co-leads a local deployment site for the annual Count Us In, Point in Time Count.

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

McKinney-Vento funding for the Emergency Solutions Grant (ESG) is administered by King County and allocated through a competitive process. The City of Federal Way regularly collaborates with King County and All Home and maintains a close working relationship with other communities, especially those in South King County, to provide input. This input includes discussions on performance standards and the implementation of the Homeless Management Information System (HMIS), King County also administers.

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	City of Auburn
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consults with City of Auburn staff regularly through ongoing collaborative efforts in addition to discussions and coordination specific to the 2020-2024 Consolidated Plan.
2	Agency/Group/Organization	Catholic Community Services of Western Washington
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted in a one-on-one interview regarding local and regional needs and strategies. Agency is consulted throughout the year for general collaboration and emerging issues as well as regular updates on programs and service delivery improvement. Agency was also contacted via email to respond to the draft Consolidated Plan.
3	Agency/Group/Organization	CHI Franciscan
	Agency/Group/Organization Type	Services-Health Health Agency Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency leads a place-based collaboration, which includes focus on the approved Neighborhood Revitalization Strategy Area and implementing the corresponding strategies in that area. Agency representatives are in close communication regarding the Consolidated Plan and the included strategies.
4	Agency/Group/Organization	FUSION
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was in close contact regarding homeless strategies specific to families experiencing homelessness.
5	Agency/Group/Organization	HIGHLINE COMMUNITY COLLEGE
	Agency/Group/Organization Type	Services-Education Services-Employment Regional organization

	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in a one-on-one meeting and provides regular input on regional and local needs and strategies.
6	Agency/Group/Organization	Housing Development Consortium
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted via regular collaborative efforts and regarding specific housing and homelessness strategies.
7	Agency/Group/Organization	KING COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in developing local strategies to align and coordinate with county-wide strategies.

8	Agency/Group/Organization	KING COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was contacted for input regarding housing needs in the City and region as well as the Neighborhood Revitalization Strategy Area in North Federal Way.
9	Agency/Group/Organization	MULTI-SERVICE CENTER
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-homeless Services-Education Services-Employment Service-Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted in a one-on-one interview regarding local and regional needs and strategies. Agency is consulted throughout the year for general collaboration and emerging issues as well as regular updates on programs and service delivery improvement. Agency was also contacted via email to respond to the draft Consolidated Plan.

10	Agency/Group/Organization	Public Health of Seattle-King County
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted in a one-on-one interview regarding local and regional needs and strategies. Agency is consulted throughout the year for general collaboration and emerging issues as well as regular updates on programs and service delivery improvement. Agency was also contacted via email to respond to the draft Consolidated Plan.
11	Agency/Group/Organization	South King County Housing and Homelessness Partners
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted via regular collaborative processes. The City is a member of South King Housing and Homelessness Partners (SKHHP) and is in close contact regarding regional planning efforts pertaining to affordable housing and homelessness.

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

No types of agencies were excluded from consultation. The City invited all agency types to provide preliminary input on strategies for the 2020-2024 Consolidated Plan via email and in meetings. This included the solicitation of input via an email to 56 agencies of different type, one community meeting, four monthly Human Services Commission meetings with the Consolidated Plan as a discussion item, and many one-on-one conversations and meetings. The consultation process will continue throughout the public comment period.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	All Home, the Continuum of Care	This plan informs priorities and strategies relating to the City’s Consolidated Plan goal to address homelessness.
Regional Affordable Housing Task Force-Report	King County, Affordable Housing Committee	The five-year plan includes goal areas and strategies that coincide with the City’s Consolidated Plan goal to provide decent, affordable housing.

Table 3– Other local / regional / federal planning efforts

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

A wide range of groups and organizations participated in the process including public funders from State of Washington, King County, and other local jurisdictions. Additionally, the jurisdictions participating in the HOME Consortium coordinate closely with each other and participate in a wide range of standing and one-time meetings with city planners, housing, and service providers for the purpose of aligning efforts when possible and reasonable to do so.

The City of Federal Way works with the State of Washington and King County in the implementation of the Consolidated Plan through participation on committees, review panels, boards, and planning groups. The City coordinates funding opportunities where possible with other jurisdictions and works with state and county funders to assist non-profit organizations in developing funding packages to provide housing for people experiencing homelessness and those at-risk of becoming homeless.

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

The City of Federal Way solicited input on needs, goals, and strategies for the 2020-2024 Consolidated Plan. Public input has been encouraged throughout the planning and development process as well as targeted stakeholder engagement. Outreach was designed to reduce barriers and included translation to the community's three most common languages other than English. The survey was specific to identifying community needs and focusing on strategies for the City's CDBG program. The City set open houses in community locations during the public comment period and promoted the meetings through existing collaborations, internet outreach, and working with individuals and organizations. The City engaged with partners locally and throughout the region including nonprofits; local, county, and state government; and citizens to gather input on the City's goals and strategies for its CDBG program.

The City regularly engages service providers and citizens in discussions regarding community development and human services needs. The City seeks input by meeting with individuals and organizations on an ongoing basis. Organizations that receive funding are monitored throughout the year and discuss trends and emerging needs with City staff. City staff meets regularly with human service providers, other cities in the area, and other funders to discuss services for individuals and families experiencing homelessness to seek solutions to both local and regional community development problems.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	Human Services Commissioners and members of the community were present at the March 18, 2019 meeting.	Discussed community changes over the course of the 2015-2019 Consolidated Plan. Discussed the social service needs, strengths, and gaps. A local high student commented on both increasing multi-culturalism and a need for engagement by students and families.	None.	
2	Public Meeting	Non-targeted/broad community	Human Services Commissioners were present at the April 15, 2019 meeting.	Discussed community changes over the course of the 2015-2019 Consolidated Plan. Discussed the economic development needs, strengths, and gaps.	None.	
3	Public Meeting	Non-targeted/broad community	Human Services Commissioners and two members of the community were present at the May 13, 2019 meeting.	Discussed community changes over the course of the 2015-2019 Consolidated Plan. Discussed housing needs, strengths, and gaps.	None.	

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)
4	Online and Print Survey	<p>Non-English Speaking - Specify other language: Spanish, Korean, Russian</p> <p>Non-targeted/broad community</p>	279 individuals responded to the survey.	<p>Survey identified gaps in areas for social services, economic development, housing, and infrastructure. Greatest areas of needs and prioritization for the investment of CDBG funds. For economic development, identified priorities included new businesses and job creation, career progression, education, and employment services. Social services included gaps in all areas with a particular focus on services addressing homelessness. Housing needs and strategies included housing repair for single family homes and multi-family complexes, increased affordable housing, and programs to assist with rent/homeownership. Additionally, infrastructure needs were identified including those to address homelessness and youth services.</p>	None.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Non-targeted/broad community	Members of the public attended the forum on June 6, 2019.	Discussed performance on the 2015-2019 Consolidated Plan, community needs, and goals for 2020-2024.	None.	
6	Public Meeting	Non-targeted/broad community	Human Services Commissioners were present at the June 17, 2019 meeting.	Discussed performance on the 2015-2019 Consolidated Plan and implications for outcome indicators and goals for 2020-2024.	None.	
7	Internet Outreach	Nonprofits	57 organizations were contacted via email.	Input was garnered on the goals and development of strategies.	None.	
8	Internet Outreach	Non-targeted/broad community Service Providers	Newsletter was sent via Constant Contact listserv coordinating with an email targeted to service providers and other stakeholders.	Public comment was solicited on the draft 2020-2024 Consolidated Plan and PY 2020 Annual Action Plan. Input will be incorporated as received.	To be added, if applicable.	
9	Public Meeting	Non-targeted/broad community	To be added after the September 12, 2019 meeting.	To be added after the meeting.	To be added after the meeting, if applicable.	
10	Public Hearing	Non-targeted/broad community	To be added after the September 19, 2019 public hearing.	To be added after the meeting.	To be added after the meeting, if applicable.	

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)
11	Public Meeting	Non-targeted/broad community	To be added after the October 1, 2019 public meeting.	To be added after the meeting.	To be added after the meeting, if applicable.	
12	Public Hearing	Non-targeted/broad community	To be added after the October 15, 2019 public hearing.	To be added after the meeting.	To be added after the meeting, if applicable.	

Table 4– Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In assessing the needs of the City of Federal Way, information was obtained from the American Community Survey (ACS), other data sources, governmental agencies, public and private non-profit organizations, and other sector representatives.

The City is home to 94,905 residents (2013-17 ACS). It has grown around transportation and residential or retail development supported the needs of residents who commuted to neighboring industrial and urban areas for employment. Similar to other communities around the I-5 corridor, the high mobility is a benefit and a challenge.

The City has a very diverse population. About half (52%) of the population is Hispanic and/or a race other than white alone. Of 89,000 people over age 5, 34% speak a language other than English in the home and the school district reports 120 languages spoken by students. While diversity is an asset, inability to speak English can be a barrier, especially to those who might be isolated by need, age, disability, or other circumstance. Additionally, growing diversity highlights the need for services to be culturally responsive with values of equity and inclusion.

The City's median household income (2013-2017 ACS) was \$62,086 – just 74% of the median of King County (\$83,571) as a whole. Twenty-five percent of households had incomes less than \$35,000 annually. Most workers commute out of the City. While housing costs are lower in Federal Way than many areas in the region, studies show the cost of commuting can offset lower housing costs. The Center for Neighborhood Technology calculates that Federal Way households spend an average of 44% of income on housing and commuting. In-depth economic development analysis is provided in section MA-45.

The 2019 Point in Time count found 11,199 people experiencing homelessness in King County, of whom 124 were unsheltered in Federal Way. This underestimates the number of persons experiencing homelessness because the count does not calculate the number of unique individuals and families experiencing homeless throughout the year. Services from emergency shelters through permanent supportive housing as well as services to intervene and prevent homelessness are inadequate. Systems of cooperating agencies and volunteers are unable to meet the overwhelming number of calls for assistance.

For instance, during the first half of 2018, Mary's Place—which operates the call-in line for families experiencing homelessness—received 54 calls for emergency shelter from Federal Way families. Of these, only 19 were able to get shelter. The remaining 65% could not access shelter, exposing them to the dangers that come with homelessness.

People experiencing homelessness have shorter lifespans when compared with the general population, and are at greater risk of chronic health problems, injury, and death. For 2018, the King County Medical Examiner reported that the South King County region (which includes Federal Way) saw 21% of deaths of people experiencing homelessness countywide. This was second only to Seattle, which saw 63% of such deaths. Of the 40 deaths in South King County, at least 10 deaths were of people experiencing homelessness in Federal Way.

People in Federal Way also have special needs including visual, auditory, ambulatory, and cognitive disabilities as well as difficulty with self-care and independent living tasks. Of the nearly 11,000 Federal Way residents over age 16 who have a disability, about 30% were below 150% of the federal poverty level, in contrast to about 18% of those without a disability. Over 70% are not in the labor force. Over 40% of those with a disability who did work earned less than \$25,000 annually (ACS 2013-17).

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

Describe the jurisdiction's need for Public Facilities:

There are facilities owned and/or operated by public and nonprofit organizations that are located within the City of Federal Way, as well as numerous agencies with offices elsewhere in South King County that support City residents. These include, but are not limited to, the following:

- Multi-Service Center
- Catholic Community Services
- Domestic Abuse Women's Network (DAWN)
- Valley Cities Counseling & Consultation
- HealthPoint
- Seattle-King County Public Health
- Franciscan Hospital
- King County Library System
- City of Federal Way Community Center

The City has and continues to study needs for infrastructure to address homelessness. The City is home to Reach Out, a shelter that operates from October through March and services singles adult men and women. A day center opened in 2016 for adults with limited hours for families. A family shelter is in development with support via a pass through grant from the City, and large capital investments from the State and King County. However, the City and the surrounding region in South King County lacks necessary infrastructure to address increasing homelessness, which has been identified as both a top concern and priority by City Council and residents. The Mayor's Task Force on Homelessness concluded in winter of 2018 and City Council is reviewing recommendations to create a strategic plan of action. Additionally, the City participates in ongoing regional conversations and efforts to expand infrastructure to address homelessness in South King County potentially including one or more enhanced, 24 Hour-Emergency Shelters or other models. Siting of such a shelter or shelters will include many factors as not one city is likely going to be able to sustain such a service alone. Accessibility will become a key factor.

Medical respite is another need that existing human service organizations are not able to address. People often exit emergency rooms and hospitals with nowhere to go and end up in emergency shelters or on the street. Public Health of Seattle-King County's Mobile Medical Team continues to see increasingly worsening medical conditions that would be preventable with medical respite care.

The City has a relatively young population, with about 34% of its residents under the age of 25 compared to 29% countywide (American Community Survey, 2013-17). Additionally, unemployment is higher for Federal Way residents age 16-24 than the County as a whole and educational attainment is lower for both high school and bachelors degrees. Combined with retail representing the second highest business sector in Federal Way, these statistics indicate a need for creating additional education and

employment training and opportunities for youth and young adults. This could include a center such as the Tacoma Reach Center or similar model.

The City has also experienced changing racial and ethnic composition. As diversity increases, the development of facilities should be approached with this in mind to create places that are culturally relevant, equitable, and inclusive.

The City may use CDBG capital funds for public facility improvements and infrastructure updates. This will be determined on a case-by-case basis, readiness of projects, and afunding availability.

How were these needs determined?

The determination of needs is an ongoing process based upon monitoring, reporting, and consultation with agencies supported by the City, as well as community conversations and input that takes place at public meetings, the Human Services Commission, and City Council. A variety of data sources were also considered as part of determining the needs.

Describe the jurisdiction's need for Public Improvements:

The City does not anticipate using CDBG funds for public improvements; public improvement needs are supported by other City funds.

How were these needs determined?

Public improvement needs within the City are determined by elected and appointed officials, city staff, community input, and life cycle.

Describe the jurisdiction's need for Public Services:

The City has experienced population growth of about 8.6% since 2010 and changes in demographics from race, ethnicity, income, educaiton, languages, and other categories. The increase in the number of residents living in poverty or with low- and moderate-incomes has increased the demand for services while nonprofits continue to report limited resources and capacity to meet the need. The 2017 Self Sufficiency Standard for South King County for a one adult and two child home is \$68,625 annually and for a two adult and two child home, it is \$74,083 annually. The City's median income is \$62,086, falling short of both standards. Coupled with increasing rents and local economic growth that has not kept pace with the region specifically income growth, such growth increases the inequities locally presenting further challenges to residents that have low- to moderate-income.

Additionally, the City participated with the Consortium in having fair housing testing completed. The testing found that individual-level discrimination was present and ongoing in King County, the City being no exception. About half of field-testing found evidence of this discrimination and as did 60% of the

tests in the City. The sample size was small and restricted primarily by budget, but also due to the time it takes to conduct such testing. As the City becomes more diverse, this discrimination and disproportionate housing needs and access to opportunity in South King County present a growing challenge.

As mentioned above in relation to public facilities, the larger youth and young adult population and statistics on employment and education rates for this population indicate a need for continued investment in public services for youth and young adults. This need has also been affirmed by residents, stakeholders, and the City.

One of the most pressing needs for public services continues to be services to address homelessness. The need includes prevention, shelter, housing, and services to increase stability. Youth services are also identified as a high need within the City. The City anticipates using the full 15% of its CDBG allocation to support public services programs over the five-year Consolidated Plan period.

How were these needs determined?

The public services needs were determined using demographic information, needs assessments, unemployment rates, social service agency information, and public input. Additionally, City staff participate in regular meetings and events where human services needs and potential solutions are the primary focus of discussion. The determination to use the full federally allowed amount of CDBG funds for public services projects was determined in consultation with nonprofit organizations, stakeholders, and community leaders, as well as historical demand, which always outstrips the funding available.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Market Analysis Section covers areas of non-housing community development within the City of Federal Way. King County's Consolidated Plan has a substantial housing market analysis including the City. However, the City is including a brief housing market analysis in this overview as it pertains to many of the strategies for achieving affordable housing and suitable living environments.

The American Community Survey (ACS, 2013-17) estimated that the national vacancy rate is 1.7 for homeowner units and 6.1 for rental vacancies. In Federal Way, those figures are 2.0 and 3.8, respectively. Of 36,435 housing units, 57% are single family, 39% multifamily, and 4% mobile homes.

According to the ACS, about 54% of households renting a unit in Federal Way paid 30% or more of income toward rent. Average rent in the city is about \$1,400 per month as of April 2019. This is a 4% increase from April 2018 and a 34% increase since April 2014. In order to afford rent and living expenses in South King County in 2017, two adults and two children would need an annual household income of nearly \$82,000, according to the University of Washington. However, the median household income in Federal Way was just over \$62,000. Average rent has been trending upward for the past five years. If this trend continues, average rent could increase by 16% to over \$1,600 in 2024. Additionally, the median value of owner-occupied units was \$280,700 (2017), a 17% increase over the median of \$242,800 in 2014. Should that trend continue, median values could reach around \$350,000 in 2024.

Almost all of the housing was constructed after 1959 (93%). Even so, about 46% of homes were built in 1979 or earlier. As about 75% of housing built before 1978 is subject to lead-based paint hazard disclosure, an estimated 13,000 units in Federal Way may have lead-based paint.

Most of the housing stock is in average (52%) or good (29%) condition according to the King County Assessor's residential building quality data, in the three zip codes that overlap with Federal Way. 11% range from poor to the lowest grade currently meeting code.

Rising housing costs and low vacancy rates make finding affordable housing an ongoing challenge, highlighting the need to preserve affordable housing, maintain the quality of public- and privately-owned affordable housing, and look at developing new affordable housing, particularly units affordable to extremely low-income households. Per adopted growth targets, 12% of the housing supply should be affordable to households at or below 30% of the area median income. As of April 30, 2019, only about 2% of units were affordable for this population.

Public policies, such as tax structures, can create barriers for a city to foster affordable housing. The state does not have an income tax, which burdens lower income households. Meanwhile, cities have limited budgets as, without the benefit of a statewide income tax, they must turn to property and sales taxes to fund competing needs. The state has a cap on annual property tax increases. As the City of Federal Way has a low property tax rate, the City has no ability to catch up to neighboring cities and has lower revenue as a result. This leaves little power for the City to heavily impact the development or preservation of affordable housing.

Recent state legislation allows cities to recapture small portions of sales taxes and use them toward affordable housing. For Federal Way, that would amount to hundreds of thousands in a given year while affordable housing developments cost millions to build. Through collaborations, such as South King Housing and Homelessness Partnership, cities may pool resources regionally to create a steady stream of affordable housing development.

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

Introduction

Federal Way, located between the major employment and transportation hubs of Seattle and Tacoma, is in a unique position to develop businesses and jobs, along with increased residential capacity. The City is host to several prominent businesses, including being headquarters for World Vision. Hospitals and medical care centers, such as St. Francis Hospital, are assets to the community and the region. The Commons, first opened in 1975, is a central retail development, which is targeted for improvements and redevelopment in the years ahead. The mall is located within the downtown, identified in the City's Comprehensive Plan as the area of focus for redevelopment in the City's downtown. The Town Center, which is also within the downtown, is the primary catalyst for redevelopment. This will be bolstered by the arrival of light rail stations in the city, including one in the heart of the downtown. Light rail will connect Federal Way to larger markets such as Seattle and East King County to the north, and eventually Tacoma to the south. Business parks and office campuses have also been developed. While these are promising avenues, the City competes for businesses with other locations in the region.

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	329	110	1	0	-1
Arts, Entertainment, Accommodations	5,073	4,320	11	15	4
Construction	3,373	1,012	7	3	-4
Education and Health Care Services	9,023	8,075	20	28	8
Finance, Insurance, and Real Estate	2,120	2,175	5	8	3
Information	643	135	1	0	-1
Manufacturing	4,945	206	11	1	-10
Other Services	2,027	881	4	3	-1
Professional, Scientific, Management Services	4,739	3,669	11	13	2
Public Administration	1,912	1,767	4	6	2
Retail Trade	5,282	4,934	12	17	5
Transportation and Warehousing	3,841	373	9	1	-8
Wholesale Trade	1,819	1,298	4	4	0
Total	45,126	28,955	--	--	--

Table 5 - Business Activity

Alternate Data Source Name:

11-15 ACS Data, Selected Economic Characteristics

Data Source Comments: There were errors in the ACS and LEHD data in IDIS. This data set replaces the inaccurate data.

Labor Force

Total Population in the Civilian Labor Force	49,220
Civilian Employed Population 16 years and over	45,125
Unemployment Rate	8.31
Unemployment Rate for Ages 16-24	22.08
Unemployment Rate for Ages 25-65	5.48

Table 6 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	9,660
Farming, fisheries and forestry occupations	3,040
Service	5,460
Sales and office	11,960
Construction, extraction, maintenance and repair	4,380
Production, transportation and material moving	2,540

Table 7 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,025	50%
30-59 Minutes	15,635	37%
60 or More Minutes	5,520	13%
Total	42,180	100%

Table 8 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,010	380	1,475
High school graduate (includes equivalency)	9,710	710	3,155
Some college or Associate's degree	14,660	1,350	3,690
Bachelor's degree or higher	9,485	290	1,760

Table 9 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	250	520	530	980	780
9th to 12th grade, no diploma	1,985	830	1,005	990	490
High school graduate, GED, or alternative	3,450	3,940	3,155	6,540	2,880
Some college, no degree	3,095	3,775	2,755	7,105	2,895
Associate's degree	665	1,695	1,440	3,010	635
Bachelor's degree	680	1,850	2,015	4,170	2,065
Graduate or professional degree	40	640	695	2,200	1,090

Table 10 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,709
High school graduate (includes equivalency)	31,705
Some college or Associate's degree	37,770
Bachelor's degree	51,463
Graduate or professional degree	65,103

Table 11 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

The major employment sectors are:

- Education and Healthcare Services – 28%
- Retail trade – 17%
- Arts/entertainment/accommodations – 15%
- Professional, Scientific, Management Services – 13%
- Finance, Insurance, and Real Estate – 8%
- Public Administration – 6%
- Wholesale Trade – 4%
- Construction – 3%

Describe the workforce and infrastructure needs of the business community:

Per the City's 2015 Economic Development Strategy, the city's workforce must increase its skill levels to draw businesses and create and retain jobs and transportation options must improve. A redeveloped downtown core will act as a significant commercial hub.

With higher unemployment rates among a relatively large younger population entering labor participation and lower educational attainment, Federal Way needs to build the skills of its workforce. After "Education and Health Care Services," "Retail Trade" is the sector with the most Federal Way workers. Jobs in retail were among the most heavily impacted. With forecasts of a near-term recession, a significant segment of the city's workers could be at risk, further highlighting the need for increasing skills and education.

Overall employment rates are comparable to the county. However, 78% of working city residents commute out of the city to work (ACS 2013-2017). The average commute for all workers living in the city is 33.6 minutes compared to 47% countywide with an average commute of 29.1 minutes.

With only 22% of Federal Way workers working in the City, it is not surprising that the number of workers exceeds the number of jobs. ACS 13-17 puts the population age 16 and over at 47,000 (up from 45,000 in ACS 2011-15) while the most recent Longitudinal Employer-Household Dynamics data (2015) says there were 26,000 jobs in Federal Way. In short, residents may not find employment close to home for various reasons including people coming from other communities to work in Federal Way.

Public policy and the community should continue to develop employment opportunities across all age groups as well as address the volume of residents commuting away from the city and the time spent on the road while attracting and retaining more businesses.

The above labor force participation and commute data suggest a need for transportation. About 63% of workers countywide drove to work alone versus 73% of Federal Way workers. 8% of Federal Way workers took public transportation, less than the 13% countywide (ACS 13-17). Given the volume of commuters, it is not surprising the mean commute time is up from 31.1 minutes (ACS 11-15). As people look to Federal Way as a place to do business, they will want to see that transportation needs will be addressed. The advent of light rail in Federal Way, which will connect our city to other cities in the region, will help.

With some exceptions, such as the downtown redevelopment, new businesses are mostly moving into existing space. This is positive for business development since accessing existing facilities often reduces the time and investment needed to start. For example, the City continues to attract locally-based businesses and national chains to spaces in existing retail and office space around Town Square and downtown.

However, with the new growth, the office space vacancy rate is estimated at 5% in the City as of summer 2019, excluding the former Weyerhaeuser property. While a good indicator of interest in bringing business to the City, low vacancy rates can be a disconcerting portent. If the vacancy rate drops further, there may be little available existing space for new businesses thereby stunting growth if new construction does not occur.

Town Square III and IV will spur a need for infrastructure improvements to handle increased traffic due to transit-oriented development. Light rail will help, assuming workers continue to commute to the city. To support job retention for City residents, their skills and education levels must remain and/or become more competitive.

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.

Federal Way is undergoing significant changes that present both opportunities and challenges for our growing economy.

WEYERHAEUSER PROPERTY

With the departure of the Weyerhaeuser Company in 2016, the 430-acre campus is tentatively slated for limited development intended to preserve existing office and research assets, as well as creating light industrial facilities on the property. The current owner of most of the former Weyerhaeuser property, Industrial Realty Group, says that their proposed development will create over 3,000 jobs.

DOWNTOWN

The City's Comprehensive Plan dedicates an entire chapter to the goals of redeveloping the downtown area designed to serve as the social, cultural, and economic focus of the City. This emphasis is intended to create economic diversification and encourage public/private partnerships. Within the creation of the downtown is a four-phase plan referred to as Town Center I, II, III, and IV. This will involve a 17-acre redevelopment of former big box stores and parking lots into a hub around which social and economic growth will flourish.

An essential component of this redevelopment is the Federal Way Performing Arts and Events Center (PAEC), also known as Town Center I. The PAEC is the catalyst project that helps create a defined urban place around which redevelopment at urban density levels can occur. The Federal

Way PAEC was conceived to fulfill two primary objectives within the City and do so in a way that creates jobs for low- and moderate-income persons in Federal Way.

First, it meets the need for a major multi-purpose public facility that combines 1) publicly available physical gathering space and meeting rooms that serve a variety of community groups throughout the City for community gatherings, events, and cultural celebrations; 2) a performing arts venue and support for extracurricular training opportunities in the performance arts; and 3) a culinary arts training program.

Second, the PAEC is strategically sited in a prominent location that is designed to serve as a landmark and key anchor development within the defined downtown. With the opening of the PAEC in 2017, the surrounding area is already taking shape in becoming that defined heart of the City envisioned in our Comprehensive Plan.

South of the PAEC is Town Square II, where the City opened the roughly 4-acre Town Square Park. It is a family-oriented public recreational space that can serve as a festival and entertainment venue. To the immediate east of the PAEC is Town Center III, an 8-acre area that will be developed into mid- or high-rise commercial and residential. To the southeast of the PAEC is Town Center IV, which the City expects will become transit-oriented development.

REGIONAL TRANSPORTATION

Within blocks is the future site of a light rail station that becomes operational in 2024. It will link Federal Way with the rest of urban King and Pierce Counties. To the north is the future satellite educational facility known as the “Hub,” a partnership with the University of Washington Tacoma, Highline College, Federal Way Public Schools, and the City. It will bring higher education to our city in the coming school year. South and west from this central core, a thriving and growing commercial retail district, drawing businesses and, with them, jobs.

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

Per ACS 2013-17, among Federal Way residents age 25 and older, 11% did not have a high school diploma. Educational attainment varied considerably by race and ethnicity. Just 61% of Hispanics age 25 and older in Federal Way had a high school diploma (or equivalent) compared to 95% of non-Hispanic white residents.

Lack of a high school diploma places the individual student at a disadvantage in terms of jobs and other opportunities in life. Graduation rates also impact local and regional economies. A 2018 US Department of Education report indicates that, on average, a person without a high school diploma will have lower tax contributions and higher reliance on government welfare and health care coverage.

The City has a younger population: About 34% of residents are under the age of 25 (ACS 2013-17) compared to 29% countywide. Of about 50,000 residents participating in the labor force, nearly 8,000 (16%) are age 16 to 24. Unfortunately, unemployment is higher among younger people in Federal Way (19.5%) than countywide (9.5%).

24% of the city's adult population has bachelor's degrees compared to the county at 47%. Specifically among those ages 18 to 24, 8% of Federal Way residents have a bachelor's degree while the countywide figure is 21%. This potentially puts our community at a disadvantage with businesses seeking a more skilled workforce.

Postsecondary education levels are lower in Federal Way when contrasted with the county overall. This may be related to the relative proportions of workers in certain sectors in Federal Way compared to the county overall. For example, the proportion of Federal Way workers in information, finance, and professional/scientific/management sectors is notably lower than the proportions countywide, by 3%, 7%, and 16% respectively. Jobs in the retail sector represent the highest percentage of any job sector in Federal Way (22%), according to Longitudinal Employer-Household Dynamics data (2015).

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.

In July 2019, the City of Federal Way announced a partnership between the City and the University of Washington Tacoma, Highline College, and the Federal Way Public Schools. The partnership—a result of the City’s University Initiative included in the City’s adopted economic development strategy—establishes a center for higher education opportunities in Federal Way. Its initial site will be at Hillside Plaza, located in the downtown core near the Federal Way Transit Center (and the future site of the Federal Way light rail station), along with other civic and urban amenities. Four primary educational pathways will initially be offered: Healthcare, Computer Science/Information Technology, Finance/Accounting, and Teacher Education. The facility will feature two classrooms, a student study and gathering space, offices and a reception area. One classroom will operate as a computer lab for a range of programs and both classrooms will be outfitted to support distance learning. The purpose is to help improve the education levels of Federal Way residents but also act as a catalyst for reinvestment and redevelopment into the Town Center.

This partnership will support our Consolidated Plan since it will exist as part of the workforce development continuum (which includes business development) in our city. Specifically, HUD funds have been used to support Highline College—one of the aforementioned partners—to educate residents in microenterprise and small business development. Given its location, the partnership is positioned to make a significant impact in some of the highest need areas identified in the Consolidated Plan: the downtown and North Federal Way, as well as the entire community.

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.

The City of Federal Way’s economic development strategy, “Some Assembly Required,” includes six goals and 40 objectives geared to solutions that will attract and retain businesses, jobs, and investments that will enhance the quality of life in Federal Way. Included in the Economic Development Strategy are the following initiatives:

- Downtown Redevelopment/Town Center Initiative
- Reuse of the former Weyerhaeuser Corporate Campus Initiative
- University Initiative
- Branding

As noted previously, the City is working vigorously on the redevelopment of an identifiable “downtown” in Federal Way. The creation of this downtown will be facilitated by a four-phase plan that the City has identified as Town Center I, II, III, and IV. The four phases comprise a 17-acre redevelopment of open parcels, some with abandoned buildings, into a hub around which social and economic growth has begun to flourish.

The cornerstone feature of this work is the Federal Way Performing Arts and Event Center (PAEC). The PAEC is a catalyst to encourage redevelopment of sites in proximity at urban densities and spur the growth of jobs in the downtown. The PAEC can generate jobs that serve low and moderate income persons in the community. This is why the City used a Section 108 Loan as part of the funding for the development of the PAEC.

Also, as previously mentioned, the City’s partnership with educational institutions—including Highline College— establishes a higher education initiative to bring educational opportunities to Federal Way which will serve to build up our workforce. It links to our Consolidated Plan through the use of CDBG funds to support Highline College’s small business development programs.

Discussion

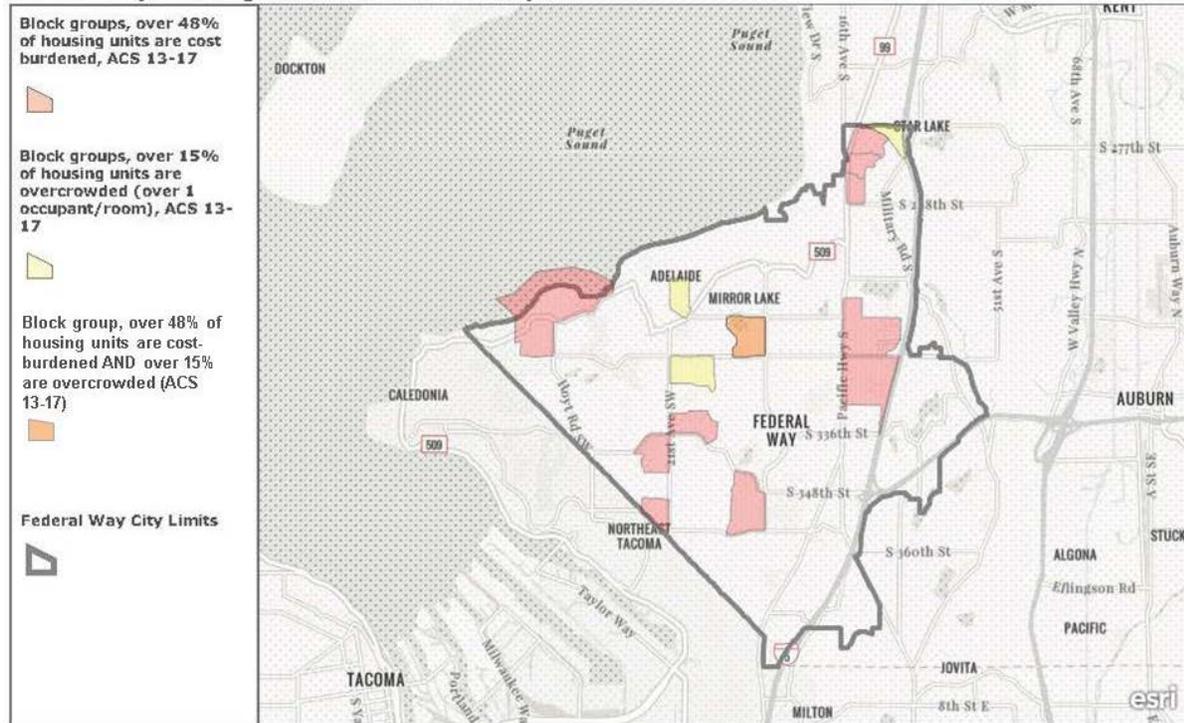
As the City's economic development strategies are implemented, we see progress toward goals. The downtown is being redeveloped into an area that will continue to attract professional, health care, entertainment, dining, and retail businesses to the urban core that will benefit the entire city, including the high needs areas of northern Federal Way. As business opportunities continue to grow and flourish in the core, the rest of the city will increase its reputation and standing in the market as a community with a healthy, increasingly skilled, and present workforce.

The Consolidated Plan and HUD-funded activities relate directly to the City's economic development strategy. CDBG funds aid in the development of Town Square I (the PAEC), which is the cornerstone of the city's downtown redevelopment. CDBG funds have also supported Highline College, a key partner with the City, the University of Washington, and the school district to bring postsecondary education to Federal Way residents and, in turn, producing a more skilled and vibrant workforce.

MA-50 Needs and Market Analysis Discussion

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

Federal Way: Housing Problems in Block Groups



County of King, WA State Parks GIS, Esri, HERE, Garmin, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

There are areas in Federal Way that have a concentration of households who are low income, or have other housing problem(s), such as overcrowding or being cost-burdened. As housing costs increase in the City of Seattle and its immediate surrounding communities, more households are moving further and deeper into South King County, as well as other areas, where housing has been slightly more affordable. While South King County may be relatively more affordable than Seattle, about 38% of households in Federal Way pay more than 30% of their income toward housing costs (ACS 13-17).

Census block groups with a concentration—defined as 10% above the overall percentage in the City—of these cost-burdened households are seen across the city, in North Federal Way, the Mirror Lake area west of the downtown, southern areas of the downtown, the Westway neighborhood, and nearby areas in west and southwest Federal Way to the city limits. Of about 7,600 units in these 11 block groups, about 4,200 or 55% are cost-burdened.

With the high cost of renting in King County, households will often “double-up” to reduce the financial impact of housing. This can be characterized by HUD as overcrowding (more than one person per any room, not only bedrooms). ACS 13-17 indicates that in Federal Way about 5%—or about 1,700—of nearly 35,000 occupied housing units are overcrowded. Concentrations of overcrowding can be seen in just

four block groups—one in the Star Lake area of North Federal Way and the other three in the central/western part of the city around the Adelaide-Mirror Lake areas. In these block groups, of about 2,000 households therein, 25% (511) are overcrowded.

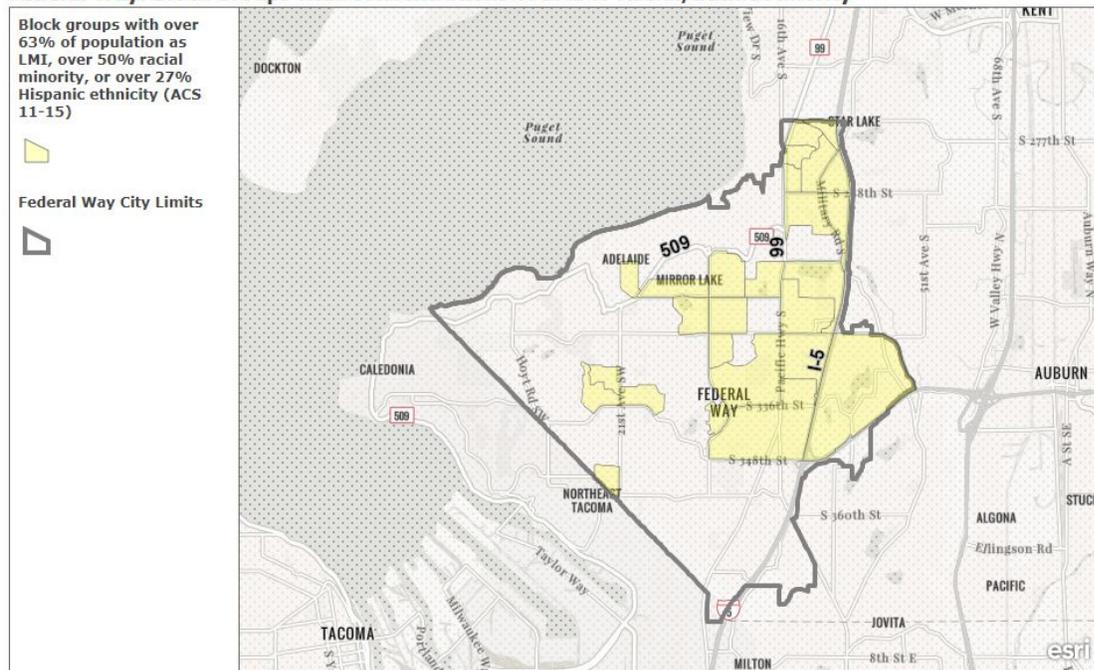
Another housing problem is lacking complete plumbing facilities. ACS 13-17 estimates that about 0.2% of Federal Way housing units fall into this category. This is less than 100 units. There is no block group in Federal Way that has a concentration ($\geq 10.2\%$) of housing units that lack complete plumbing facilities.

There is one block group in Federal Way showing a concentration of overcrowded and cost-burdened households. This is a block group of about 500 housing units in the southern portion of the Mirror Lake area. Of these, 260 (52%) are cost-burdened. About 22% have more than one person per room in the household.

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

An examination of census block groups in Federal Way city limits shows where there are concentrations—defined as 10% above the overall percentage in the city—of racial/ethnic minorities or low/moderate income (LMI) households. These are block groups wherein at least 50% were racial minorities, at least 27% were Hispanic, and at least 63% were LMI. There are 25 such block groups in the city. Of these, 21 fall in and around the State Route 99 (Pacific Highway South or SR-99) transportation corridor, roughly bound to the north/northwest by State Route 509 and to the east by Interstate 5. The other four block groups lie in south/southwest Federal Way.

Federal Way: Block Groups with Concentrations of LMI or Racial/Ethnic Minority



King County | County of King, WA State Parks GIS, Esri, HERE, Garmin, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

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

SR-99 Corridor: The areas of the SR-99 corridor with concentrations of racial/ethnic minorities or LMI households include 21 census block groups out of the 25 citywide that show these concentrations. The 21 block groups in this part of the SR-99 corridor consist of several neighborhoods, such as the downtown and northern Federal Way. The latter includes a Neighborhood Revitalization Strategy Area (NRSA). Both the NRSA and the downtown are the subject of the City's ongoing efforts and attention to rehabilitate and improve the quality of life of those neighborhoods.

In these 21 block groups, there were about 33,000 people (ACS 2011-15). About 49% were racial minorities, and about 23% identified as Hispanic. According to HUD's most recent data available (using ACS 2011-15), about 70% of the population was low- or moderate income. This is nearly 23,000 people.

Compared to many cities, Federal Way housing is relatively new, with 54% built after 1980 (ACS 2013-17). Similarly, in this part of the SR-99 corridor, about 45% of structures were built before 1980. A visual review of the housing stock reveals that the primary need relative to condition of housing is the result of deferred maintenance, which in some cases has left properties in need of major repair. Many homes and rentals need minor repairs to maintain the integrity of the housing. Manufactured homes in the area are in need of energy/safety improvements. The lack of financial resources is a major barrier for many of the area's homeowners, especially for seniors. Paint and fix up of housing and yards is needed to build neighborhood and homeowner pride.

South/Southwest Federal Way: The other four block groups that have LMI or racial/ethnic minority concentrations are in south/southwest Federal Way. There were about 7,000 people (ACS 2011-15) in these block groups. About 40% were racial minorities and 37% identified as Hispanic. According to HUD's most recent data available (using ACS 2011-15), about 70% of the population was low- or moderate income. This was about 5,000 people.

About 38% of structures in this area, which includes the Westway neighborhood, were built before 1980. In the past 20 years, Westway has been among the foci of stabilization and revitalization efforts within the city. As recently as 2011, the City received nearly \$1.7 million in HUD Neighborhood Stabilization Program funds through the Washington State Department of Commerce to acquire troubled properties and, upon rehabilitation, sell them to low- and moderate income households. The City worked with Habitat for Humanity to acquire and rehabilitate these homes.

Are there any community assets in these areas/neighborhoods?

SR-99 Corridor: Assets in the SR-99 corridor area include the downtown with all of its redevelopment and revitalization projects (see MA-45), such as Town Square (phases I-IV). The area includes the current transit center and the future light rail stations that will connect Federal Way to the rest of the major employment and business markets in the region. The downtown itself is a major regional destination for retail, dining, and entertainment in South King County, particularly with the Performing Arts and

Entertainment Center (PAEC). Commercial shopping centers anchored by supermarket chains, as well as smaller strip malls, are seen in the downtown and also throughout the corridor.

There are education and recreation assets in the corridor. Schools located in the area include: Adelaide Elementary, Lake Grove Elementary, Mark Twain Elementary, Mirror Lake Elementary, Panther Lake Elementary, and Federal Way High School. Natural areas include 17-acre Laurelwood Park, Steel Lake Park, French Lake Park, Fishers Pond Park, Celebration Park, and Town Square Park.

In addition to transportation, commercial, educational, and recreational assets, several government and private organizations provide services in and/or targeted at the NRSA and surrounding areas in the corridor. Multi-Service Center provides food security and rental assistance/homelessness prevention. Highline College Small Business Development Center helps residents therein to start their own businesses, including microenterprises. Habitat for Humanity helps low income residents with home repairs and improvements. The City's home repair program also provides home repair services in this area.

South/Southwest Federal Way: The City has worked collaboratively with Habitat for Humanity of King County in the Westway Neighborhood. The City began working with Habitat for Humanity during the Neighborhood Stabilization Program (NSP3). As a result, Habitat for Humanity purchased and renovated 10 homes in the neighborhood; thus providing 10 families with homeownership and beginning to improve conditions in the area. Though the NSP3 project has been completed, the City and Habitat for Humanity continue to seek ways to partner on home renovations and improvements in the neighborhood.

Are there other strategic opportunities in any of these areas?

The northern portion of the SR-99 corridor in Federal Way includes the NRSA area. Since 2017, this has been an area of resource investment that includes CDBG funding for housing repair and rehabilitation, capital improvements, entrepreneurship, and job creation. Going forward, there are strategic opportunities as these efforts lead to more residential involvement and a sense of ownership among those living in the NRSA and, more broadly, northern Federal Way. For example, in late 2019 the City will work with the Build the Bridge coalition—a violence prevention group—and faith groups in the area to convene a roundtable regarding civic engagement and community identity in northern Federal Way.

The aforementioned developments in and around the downtown will present strategic opportunities not only for those who live in the neighborhood. The interest and investment which redevelopment spurs will benefit all of Federal Way through services and amenities brought in by new businesses, job creation, and revenue generation to fund more municipal services (including human services).

The City will continue to evaluate the potential of additional place-based investments in areas identified in this section. The readiness for such investments will be balanced with available resources.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the part of the Consolidated Plan where the City's goals, objectives, and strategies designed to make progress towards achieving those goals and objectives are outlined. Most of the strategies have output targets based on the funding anticipated to be available over the course of the Consolidated Plan from 2020-2024. If funding changes during the five-year period, the City may amend the output targets.

As a result of assessing the needs and resources and the community consultation process, the following needs were identified as the highest needs for continued focus. They served as guides in the development of goals and strategies to meet them:

- Create opportunities for a diverse employee base to live and work in Federal Way by increasing the connectivity of affordable housing, transportation, and employment centers.
- Expand programs and activities which enhance the opportunity for low- and moderate-income persons to become more self-sufficient and to increase income to "livable wage" levels.
- Consider the potential for stimulating jobs and economic development in the programming of all housing, public services, neighborhood improvement, and public facilities activities.
- Seek to provide safety net services for populations with significant barriers, with a particular focus on persons experiencing homelessness, until they are able to reach the goal of self-sufficiency.

The identified goals are largely a continuation of the prior Consolidated Plan though homelessness has been moved to its own goal as CDBG and the data systems has specific tracking of progress in addressing homelessness. The four goals are:

1. Expand Economic Opportunities
2. Preserve Affordable Housing
3. Prevent and Address Homelessness
4. Establish and Maintain Suitable Living Environments

The Strategic Plan covers the following topics:

- Geographic Priorities: The City has a current and approved Neighborhood Revitalization Strategy Area in North Federal Way. Work will continue in that area, but the bulk of the strategies will be City wide.
- Priority Needs: Four priority needs have been identified and will be described.

- **Anticipated Resources:** The City has identified CDBG funding and the City's Human Services General Funding as resources available throughout the Consolidated Plan. The City's general fund grants contribute to several of the goals and focus on meeting a wide array of needs for many residents.
- **Institutional Delivery Structure:** This section identifies some of the organizations that will carry out the objectives. Additionally organizations may be added throughout the course of the five years.
- **Goals:** An explanation is provided including strategies and proposed accomplishments and outcomes, as displayed in the Goal Outcome Indicators template.
- **Lead-Based Paint Hazards:** This outlines the proposed actions to evaluate and reduce lead-based paint hazards.
- **Anti-Poverty Strategies:** This section will summarize the City's goals, programs, and policies for reducing poverty.
- **Monitoring:** The standards and procedures are included for monitoring and ensuring compliance with the extensive program, planning, and federal regulations and requirements.

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 generally not be used as a basis for allocating investments.

The exception to this is the area north of the downtown. This area is the focus of the City's Neighborhood Revitalization Strategy Area and corresponding plan, which was approved in 2016. As part of the 2020-2024 Consolidated Plan, this area will continue to be targeted for services and improvements in accordance with the goals and strategies of the NRSA plan.

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

Priority Needs

Table 13 – Priority Needs Summary

1	Priority Need Name	Economic Development and Job Growth
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Expand Economic Opportunities
	Description	The City of Federal Way has experienced and continues experiencing economic and demographic growth and change. While the City's median income has increased, it has not kept pace with that of the region or increasing housing costs. Additionally, while the local median income has increased, it has not kept pace with the regional area median income growth and remains significantly lower. At the same time, the City is in a unique position for near-future growth as light rail expands into the City and the downtown continues to be a focus of economic investment. With continued planning and strategic investment in economic opportunities, the City and its residents stand to benefit from the growth.
	Basis for Relative Priority	Economic development and job growth are the number one priority for the City of Federal Way. The belief is that economic opportunity for low- and moderate-income households is critical to helping families become and stay self-sufficient. The City's use of CDBG funds is directly tied to supporting business and job opportunities for the populations targeted by the CDBG program

2	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Preserve Affordable Housing
	Description	The City of Federal Way will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. During the course of the Consolidated Plan, funding may be prioritized for coordination with the approved Neighborhood Revitalization Strategy Area in North Federal Way. The city will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs.

<p>Basis for Relative Priority</p>	<p>The City of Federal Way continues to experience an increase in its population, number of households, housing costs, and median income.</p> <p>Although household numbers and median income continues to increase, the City continues to experience housing problems and an increasing housing need for its residents, which is common throughout the South King County region. South King County has experienced consistently increasing housing costs over the past five years contributing to housing instability and housing cost burdens for low- to moderate-income households.</p> <p>Residents who are low- or extremely-low income suffer from cost burdens greater than 30-50% for both renters and homeowners and other housing problems such as overcrowding and substandard living conditions. These cost burdens can result in eviction, foreclosure and even homelessness for many families. To address these issues the city intends to support programs offered by agencies that provide services to alleviate financial crisis, establish financial stability, address barriers to fair housing choice, and prevent eviction or homelessness. The city will also continue to provide home repair services for low- to moderate-income homeowners in the community.</p>
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3	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	
	Associated Goals	Prevent and Address Homelessness
	Description	Homelessness continues to present a growing issue and need locally and regionally. The goal is to develop a coordinated homeless system grounded in best practices and/or evidence based programming. Components of the regional system include the principle of housing first; investment in projects that ensure households experiencing homelessness from all sub-populations are treated with dignity and respect, return to permanent housing as quickly as possible, receive strength-based services, and move from temporary homeless housing as rapidly as possible; and receive only what they need to return to housing quickly while being as self-reliant as possible.

<p>Basis for Relative Priority</p>	<p>Homelessness is an issue that increasingly is affecting communities including the City of Federal Way and the surrounding region. As housing costs have increased, so have the number of individuals and families experiencing homelessness.</p> <p>It is difficult to accurately estimate the number of individuals who experience homelessness in a given year, let alone those who are at risk of experiencing homelessness. The most accurate data available is the Point In Time coordinated by All Home King County. While the data is imperfect and undercounts the number of persons experiencing homelessness, it is a snapshot of what occurred on January 25, 2019. It is important to note that the count does not represent the number of persons who experience homelessness over the course of the year. The 2019 count estimated 11,199 individuals were experiencing homelessness on the day of the count. Of those 11,199, 124 individuals were unsheltered in the City of Federal Way. This number does not include Federal Way residents who were engaged in shelter services or other homeless housing. While the count of unsheltered persons in Federal Way has remained relatively stable since the new count methodology in 2017, homelessness continues to be a focus and priority for the City and residents as there are other indicators that homelessness has increased and gaps in necessary services continue to exist locally and regionally.</p> <p>Shared outcomes with King County and the local Continuum of Care include, but are not limited to, the following: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.</p>
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4	Priority Need Name	Living Environment
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Establish and Maintain Suitable Living Environment
	Description	In an effort to meet the need of the City's economic and demographic growth the City intends to fund programs and activities that will enhance the accessibility, safety, and physical appearance of neighborhoods while meeting the basic needs of low- to moderate-income persons and households.

Basis for Relative Priority	The City supports a wide variety of organizations and programs that provide extremely low-, low-, and moderate-income persons and households, as well as the homeless, with services that range from behavioral health to domestic violence assistance to infant care to overnight shelter. The City's Human Services General Fund grant program provides over \$500,000 annually, an amount that is demonstrative of the commitment to help those in need. The public services funding available via the CDBG grant allows the City to provide an even greater level of support for community needs that always exceed the resources available.
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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	691,143	0	157,722	848,865	3,613,437	CDBG funds leverage additional federal and state funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.
General Fund	public - local	Public Services	536,000	0	0	536,000	2,680,000	The City provides general fund grants annually to agencies and organizations that deliver services in support of low- and moderate- income persons and households, those with special needs, and persons experiencing homelessness. These funds are used in cooperation with CDBG public services dollars.

Table 14 - Anticipated Resources

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

CDBG funds do not require a match. The City encourages applicants to secure other funding for projects in order to leverage resources to the extent possible and considers leveraged funds as a component of application review.

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

The City of Federal Way owns the Performing Arts and Event Center (PAEC), which continues to be included in the Consolidated Plan. As described previously in this plan, the PAEC will generate jobs both directly and via acting as a catalyst for redevelopment of the downtown area.

Discussion

The City of Federal Way considers publically owned land or property for potential projects and will continue to do so as projects arise throughout the period of the Consolidated Plan.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Federal Way	Government	Planning	Jurisdiction
Apprenticeship and Nontraditional Employment for Women (ANEW)	Subrecipient	public services	Region
Birth to Three Family Development Center	Non-profit organizations	Non-homeless special needs public services	Region
Boys and Girls Clubs of King County	Non-profit organizations	public services	Region
Catholic Community Services of Western Washington	Non-profit organizations	Homelessness Non-homeless special needs Rental public facilities public services	Region
Consejo Counseling and Referral Services	Non-profit organizations	Non-homeless special needs public services	Region
Crisis Clinic	Non-profit organizations	public services	Region
DOMESTIC ABUSE WOMEN'S NETWORK (DAWN)	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Federal Way Community Caregiving Network	Non-profit organizations	Homelessness public services	Jurisdiction
FEDERAL WAY SENIOR CENTER	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
Federal Way Youth Action Team	Non-profit organizations	public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
FUSION	Non-profit organizations	Homelessness public services	Region
HABITAT FOR HUMANITY OF SEATTLE/SOUTH KING COUNTY	Subrecipient	Non-homeless special needs Ownership neighborhood improvements	Region
Healthpoint	Non-profit organizations	Non-homeless special needs public services	Region
HIGHLINE COMMUNITY COLLEGE	Subrecipient	Economic Development public facilities	Region
HOSPITALITY HOUSE	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Institute for Family Development	Non-profit organizations	Non-homeless special needs public services	Region
Kent Youth and Family Services	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
KING COUNTY HOUSING AUTHORITY	PHA	Planning Public Housing Rental	Region
King County Sexual Assault Resource Center	Non-profit organizations	public services	Region
King County Bar Foundation	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Mother Africa	Non-profit organizations	public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Multi-Service Center	Subrecipient	Homelessness Non-homeless special needs Rental public services	Region
Orion Industries	Subrecipient	Non-homeless special needs public services	Region
Pediatric Interim Care Center, Inc.	Subrecipient	Non-homeless special needs public services	Region
Puget Sound Training Center	Non-profit organizations	public services	Region
Public Health of Seattle-King County	Government	Homelessness Non-homeless special needs public facilities public services	Region
Refugee Women's Alliance	Non-profit organizations	public services	Region
Somali Youth and Family club	Non-profit organizations	public services	Region
SOUND MENTAL HEALTH	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Sound Generations	Non-profit organizations	Non-homeless special needs public services	Region
St. Vincent de Paul Society	Non-profit organizations	Homelessness public services	Region
Valley Cities Counseling & Consultation	Non-profit organizations	Non-homeless special needs public services	Region
WAPI Community Services	Non-profit organizations	Non-homeless special needs public services	Region
Washington Poison Center	Non-profit organizations	public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
YWCA of Seattle-King County-Snohomish County	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region

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 to create a more integrated and comprehensive approach to avoid duplication in services.
- Population specific services for seniors, children and families, and ethnic and racial minorities are present throughout the community and systems are working to better support and foster growth of such services.
- City supports neighborhood and community collaboration events and projects.

Gaps:

- There is a shortage of homeless shelters and homeless housing opportunities in Federal Way and the region.
- Affordable housing continues to be a challenge with the need exceeding the supply in Federal Way and the region.
- Veterans services are primarily located in Seattle, Renton, and Pierce County.
- Services to address education, employment, and general needs of youth and young adults.

The Multi-Service Center opened the William J. Woods veteran’s housing project in Federal Way to serve low-income and homeless veterans. The project opened in 2016 and has 44 one-, two- and, three-bedroom units that exclusively house veterans and their families. This will help alleviate veteran homelessness in Federal Way and King County.

Federal Way 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.

Housing prices for both homeownership and renting have increased. The area median income has also increased. However, while Federal Way’s median income has increased, it has not growth at the same rate. This results in housing that is considered affordable based on the area median income, but may be unattainable and result in residents paying a higher percentage of their income toward housing.

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	X	
Mobile Clinics	X	X	
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	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	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 Federal Way has provided funding for, supported, and collaborated with numerous homeless prevention and intervention service providers throughout the region. There are several systems in place to ensure services listed above are made available to and used by people experiencing homelessness.

- There are emergency services providers located in Federal Way or close by on major bus routes where those experiencing homelessness and utilizing public transportation can easily locate resources.
- King County's Mobile Medical Van visits Federal Way regularly and schedules are made visible at local homeless prevention and emergency assistance service providers' locations.
- The City coordinates with homeless outreach teams to network with agencies that work with and serve the homeless population.
- The City's police department and local hospital emergency room also work closely with homeless outreach teams to those experiencing homelessness with resources to decrease recidivism and 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:

- Organizations collaborate to integrate service delivery.
- Funders 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 including a Regional Access Point located in Federal Way.
- Numerous opportunities for collaboration and integration of services amongst government and nonprofit entities.
- The Federal Way Day Center opened in 2016 to provide essential services to individuals experiencing homelessness and has since added limited hours for families.
- A family shelter is being developed in Federal Way and expected to open in spring of 2020.
- The City and surrounding region has numerous providers specializing in serving special needs populations and persons experiencing homelessness.

Gaps:

- Insufficient or reduction in funding
- Frequent systems or policy changes
- High turnover in direct service providers
- Insufficient access for individuals who are not English proficient
- Transportation
- Lack of regular, year-round shelter for individuals experiencing homelessness

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, the City will continue to support and work collaboratively with human service providers in the region and local jurisdictions to overcome 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 has a supportive faith-based community in addition to the work of nonprofit agencies. These faith-based organizations focus on homelessness, human service, and self-sufficiency needs.

The City's poverty reducing goals, programs, and policies coordinate with the Consolidated Plan by giving funding priority and investing to:

- Basic Needs
- Emergency assistance programs
- Homeless prevention and intervention programs
- Economic development programs
- Programs targeting underserved and special populations such as seniors, ethnic minorities, disabled, homeless, and non-English speaking residents

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	Expand Economic Opportunities	2020	2024	Non-Housing Community Development		Economic Development and Job Growth	CDBG: \$1,195,344	Jobs created/retained: 60 Jobs Businesses assisted: 42 Businesses Assisted
2	Preserve Affordable Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$864,888	Rental units rehabilitated: 50 Household Housing Unit Homeowner Housing Rehabilitated: 45 Household Housing Unit
3	Prevent and Address Homelessness	2020	2024	Homeless		Homelessness	CDBG: \$164,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Homelessness Prevention: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Establish and Maintain Suitable Living Environment	2020	2024	Non-Housing Community Development		Living Environment	CDBG: \$715,340	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 250 Household Housing Unit

Table 17 – Goals Summary

Goal Descriptions

1	Goal Name	Expand Economic Opportunities
	Goal Description	<p>To meet the challenges posed by local conditions and take advantage of the assets of the community, the following strategies will be pursued to expand economic opportunities in the City.</p> <p>Strategy 1A: Encourage the creation and growth of businesses.</p> <p>Strategy 1B: Increase opportunities for employment in jobs providing livable incomes.</p> <p>Strategy 1C: Promote an environment that is attractive to both establishing new businesses and expanding existing businesses to create jobs and strengthen the economic base of the community with a plan that integrated with other City initiatives.</p>
2	Goal Name	Preserve Affordable Housing
	Goal Description	<p>The City of Federal Way will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. During the course of the Consolidated Plan, funding may be prioritized for coordination with the approved Neighborhood Revitalization Strategy Area in North Federal Way. The city will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs. The City will take the following strategic steps to achieve the goal of affordable housing preservation:</p> <p>Strategy 2A: Support homeownership focusing on programs that assist homeowners to retain and maintain their homes, and offer new homeowner opportunities.</p> <p>Strategy 2B: Preserve existing affordable rental housing.</p>

3	Goal Name	Prevent and Address Homelessness
	Goal Description	<p>The City of Federal Way will support Public Service activities that work toward the following outcomes: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households experience homelessness; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.</p> <p>Strategy 3A: Provide emergency assistance to prevent homelessness.</p> <p>Strategy 3B: Develop and/or support infrastructure and service needs to address homelessness in the City.</p>
4	Goal Name	Establish and Maintain Suitable Living Environment
	Goal Description	<p>A suitable living environment has two facets – physical and human. In terms of the human needs, the City has a strong and collaborative group of nonprofit organizations providing a variety of services to those most in need, a City Council that is supportive of human services programs, a wide variety of cultural and linguistic groups, and strong community schools. These are assets that can help meet some of the many services needs of the community. These needs include a growing number of individuals and families with limited or no income, a lack of sufficient programs providing flexible services to meet the individual needs of persons at risk, a diminishing base of financial resources from the state and county for safety net services, and insufficient program support to meet the needs of special populations such as persons with disabilities, homeless persons, and the elderly.</p> <p>The City will take steps to implement the following strategies:</p> <p>Strategy 4A: Provide an array of services to households to help them on the path toward self-sufficiency.</p> <p>Strategy 4B: Provide a safety net of services to stabilize households who are in crisis or at risk.</p> <p>Strategy 4C: Provide public improvements or supports to build a vibrant community through facilities and activities while revitalizing deteriorating neighborhoods.</p>

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)

The City of Federal Way does not receive HOME funds as a direct entitlement and, therefore, does not directly provide housing.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

It is the City of Federal Way's goal to reduce the number of residential units in the City with lead-based paint hazards. The Federal Way Home Repair and Rehabilitation Program (and other residential rehabilitation activities the City may undertake) will fully comply with lead-based paint hazards requirements. In the design of housing repair and rehabilitation activities, the City will set standards and procedures to inspect and test properties as appropriate and develop a checklist for site inspections. This will apply to all residential units and homes constructed prior to 1978, as required. The City will utilize lead-certified contractors in inspection and rehabilitation programs. Homes testing positive for lead-based paint or identified as having lead hazards will be stabilized or abated consistent with HUD guidelines by certified contractors. The City will actively promote safe lead practices.

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

The actions mentioned above will apply to all residential units and homes constructed prior to 1978, as required. The City will utilize lead-certified contractors in inspection and rehabilitation programs and require this for all subrecipients and contractors. The City actively promotes safe lead practices, including guidance and requirements in our Home Repair Program policies.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The 2020-2024 Consolidated Plan focuses on meeting the needs of low- and moderate-income persons. Within that group are persons living in poverty, persons more vulnerable than other lower-income groups because of their extremely limited resources. Twelve percent of Federal Way families live in poverty.

The City's long-term goal is to reduce the percentage of families living in poverty and increase family independence. Among the City's goals is the creation of jobs at livable wages. CDBG resources will be used for critical supportive services. Some services are designed to provide a safety net for families and individuals so they achieve stabilization. Other services provide opportunities for persons to strengthen living skills, reduce debt, build assets, and achieve career progression in order to reduce poverty and increase self-sufficiency.

The City cannot accomplish the task of reducing poverty alone. Financial assistance from the federal, state and county sources will be critical to success as is the collaborative strength of the regional environment in which Federal Way operates. Coordination with the King County Housing Authority, a variety of nonprofit social services agencies, local educational institutions, faith-based organizations, the business community and the surrounding cities and the County is essential. The City actively seeks and continues to work toward alignment with regional plans and working toward results-based framework and outcomes to move the City from a crisis response model to one that includes more prevention-based services and opportunities for residents.

As noted previously, the City invests over \$500,000 of its general fund in support of services to low- and moderate-income persons and households, including persons experiencing homelessness. The general fund grant program has been in existence for more 20 years and the investment has increased. Over time, more programs that are preventative or seek to assist households in changing their situations have sought funding through the grant program. The City continues to explore the best avenues for supporting and encouraging a range of services from those addressing urgent crises and basic needs to others that build skills, education, career opportunities, and financial literacy.

Additionally, the City of Federal Way promotes increased opportunities for a range of housing choices and costs to meet diverse needs. This includes promotion of higher densities, particularly in areas close to transit and amenities, such as those available in retail centers. The City offers an affordable housing density bonus for development requiring rental housing developments of 25 units or more to provide affordable housing units in exchange for allowing additional units. Incentives in the downtown include a tax exemption which encourages both density and affordability.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City invests its CDBG resources into a variety of programs that seek to reduce the number of families and individuals living in poverty. CDBG-funded public services will provide the supports mentioned above. The housing repair program will help stabilize families by decreasing housing costs and improving safety, while helping households to maintain an important asset. Finally, the City's Community Economic Revitalization activities will provide direct benefits to persons through job creation and through assistance to microenterprises owned by low- and moderate-income persons.

SP-80 Monitoring - 91.230

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

The City of Federal Way has established effective mechanisms for ensuring compliance with federal and non-federal requirements as well as contract and programmatic goals are achieved. Internal processes include the development of ongoing compliance with comprehensive planning for the CDBG program. Staff regularly read new CPD notices and participate in training to ensure high-level program compliance. For internal projects, the City has established internal controls including financial and programmatic policies. The City's Community Services Division has primary responsibility for ensuring compliance and monitors projects in a manner similar to subrecipient projects.

The Community Services Division has established a subrecipient monitoring manual that guides the City in ensuring compliance with requirements of the CDBG program. Staff primarily utilize HUD Monitoring Guidelines in establishing areas to be monitored, focusing on compliance with HUD and other applicable federal regulations as well as ensuring funds are spent in a timely manner. Contract compliance, eligibility, record keeping, and performance in meeting anticipated outcomes will also be key components of monitoring. In monitoring subrecipients, the City plans to use the following five tools:

- Program policies
- Contractual obligations of grant recipients
- Reports
- Audits
- Desk and on-site monitoring

The City intends to maintain frequent contact with the funded agencies. Prior to the beginning of each year, the City will prepare a brief plan/schedule of monitoring activities. This will include plans for on-site and/or desk monitoring of all public services grants. Other CDBG-funded activities will be monitored using risk factors to determine the schedule.

The City supports and seeks ways to engage minority businesses. When procuring services and contractors, the City reference the Washington State Minority and Women's Business Enterprises directory and encourages subrecipients to do the same in procurement. Additionally, the City has established business and microenterprise technical assistance as an important strategy to engage minority-owned businesses and encourage the establishment or growth of such businesses. Current microenterprise programs include non-English speaking and immigrant outreach components designed to meet the City's diverse needs.

Expected Resources

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

Introduction

The City of Federal Way anticipates having the following funding sources available during the 2019 Program Year:

- CDBG
- City General Fund (targeted to human services/public services)

Pre-award costs incurred prior to the agreement with the U.S. Department of Housing and Urban Development are allowable in accordance with 2 CFR 200.458 and 24 CFR 570.200. Pre-award costs incurred by projects included in the 2020 Annual Action Plan will not impact future projects or future years' funding. The incurred costs are necessary to the implementation of the activities and for continuity of services to the

community.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	691,143	0	157,722	848,865	3,613,437	CDBG funds leverage additional federal and state funds. Agencies are able to combine funding sources in order to provide a wider range of services to the community.
General Fund	public - local	Public Services	536,000	0	0	536,000	2,680,000	The City provides general fund grants annually to agencies and organizations that deliver services in support of low- and moderate- income persons and households, those with special needs, and persons experiencing homelessness. These funds are used in cooperation with CDBG public services dollars.

Table 18 - Expected Resources – Priority Table

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

CDBG funds do not require a match. The City encourages applicants to secure other funding for projects in order to leverage resources to the extent possible and considers leveraged funds as a component of application review.

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

The City of Federal Way owns the Performing Arts and Event Center (PAEC), which continues to be included in the Consolidated Plan. As described previously in this plan, the PAEC will generate jobs both directly and via acting as a catalyst for redevelopment of the downtown area.

Discussion

The City of Federal Way considers publically owned land or property for potential projects and will continue to do so as projects arise throughout the period of the Consolidated Plan.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand Economic Opportunities	2020	2024	Non-Housing Community Development		Economic Development and Job Growth	CDBG: \$297,217	Jobs created/retained: 10 Jobs Businesses assisted: 48 Businesses Assisted
2	Preserve Affordable Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$235,000	Homeowner Housing Rehabilitated: 14 Household Housing Unit
3	Prevent and Address Homelessness	2020	2024	Homeless		Homelessness	CDBG: \$32,800	Homelessness Prevention: 40 Persons Assisted
4	Establish and Maintain Suitable Living Environments	2020	2024	Non-Housing Community Development		Living Environment	CDBG: \$146,670	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 50 Household Housing Unit

Table 19 – Goals Summary

AP-35 Projects - 91.420, 91.220(d)

Introduction

Federal Way’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 are provided to the community in use of the funds.

#	Project Name
1	Program Administration
2	Housing Repair Program
3	2020 Debt Service for Federal Way PAEC Section 108 Loan
4	Code Compliance
5	Federal Way Community Center Inclusion Program
6	Multi-Service Center Rental Assistance
7	Multi-Service Center YES Program
8	Orion Employment Services
9	Pediatric Interim Care Center
10	Apprenticeship & Non-traditional Employment for Women (ANEW)
11	Habitat for Humanity Seattle-King County Federal Way Repairs 2020
12	Highline College StartZone (NRSA)
13	Highline College Business Development Programs

Table 20 – Project Information

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

In establishing the priorities for activities to meet the needs of the City, activities are being considered which are likely to be of high impact. The City looked to its own initiatives and goals to determine how to best build on efforts already underway which could impact the economic problems affecting low- and moderate-income persons. This has led the City to develop strategies with a focus on economic revitalization activities and job creation, safety net/self-sufficiency services, and protecting/enhancing housing owned or rented by low- and moderate-income households.

In order to continue services helping populations who are risk, the City allocated the maximum possible to services that have proven to be effective in the past. The City placed a significant amount of the resources into the economic development activities for job creation and allocated funding for microenterprise technical assistance; and, in order to begin working on affordable housing needs, identified funds to maintain owner-occupied housing.

The City has chosen to place 100% of program funds toward activities which primarily benefit low- and moderate- income households and will assure that a minimum of 70% of program resources will benefit low- and moderate-income households.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$138,000
	Description	CDBG Program Planning and Administration for PY2020.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	This is planning and administration and does not directly benefit families.
	Location Description	33325 8th Avenue S, Federal Way, WA 98003
	Planned Activities	CDBG Administration
2	Project Name	Housing Repair Program
	Target Area	
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$175,000
	Description	Housing repair program helping low/low mod income homeowners repair their homes to a safe condition.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	10 households will benefit.
	Location Description	Recipients must be homeowners in the City of Federal Way. Specific locations will be determined.
	Planned Activities	Housing repair for extremely low-, low-, and moderate-income homeowners. Work is primarily focused on interior health and safety issues, though roofs and ADA accessibility improvements are also considered on a case-by-case basis.

3	Project Name	2020 Debt Service for Federal Way PAEC Section 108 Loan
	Target Area	
	Goals Supported	Expand Economic Opportunities
	Needs Addressed	Economic Development and Job Growth
	Funding	CDBG: \$235,217
	Description	Annual Debt Service on Federal Way Performing Arts and Event Center Section 108 Loan including interest payments and one principal payment.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	7 jobs will be created.
	Location Description	31510 20th Avenue South, Federal Way, WA 98003 Census Tract #53033030006
	Planned Activities	Debt service on the expected Section 108 Loan for the PAEC. A portion of the annual grant will be directed to debt service for the Section 108 Loan for the full term of the loan, which will be 20 years. The annual amount for a full year of debt service is expected to be approximately \$235,000 per year over the 20-year term.

4	Project Name	Code Compliance
	Target Area	
	Goals Supported	Establish and Maintain Suitable Living Environment
	Needs Addressed	Living Environment
	Funding	CDBG: \$76,000
	Description	Support code compliance related to City Zoning and codes in areas of the City that are 51% or great low- and moderate-income and are deteriorating or deteriorated.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	50 housing units.
	Location Description	Census tracts and/or block groups at or above 51% low- and moderate- income and either with signs of deterioration or in a deteriorated condition.
	Planned Activities	Code compliance.
5	Project Name	Federal Way Community Center Inclusion Program
	Target Area	
	Goals Supported	Establish and Maintain Suitable Living Environment
	Needs Addressed	Living Environment
	Funding	CDBG: \$29,000
	Description	The Inclusion Program provides social activities and classes for developmentally disabled adults.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	300 individuals will benefit.
	Location Description	The majority of activities will be provided at the Federal Way Community Center (876 S. 333rd Street, Federal Way, WA 98003). Some activities will be provided off-site.
	Planned Activities	Social activities, life skills training, trips, and others.

6	Project Name	Multi-Service Center Rental Assistance
	Target Area	
	Goals Supported	Prevent and Address Homelessness
	Needs Addressed	Homelessness
	Funding	CDBG: \$32,800
	Description	Multi-Service Center will provide rental assistance to eligible Federal Way residents in crisis.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	40 individuals will benefit from rental assistance.
	Location Description	Services will be provided at the Multi-Service Center (1200 S. 336th Street, Federal Way, WA 98003).
	Planned Activities	Individuals will receive short-term rental assistance to prevent eviction.
7	Project Name	Multi-Service Center YES Program
	Target Area	
	Goals Supported	Establish and Maintain Suitable Living Environment
	Needs Addressed	Living Environment
	Funding	CDBG: \$12,178
	Description	YES helps youth and young adults ages 16 - 24 to obtain their GED, secure employment and continue post-secondary schooling, as appropriate, while helping them to establish and work toward careers and living wage employment.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	20 individuals between the ages of 16 and 24 will benefit.
	Location Description	Services will occur at the Multi-Service Center (1200 S. 336th Street, Federal Way, WA 98003).
	Planned Activities	Classes and training to help youth and young adults obtain their GED, secure employment, continue post-secondary schooling.

8	Project Name	Orion Employment Services
	Target Area	
	Goals Supported	Establish and Maintain Suitable Living Environment
	Needs Addressed	Living Environment
	Funding	CDBG: \$10,000
	Description	Employment Services for disabled adults.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	3 individuals will benefit from this activity.
	Location Description	Job training will be provided at 1590 A Street NE, Auburn, WA 98002
	Planned Activities	Vocational counseling and skills training to obtain employment.
9	Project Name	Pediatric Interim Care Center
	Target Area	
	Goals Supported	Establish and Maintain Suitable Living Environment
	Needs Addressed	Living Environment
	Funding	CDBG: \$10,000
	Description	Interim care of drug-exposed infants.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	1 infant will benefit from this activity.
	Location Description	Services will be provided at 328 4th Avenue S, Kent, WA 98032
	Planned Activities	PICC's services include infant transportation, 24-hour medical monitoring, nursing care, physician visits, narcotic assisted withdrawal, nutritional support for feeding difficulties, and other interim-level medical support (oxygen, PICC lines, etc.) as needed. PICC's social work staff facilitates family visitation, liaises with DSHS, and follows infants for six months after discharge to assure that they continue to thrive. PICC also provides educational and outreach services to the community on the recognition and care of drug-affected infants.

10	Project Name	Apprenticeship & Non-traditional Employment for Women (ANEW)
	Target Area	
	Goals Supported	Establish and Maintain Suitable Living Environment
	Needs Addressed	Living Environment
	Funding	CDBG: \$8,670
	Description	Pre-apprenticeship training and employment services.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	5 individuals will receive job training and employment services/case management.
	Location Description	Activities will be provided at Apprenticeship & Non-traditional Employment for Women (ANEW) (550 SW 7th Street, Renton, WA 98057)
	Planned Activities	Individuals participate in one of two tracks: 1) Trades Rotation Program, a 12-week pre-apprenticeship training program with job placement and retention services for women in manufacturing and construction trades; and 2) the Career Connection Program, wrap-around employment services focusing on job placement and retention.

11	Project Name	Habitat for Humanity Seattle-King County â€” Federal Way Repairs 2020
	Target Area	
	Goals Supported	Preserve Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$62,000
	Description	Housing repair program helping low/low mod income homeowners repair their homes to a safe condition.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	4 families will benefit in 2020.
	Location Description	This activity will take place at locations to be determined within the approved NRSA.
	Planned Activities	Housing repair for extremely low-, low-, and moderate-income homeowners. Work is primarily focused on exterior health and safety issues and ADA accessibility improvements.

12	Project Name	Highline College StartZone (NRSA)
	Target Area	
	Goals Supported	Expand Economic Opportunities
	Needs Addressed	Economic Development and Job Growth
	Funding	CDBG: \$30,000
	Description	Technical Assistance to microenterprise business owners, entrepreneurs, and start-up businesses located in the approved Neighborhood Revitalization Strategy Area
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	18 individuals will receive technical assistance.
	Location Description	Activities will be provided at Highline College (2400 S. 240th Street, Des Moines, WA 98198) and in the NRSA to the extent possible.
	Planned Activities	Business advisors will provide one-to-one technical assistance and advising to business owners looking to start or grow their businesses as well as educational interventions that are aimed at enhancing small business, self-employment, and micro-enterprise in Federal Way.

13	Project Name	Highline College Business Development Programs
	Target Area	
	Goals Supported	Expand Economic Opportunities
	Needs Addressed	Economic Development and Job Growth
	Funding	CDBG: \$30,000
	Description	Technical Assistance to microenterprise business owners, entrepreneurs, and start-up businesses located in Federal Way.
	Target Date	12/31/2020
	Estimate the number and type of families that will benefit from the proposed activities	24 individuals will receive technical assistance.
	Location Description	Activities will be provided at Highline College (2400 S. 240th Street, Des Moines, WA 98198)
	Planned Activities	Business advisors will provide one-to-one technical assistance and advising to business owners looking to start or grow their businesses as well as educational interventions that are aimed at enhancing small business, self-employment, and micro-enterprise in Federal Way.

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 Federal Way will direct assistance throughout the community as needed. This includes one geographic area identified in north Federal Way as part of the approved Neighborhood Revitalization Strategy Area (NRSA). Two projects will be directed to the NRSA.

Geographic Distribution

Target Area	Percentage of Funds
North Federal Way	

Table 21 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Persons and households in need exist throughout the City and resources are to be allocated as needed. The NRSA was identified for having both barriers and opportunities. The area continues to have concentrations of low-to moderate-income households and concentrations of ethnic and minority populations as well as a variety of housing problems.

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

Introduction

The City of Federal Way has been and will remain involved in collaborative efforts that serve the needs of low- and moderate-income persons and households, the homeless, and those with special needs. The City participates on numerous committees, boards, and the like and works directly with agencies and organizations that provide services in order to enhance the level and quality of services in Federal Way and throughout South King County.

Actions planned to address obstacles to meeting underserved needs

The City is working with other communities in South King County to establish and enhance strong networks for community development and human services delivery. This includes working with service providers, stakeholders, the faith-based community, other government agencies, and those we serve directly to identify and overcome or mitigate barriers to meeting underserved needs. There are both on-going discussions among the parties to share information about current issues, as well as longer term planning to develop strategies, build public awareness, and enhance the support of elected officials for increased resources for the underserved.

The City worked with local cities to implement a Parallel Application process to the Human Services General Fund process. The Parallel Application focused on underserved, underrepresented, and underfunded communities with particular focus on organizations and programs serving communities of color, immigrants, and/or refugees. For 2017-2018, the City funded five programs for a total of \$14,500 per year and has seen great success and will be providing \$15,000 to three programs for both 2019 and 2020.

Actions planned to foster and maintain affordable housing

The City operates the Home Repair Program, which is funded by CDBG and serves low- and moderate-income homeowners in Federal Way. The program provides emergency and standard repair and renovation services that help families remain in their homes. The program is a means of retaining and enhancing affordable housing and serves to support aging in place, as well as strengthening the neighborhoods in which the homes are located. The program does not specifically target households with elderly individuals, but does serve primarily older adults and often incorporates renovations that assist individuals in staying in their home longer with additions such as ramps, bathroom upgrades including grab bars and accessible showers, and so on.

The City of Federal Way also joined the newly established South King County Housing and Homelessness Partnership (SKHHP) in collaboration with other cities in south King County and King County. SKHHP will

focus on assisting the region in in meeting affordable housing and homeless needs.

Actions planned to reduce lead-based paint hazards

The City of Federal Way works to reduce lead-based paint hazards by complying with and requiring subrecipients to comply with the Lead-Based Paint requirements set forth in 24 CFR Part 35. This includes meeting the requirements for notification, identification, and stabilization of deteriorated paint; identification and control of lead-based paint hazards; and identification and abatement of lead-based paint hazards. The Protect Your Family from Lead in Your Home pamphlet developed by the EPA, HUD, and the U.S. Consumer Product Safety Commission is also distributed.

Actions planned to reduce the number of poverty-level families

Actions to reduce the number of poverty level families include funding small business and micro-enterprise training and technical assistance. Additionally, actions include maintaining and enhancing relationships with school-based mentoring programs that lead to increased graduation and college acceptance and outreach to increase opportunities for low-income residents to obtain livable wage jobs.

Actions planned to develop institutional structure

In 2020, the Community Services Division will:

- Update the Division website to include pertinent information for community-based organizations for planning and program implementation purposes, and for individuals seeking resources for community development.
- Continue to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues, affordable housing, job creation, and community revitalization initiatives.
- Continue to participate in collaborative efforts with other funders, private sector groups, and agency coalitions such as the Continuum of Care.

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

The City of Federal Way has regularly fostered relationships between these entities and will continue to develop and participate in these collaborations, including the South King Council of Human Services, South King County Housing Development Group, the King County Housing Development Consortium, and South King Housing and Homelessness Partnership (SKHHP). As part of the SKHHP work group, the City of Federal Way and other local cities work with agencies to develop the system and advocate for

coordination between housing and social service agencies.

Discussion

The expressed goal of the CDBG Program is to reduce the number of people living in poverty. The City gives funding priority to programs that, in addition to complying with federal regulations, address a priority outlined in the Consolidated Plan, and 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

As a member of the King County HOME Consortium, the City of Federal Way will engage in housing activities, collaborations, and partnerships to enhance opportunities for equitable development and the creation/preservation of affordable housing. The Consortium will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice and to increase access to housing and housing programs.

We value working together collectively to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and fosters shared outcomes. We are not a one size fits all system and as such, we invest in projects that ensure that homeless households from all sub-populations:

- are treated with dignity and respect;
- are returned to permanent housing as quickly as possible;
- receive strength-based services that emphasize recovery, as needed;
- are supported to graduate from temporary homeless housing as rapidly as possible and from permanent supportive housing as soon as they are ready;
- receive only what they need to return to housing quickly and to be as self-reliant as possible.

To establish and maintain a suitable living environment and expand economic opportunities for low- and moderate-income people, our investments across the Consortium in low-income communities, and for the benefit of low-income people, help to ensure equitable opportunities for good health, happiness, safety, self-reliance, and connection to community. Specific strategies include: 1) improve the ability of health and human services agencies to serve our low-and moderate-income residents safely and effectively; 2) improve the living environment in low-and moderate-income neighborhoods and communities; and 3) expand economic opportunities for low- to moderate-income residents of the Consortium.

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%

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name</p> <p>11-15 ACS Data, Selected Economic Characteristics</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>2015 American Community Survey Data; DP03: Selected Economic Characteristics</p>
	<p>What was the purpose for developing this data set?</p> <p>The dataset was already developed; the City is using this in place of the pre-populated IDIS data as there were errors in the data in IDIS.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2015</p>
	<p>Briefly describe the methodology for the data collection.</p>
	<p>Describe the total population from which the sample was taken.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>