



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

# Executive Summary

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

### 1. Introduction

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

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

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

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

Key Findings from the AI include:

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

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

The AI proposed the following Fair Housing Goals:

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

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

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

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

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

## **3. Evaluation of past performance**

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

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

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

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

#### **4. Summary of citizen participation process and consultation process**

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

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

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

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

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

## **5. Summary of public comments**

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

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

### **What is Working Well**

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

### **What is Missing**

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

### **Barriers to Fair Housing Choice**

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

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

### **Recommended Actions Identified by Public Stakeholders**

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

The City of Auburn also held a thirty day public comment period starting on September 4, 2019 and provided a public hearing for the Consolidated Plan on October 7, 2019. No additional comments were received during that time.

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

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

## **7. Summary**

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

# The Process

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

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
Lead Agency	Auburn	Community Development Department
CDBG Administrator	Auburn	Community Development Department
HOME Administrator	King County	Department of Community and Human Services
ESG Administrator	King County	Department of Community and Human Services

Table 1– Responsible Agencies

### Narrative

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

HOME Program – Nicole Washington  
ESG Program – Kate Speltz

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

### Consolidated Plan Public Contact Information

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

### **1. Introduction**

This section describes the community consultation process followed by the City of Auburn in updating the Consolidated Plan and the coordination with other local governments, the Continuum of Care, service agencies, and community stakeholders. The City of Auburn consulted with multiple public and private agencies as well as community members during the development of the Consolidated Plan.

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

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

The City of Auburn works closely with partnering King County jurisdictions, public housing authorities and health providers to develop systems in order to improve the quality of service and access for low-income residents as well as the community as a whole within the city and throughout the region.

The City of Auburn, in partnership with the Seattle-King County Coalition on Homelessness, convenes a monthly group of service providers, faith communities, community advocates, and others, to coordinate efforts on serving individuals experiencing homelessness in South King County. The meeting provides a venue for resource sharing, collaboration, training, and best practice implementation. City staff also participate in regional collaborative and decision making bodies such as the King County Joint Recommendations Committee (JRC) and the South King County Human Services Planners group. The city is a member of the King County Human Services Funder Collaborative, which provides a more streamlined process for human service agencies to access funding from multiple cities.

Additionally, the City participates in monthly meetings with staff from King County Department of Community and Human Services, Public Health King County, the Housing Development Consortium, Valley Cities, the Multi-Service Center, and the King County Housing Authority to review program progress and delivery of services funded through regional efforts. This regional collaboration work is supported by the South King Housing and Homelessness Partnership, which Auburn and other South King County Cities contribute to in order to build additional capacity to address issues related to housing and homelessness in the South King County region.

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



Since 2016, King County and All Home, our region's Continuum of Care (CoC) lead agency, launched the Coordinated Entry for All (CEA) system for homeless populations and has been refining the system since then. National research identifies coordinated entry as a key component for an effective homeless system because it improves the quality of client screening and assessment, matches clients to appropriately targeted services and resources, and promotes a more efficient use of resources. CEA processes and prioritizes assistance based on vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner.

A key feature of the CEA system includes a common assessment tool, the CEA Housing Triage Tool, which is based upon vulnerability and severity of service needs to ensure that people who need assistance the most can receive it in a timely manner. Chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and young adults are a part of the coordinated system. In addition, CEA utilizes regional access points which serve as the primary "front door" for the homeless housing system.

Auburn's mayor is a member of All Home's coordinating board, and participates in regional CoC efforts. During the latter half of 2019, Auburn staff have been invited to provide feedback to King County and All Home in their efforts to shift the current governance model of our CoC. We expect to continue to play a role in this process during the 2020-2024 Consolidated Plan period.

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

The ESG program focuses on assisting people to quickly regain stability in permanent housing after experiencing homelessness or a housing crisis.

*Consultation with CoC* - During the planning process, All Home, the CoC, advises and collaborates with the County and the City of Seattle in stakeholder meetings as a part of the development of the Consolidated Plan and the Action Plan.

*Allocation of ESG Funds* - The Consortium consults with, member jurisdictions, stakeholders, and the public, and works with the Joint Recommendation Committee to allocate ESG funds. Auburn has a representative on the JRC and works closely with King County to provide input on local context. Funding awards are made on a competitive basis through bi-annual funding rounds advertised publicly and conducted through the King County Department of Procurement.

*Performance Standards and Evaluation of Outcomes* - All projects adhere to the Homeless Management Information System (HMIS) operating standards and all reporting and program evaluation is completed through HMIS. Within HMIS, data for target populations, youth and young adults, singles, and families, is collected for the following three categories: 1) exit to permanent housing; 2) average program stay; and 3) return to homelessness. This information is collected for emergency shelters, transitional housing,

permanent supportive housing, prevention, and rental assistance programs. Actual performance is measured against the target goals.

*Funding, Policies and Procedures for HMIS* - The Consortium, with King County as the lead, has improved the efficiency and accountability of HMIS. The King County HHCCDD team coordinates with the HMIS team who also are employees of King County. This strengthens the infrastructure and refines the process that allows HMIS to act as the data system platform for the CEA system. Using HMIS as the platform for the system allows continued and substantial improvement in the amount and accuracy of data reported.

The Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act) revised the Emergency Shelter Grants Program and renamed it the Emergency Solutions Grants (ESG) Program. The new name reflects the change in the program's focus from addressing the needs of homeless people in emergency shelters to assisting people to quickly regain stability in permanent housing after experiencing homelessness and/or a housing crisis.

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

**Table 2– Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	KING COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As a member of the King County Housing Consortium for the purpose of HOME funds, Auburn works closely with King County in the development of the City's and the County's Consolidated Plan. Because the two entities have a cardinal role in each other's program delivery there is active participation from both parties in the development of the plan. Staff from King County and Auburn met regularly prior to and during the development of the plan, and both entities participated in the public meeting held in Auburn on April 1.
2	<b>Agency/Group/Organization</b>	KENT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As members of the Urban County Consortium, Auburn and Kent staff worked closely together during the development of the Consolidated Plan. Staff from both cities attend monthly meetings to discuss human services and housing trends, needs, and progress on ongoing initiatives.
3	<b>Agency/Group/Organization</b>	FEDERAL WAY
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	As members of the Urban County Consortium, Auburn and Federal Way staff worked closely together during the development of the Consolidated Plan. Staff from both cities attend monthly meetings to discuss human services and housing trends, needs, and progress on ongoing initiatives.
4	<b>Agency/Group/Organization</b>	Housing Development Consortium of Seattle-King County
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Auburn participates in monthly meetings convened by the Housing Development Consortium (HDC) on homeless response needs and strategy in SKC, and bimonthly meetings focused on affordable housing data and developments. The information collected by HDC helps to inform multiple pieces of our Consolidated Plan, particularly those strategies related to homelessness and affordable housing in our community.
5	<b>Agency/Group/Organization</b>	Seattle-King County Coalition on Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Nonprofit agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Auburn is a member of the Seattle-King County Coalition on Homelessness (SKCCH), and co-convenes a monthly group of service providers working with people experiencing homelessness in our communities. The meetings provide a frequent check-in point, and the opportunity to hear from providers directly on the challenges and trends they're seeing in Auburn. The Coalition on Homelessness' organizational members include agencies and community groups that provide emergency shelter and services, transitional housing, and permanent, supported housing to the roughly 27,000 men, women, and children who are homeless in King County during one year.
6	<b>Agency/Group/Organization</b>	South King County Housing and Homelessness Partners
	<b>Agency/Group/Organization Type</b>	Other government - Local Regional organization

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Public Housing Needs  Homelessness Strategy  Homeless Needs - Chronically homeless  Homeless Needs - Families with children  Homelessness Needs - Veterans  Homelessness Needs - Unaccompanied youth</p>
<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>South King Housing and Homelessness Partners (SKHHP) is a coalition formed by an interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County. The agreement allows for South King County jurisdictions to work together and share resources in order to effectively address affordable housing and homelessness. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country. The purpose of the coalition is to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.</p>

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

A wide range of groups and organizations participated in the process including public funders from Washington State and King County partner jurisdictions, public housing authorities, members from the Seattle-King County Housing Development Consortium, stakeholders, housing providers for low-and-moderate income persons, agencies who serve persons who are homeless, and Seattle-King County Public Health. In addition to the consultations referenced above, Auburn, King County and Consortium partner staff coordinate closely with each other and fan out to participate and attend a wide range of standing meetings with city planners, housing and service providers.

The only types of organizations not consulted with were corrections facilities. The rationale for not consulting with these facilities is that the City does not host this type of organization.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	All Home King County	The goals of Auburn's Strategic Plan overlap with the goals of the CoC to address the needs of homeless residents in the community and reduce the risk of homelessness.

**Table 3– Other local / regional / federal planning efforts**

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

As a member of the King County Housing Consortium for the purpose of HOME funds, Auburn works closely with King County in the development of the City's and the County's Consolidated Plan. Because the two entities have a cardinal role in each other's program delivery there is active participation from both parties in the development of the plan.

The City also actively participates in the South King County Human Services Planners Committee. The Committee is composed of neighboring South King County City's such as Kent, Federal Way and Burien as well as partnering funder organizations such as All Home and United Way. The monthly meetings are used to discuss current issues impacting the community as well as Consolidated Planning and other CDBG program management strategies.

**Narrative**

## **PR-15 Citizen Participation - 91.401, 91.105, 91.200(c)**

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

Citizen participation plays a crucial role in the success of the City's Consolidated Plan. The goals are to hear the community's feedback and recommendations on how CDBG funds should be invested and how services can coordinate to achieve the greatest impact.

As part of the Consolidated Plan development, the City of Auburn solicited input on community needs, priorities, and potential strategies. Public input was gathered utilizing a variety of public engagement strategies, including public meetings, written comments, stakeholder interviews, focus groups, and online surveys. The City made an effort to reduce barriers to input by providing the online survey in English and Spanish and making interpretation available during the public meeting and stakeholder interviews and focus groups.



**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community  Elected Leaders, Service Providers, Business Community	"One Table" was a series of meetings convened by the City of Seattle, the City of Auburn, and King County. The January 22, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness and to develop a community approach to homelessness and affordability.	Full meeting summary at URL below	None	<a href="https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx">https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx</a>
2	Public Meeting	Non-targeted/broad community  Elected Leaders, Service Providers, Business Community	The April 4, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness	Full meeting summary at URL below	None	<a href="https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx">https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community  Elected Leaders, Service Providers, Business Community	The August 3, 2018 One Table Community Action Work Group meeting brought elected officials, service providers to discuss the root causes of homelessness.	Full meeting summary at URL below	None	<a href="https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx">https://www.kingcounty.gov/depts/community-human-services/housing/services/homeless-housing/one-table.aspx</a>
4	Public Meeting	Non-targeted/broad community	On April 1, the City of Auburn held a public meeting with support from King County to gather input for the 2020-2024 Consolidated Plan update, and to hear from community members on local housing needs and barriers to Fair Housing.	People expressed a desire to see more affordable housing, fewer barriers to obtaining housing including: tenant screening, selective micro-targeting through social media, discrimination against domestic violence survivors, rental application fees. Also mentioned was single family zoning as exclusionary and limiting the housing supply. Other supply constraining factors mentioned were permitting process and regulations.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Stakeholder meeting	King County Library System	City of Auburn staff along with consultant met with staff at King County Library system to hear input on community needs.	Identified gaps in services included low availability of shelter beds compared to community need, lack of medical respite beds, wraparound services for individuals experiencing chronic homelessness, transportation.	None	
6	Stakeholder meeting	Auburn Food Bank	City of Auburn staff along with consultant held two focus groups at Auburn food bank, for staff and clients to provide input on community needs.	Identified gaps in services included inadequate transportation, lack of affordable housing, insufficient mental health services compared to need, lack of personal storage options for individuals experiencing homelessness.	None	
7	Stakeholder meeting	Nexus Youth and Families	City of Auburn staff along with consultant held two focus groups at Nexus Youth and Families, for staff and clients to provide input on community needs.	Identified gaps in services included youth-appropriate employment services, clothing resources, and lack of affordable housing locally.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Stakeholder meeting	Mother Africa	City of Auburn staff along with consultant met with staff at Mother Africa to hear input on community needs.	Identified gaps in services included lack of emergency shelter beds for individuals fleeing domestic violence, lack of large family-size affordable housing units across South King County, including Auburn, and employment services.	None	
9	Stakeholder meeting	Ukrainian Community Center of Washington	City of Auburn staff along with consultant met with staff at Ukrainian Community Center of Washington to hear input on community needs.	Identified gaps in services included employment services, housing-related legal resources for renters, lack of affordable housing, and resources for utility assistance for low-income community members.	None	
10	Stakeholder meeting	Seattle-King County Public Health Mobile Medical Van	City of Auburn staff along with consultant met with staff at the Mobile Medical Van to hear input on community needs.	Identified gaps included a lack of medical respite beds for individuals experiencing homeless, emergency shelter beds, and legal assistance.	None	
11	Stakeholder meeting	Mary's Place	City of Auburn consultant met with staff at Mary's Place to hear input on community needs.	Identified gaps included insufficient affordable housing and shelter capacity in South King County.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Meeting	City of Auburn Human Services Committee	City of Auburn staff along with consultant met with the City of Auburn's Human Services Committee to hear input on community needs.	Identified gaps included insufficient affordable housing locally, lack of transportation, especially at a subregional level, lack of flexible options for increasing affordable housing stock.	None	
13	Stakeholder meeting	Interfaith Task Force on Homelessness	City of Auburn consultant met with staff at the Interfaith Task Force on Homelessness to hear input on community needs.	Identified gaps included a lack of directed support and programs for individuals living in their vehicles in Auburn.	None	
14	Internet Outreach	Non-targeted/broad community	Broad community survey was made available for 9 weeks with outreach to community members and human service providers through web postings, social media, targeted emails, availability at public events, and announcements at community meetings. The survey received 119 responses.	Survey responses identified community perceptions of increasing human service needs, particularly related to housing stability, domestic violence, and food and emergency sheltering. Respondents would like to see city prioritization of basic needs, homeless prevention and housing stability, neighborhood safety and wellbeing, and health and dental care.	None	

**Table 4– Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The needs assessment of Auburn's Consolidated Plan is largely comprised of data provided through HUD and the US Census well as information gathered through consultations and citizen participation. The assessment provides a clear picture of Auburn's needs related to affordable housing, special needs housing, community development and homelessness. Within these topics the highest priority needs will be identified which will form the basis for a strategic plan.

Numerous sources were used to conclude Auburn's needs for the next five years, including Census data, school district data, information from the HUD Comprehensive Affordability Strategy and the Washington State Department of Health and Social Services. Data from the King County Regional Affordable Housing Task Force was also used to provide more in depth detail about Auburn's housing needs.

In addition, the City worked with a consultant to provide focus groups, stakeholder interviews, and a community-wide survey on housing and human service needs. The City assessed comments received from residents and consultations with stakeholders, partners and other collaborative partners who worked closely with the city on housing and other human services issues.



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

### **Describe the jurisdiction's need for Public Facilities:**

In 2015, the City of Auburn completed a strategic planning process specific to the City's parks, open spaces, and recreation facilities. The plan emphasized the following recommendations with regards to public parks and recreation facilities:

Age/Composition: Our young, growing population, with many single-parent families and an increasing population of elderly residents, has extensive needs for recreation and service programs, as well as recreation facilities.

Race: Auburn's changing racial composition can be incorporated into its historical, cultural and recreational programming and in development of facilities.

Housing: With increased density of housing, there is an increased need for parks and open space to replace the lost "backyard" is occurring.

Income Levels: The lower income levels in Auburn mean that there is a greater need for public recreation facilities. Our residents also require classes and programs at reasonable rates or no cost. Teens, the elderly, and families with several children are particularly in need of free or reduced fee services.

New Park Development: Specific park land and facilities needed to serve new residents should be determined as development occurs or is planned. The recently annexed areas of Lea Hill and West Hill are underserved by parks and recreation programs. Park site selection should ensure that the site will physically accommodate the identified facilities. Areas with extensive steep slopes and wetlands may be difficult areas in which to develop active recreation facilities, although they may be suited to open space or passive activities.

Scenic and Resource Lands: Lands with high scenic or natural resource value should be acquired and utilized for parks and open space. Public access to these locations should be guaranteed through site selection and design.

Ecosystems: It is desirable to have parks located in a variety of ecosystems present in the city. This means we plan parks in, or adjacent to the rivers, creeks, wetlands and wooded hillsides found throughout the city.

Art and History: The inclusion of historical artwork, public art, and information in the development of parks will broaden their value to the community. It can provide an added source of enjoyment and education to the recreational experience.

In addition to public facilities operated by the City, Auburn is host to numerous public facilities that offer programs serving those who are at risk of or currently experiencing homelessness. However, community members still identify clear gaps in the types of facilities needed to support vulnerable Auburn residents. In 2019, Auburn heard from residents at public meetings and through interviews and focus groups as part of the Community Needs Assessment process. Key needs identified through this process included:

**Enhanced, 24 Hour Emergency Shelter:** The City of Auburn supports a day center and separate overnight shelter for adults experiencing literal homelessness in the community. The shelter is consistently at capacity and turns away residents seeking services as a result. In addition, the City of Auburn is home to an emergency shelter for young adults ages 18-24 that also experiences challenges with limited capacity and significant need. Beyond these maxed out resources, people within the City of



Auburn do not have access to shelter, safe places to park and reside in their vehicles, or safe campgrounds. Couples wanting to reside together, people with pets, and people actively using substances have no options for shelter within the City of Auburn, as low barrier shelter does not exist.

**Medical Respite:** Stakeholders identified that there is a clear need for additional medical care that human service organizations cannot provide. A more intensive medical respite care facility does not exist, so people exit the emergency room with nowhere to go, directly to the streets or emergency shelter and often end up at the public library during the day. This results in King County Public Health's Mobile Medical Team seeing people with worsening/acute medical conditions that would be preventable if a medical respite care option were available. Stakeholders identified the number one strategy for providing effective and sustainable treatment as a medical respite facility. Without that critical resource, patients, often without housing options, are discharged without safe place to recover and no medical follow up.

### **How were these needs determined?**

These needs were determined through multiple public participation and data gathering processes. The City's strategic planning process related to parks and open spaces included an online survey, public meetings, engagement at the City's Park Board, Arts Commission, Planning Commission and City Council Meetings, an Auburn Health Impact Assessment, and feedback from current participants of Parks and Recreation Classes. The Community Needs Assessment incorporated public survey feedback, information from stakeholder interviews and focus groups, input from the City Council and Human Services Committee, and local and national data.

### **Describe the jurisdiction's need for Public Improvements:**

The City of Auburn makes numerous efforts and strategies to ensure improvements are made to provide a safe, user friendly and appealing community for community members to reside. Because staff cannot see all happenings at all times it is important that residents communicate their needs and make requests as a need for improvement arises. The City of Auburn provides a reporting system on the City website as well as an app where Auburn residents can report issues with streets, facilities, parking, vegetation and other issues that need attention. The system has allowed the City to keep up with maintenance issues and meet needs of its community. Although the system has increased communication between citizens and city services as well as improved efficiency of improvements, citizens have expressed a need for improved parking facilities, sidewalks and street repairs.

The City of Auburn has developed several public improvement projects in the past utilizing CDBG funds. The City anticipates utilizing CDBG funds in the 2020-2024 strategic planning period to address sidewalk ADA accessibility needs in low-income areas of the community. These projects support greater safety and accessibility for community members.

### **How were these needs determined?**

Auburn's needs for public improvements were determined through needs assessments, citizen surveys, and ongoing evaluation and assessment by the City's Public Works department. In addition, a telephone survey conducted prior to the last Consolidated Plan update asked citizens of their opinions about the quality of life in Auburn, priorities for the future, and the level of satisfaction with city government and city services. The data collected was summarized into a report made available to the public on the City's website.

### **Describe the jurisdiction's need for Public Services:**

Similar to other cities within King County and the Puget Sound region at-large, Auburn has grown rapidly, becoming an increasingly diverse community as it pertains to race/ethnicity, income, education, and language, among other categories. According to the 2017 American Community Survey (ACS), the population of Auburn is 77,440, this is a 10.3% increase from 2010. These residents form 18,862 families, making the average family size 3.25, well above the national average of 2.63 and the King County average of 2.45.

Although population growth is felt by the entire region, it is notably large in Auburn. Each year, Auburn has increased its share of residents within King County; meaning that Auburn has outpaced most other King County cities in percentage of growth. Auburn accounted for 1.9% of the King County population in 1970, now accounting for 3.7% of the population.

The *2017 Self Sufficiency Standard* in South King County for one adult, one preschooler, and one school-age child is \$68,625 annually. Similarly, the self-sufficiency standard for two adults, one preschooler, and one school-age child is \$74,083. The median annual household income in Auburn (\$64,000) nearly hits these self-sufficiency numbers. Despite substantial economic growth, the pace of such growth exacerbates inequities and gaps. Without adequate economic supports those gaps risk growing larger as economic growth continues at such a rapid pace.

Rapidly increasing housing costs and a low vacancy rate in the region has contributed to an increased housing cost burden for Auburn residents and increased risk of housing instability. This data, highlighted in the Analysis of Impediments to Fair Housing and Housing Market Analysis sections of the Consolidated Plan, point to an increased need for Public Services, which can often serve to mitigate housing instability by meeting other household needs or providing legal or other housing interventions. Auburn's accelerated pace of growth also highlights the increased need for Public Services, as local providers are unable to keep pace with the demand in order to address current needs of residents. Key Public Service needs identified through public participation include Fair Housing supports, medical services, increased services connected to emergency shelter, employment training for young adults, and supportive housing.

### **How were these needs determined?**

Numerous sources were used to conclude Auburn's needs for the next five years, including Census data, school district data, information from the HUD Comprehensive Affordability Strategy and the Washington State Department of Health and Social Services. Data from the King County Regional

Affordable Housing Task Force was also used to provide more in depth detail about Auburn's housing needs.

In addition, the City worked with a consultant to provide focus groups, stakeholder interviews, and a community-wide survey on housing and human service needs. The City assessed comments received from residents and consultations with stakeholders, partners and other collaborative partners who worked closely with the city on housing and other human services issues.

**Based on the needs analysis above, describe the State's needs in Colonias**

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis Section will cover the following topic areas within Auburn's housing market:

- Supply and demand
- Housing stock available
- Condition and cost of housing
- Inventory of facilities, housing, and services that meet the needs of homeless persons
- Barriers to affordable housing
- Characteristics of the jurisdiction's economy

Each section will identify and describe Auburn's greatest needs, what resources and options are available, as well as what resources are less available for residents.



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

### Introduction

Centrally located between Tacoma and Seattle, Auburn is an ideal place of residence in the Puget Sound's economic region. Connected to freeways and the Sound Transit's Commuter Train, Auburn has continued to experience a significant amount of economic growth in the past five years. At the center of the largest industrial complex in the Northwest, Auburn sits in the middle of the major North-South and East-West routes of this region. With two rail roads and close proximity to the Ports of Seattle and Tacoma, Auburn was identified by the Department of Commerce as one of only 15 Innovation Partnership Zones in Washington State. With continued job expansion and above average retail growth, Auburn enjoys a vibrant and sustainable business environment. Like most regions, Auburn experienced fluctuation of employment during the recession; however the recent changes and community enhancements have kept the unemployment rate relatively low. Being centrally located and having large amounts of available land, the City of Auburn is ideal for business expansion and economic growth.

This section will cover Auburn's non-housing economic development assets of the city. The items covered in detail are:

- business by sector
- labor force
- occupation by sector
- travel time to work
- educational attainment
- median earnings in the past 12 months

The tables will provide detailed information on the economic status of Auburn as well as provide an estimate of where the gaps are.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	356	13	1	0	-1
Arts, Entertainment, Accommodations	3,004	2,644	9	6	-3

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Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Construction	2,586	3,291	8	8	0
Education and Health Care Services	6,468	7,495	19	17	-2
Finance, Insurance, and Real Estate	1,659	1,007	5	2	-3
Information	503	639	1	1	0
Manufacturing	5,065	9,119	15	21	6
Other Services	1,474	1,489	4	3	-1
Professional, Scientific, Management Services	3,165	2,282	9	5	-4
Public Administration	1,626	3,139	5	7	2
Retail Trade	4,311	5,615	13	13	0
Transportation and Warehousing	2,573	2,998	7	7	0
Wholesale Trade	1,531	3,849	4	9	5
Total	34,321	43,580	--	--	--

**Table 5 - Business Activity**

**Alternate Data Source Name:**

2015 ACS Data, Selected Economic Characteristics

**Data Source Comments:**

**Labor Force**

Total Population in the Civilian Labor Force	37,388
Civilian Employed Population 16 years and over	34,315
Unemployment Rate	8.13
Unemployment Rate for Ages 16-24	23.04
Unemployment Rate for Ages 25-65	5.02

**Table 6 - Labor Force**

**Data Source:** 2011-2015 ACS

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	6,775
Farming, fisheries and forestry occupations	1,674
Service	3,980
Sales and office	9,090
Construction, extraction, maintenance and repair	3,369
Production, transportation and material moving	2,040

**Table 7 – Occupations by Sector**

Data Source: 2011-2015 ACS

**Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	17,635	54%
30-59 Minutes	10,715	33%
60 or More Minutes	4,195	13%
<b>Total</b>	<b>32,545</b>	<b>100%</b>

**Table 8 - Travel Time**

Data Source: 2011-2015 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	2,685	239	1,773
High school graduate (includes equivalency)	8,100	710	2,785



Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	10,065	810	2,890
Bachelor's degree or higher	7,845	225	1,090

**Table 9 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	125	679	700	548	595
9th to 12th grade, no diploma	1,105	974	740	1,045	643
High school graduate, GED, or alternative	2,595	3,040	2,765	5,795	2,795
Some college, no degree	2,810	2,310	2,275	4,685	2,035
Associate's degree	555	960	1,275	2,335	595
Bachelor's degree	475	1,815	1,655	3,115	1,115
Graduate or professional degree	15	470	715	1,450	625

**Table 10 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,670
High school graduate (includes equivalency)	33,290
Some college or Associate's degree	41,024
Bachelor's degree	57,196
Graduate or professional degree	64,409

**Table 11 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

2011-2015 ACS Data

**Data Source Comments:**

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

Based on the Business Activity table above the major employment sectors within Auburn's jurisdiction are:

- Manufacturing
- Education and Health Care Services
- Retail trade

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

Major education and health care services employers include: the Auburn School District, Green River College, Multicare

Major retail trade businesses include: The Outlet Collection, Wal Mart, and Coastal Farm and Ranch. In addition to the major retail trade businesses, Auburn has numerous small businesses throughout the City.

**Describe the workforce and infrastructure needs of the business community:**

Auburn is fortunate to be in the path of growth, and, in the past years, the City has successfully set the stage for increased investment. As a result, the interest in and momentum around Auburn have been increasing and continue to build. In 2014, Auburn's population was almost 76,000. By 2020, Esri, a leading demographic data provider, estimates that Auburn's population will be nearly 85,000. With the cost of housing continuing to climb throughout the Seattle region, Auburn and its South Sound peers will likely see population growth accelerate even more than these conservative projections predict. Currently, the City is a net importer of labor with more workers commuting to Auburn for jobs each day than leaving. As new residents move into the community, Auburn's economic development activities will influence whether there are job opportunities for these new residents in Auburn or whether they will commute outside the city limits for work. According to EMSI, a leading economic and labor market data provider, the City is projected to add over 6,400 jobs over the next 10 years. This number is also likely

conservative. The actual number and composition of jobs could change dramatically with a targeted, entrepreneurial economic development program. The City's current economic development resources and structure allow the City to be responsive to opportunities that come its way. It has a proven track record of dedication and creativity that has yielded impressive results to date. The City of Auburn's Economic Development Strategic Plan found that the City will benefit from augment its Economic Development program with additional resources and stronger partnerships. This will position the City to better support the attraction, formation, retention, and expansion of businesses that form the economic backbone of the community and provide more and better economic opportunities for Auburn residents.

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

Each of Auburn's seven neighborhood areas have upcoming developments that may impact local investment and business growth, including some planned infrastructure improvements:

**Downtown:** There are several large projects in the downtown area that are in various stages of the design, permit review, and approval process.

- Auburn Town Center is a seven-story, 296,000 square foot mixed use commercial property being developed at 1st and South Division Street in the heart of downtown. It will include 226 market rate apartment units and 2,000 square feet of ground level commercial space.
- Next door will be the Auburn Legacy Senior Living, an eight-story, 216,000 square foot building that will provide additional housing options for our senior community members, as well as an additional 7,000 square feet of ground floor commercial space on Main Street. Ground breaking is anticipated this summer or fall.
- The Heritage Building, in Auburn's downtown core, was sadly destroyed by fire in December of 2017. The property owner is working on the design of a new and improved six-story, 60,000 square foot building with 67 apartments, doubling the capacity of the previous building. This site will provide 5,500 square feet of ground floor commercial space. This project is currently in the design review phase, with an anticipated 2020 construction start date.

**Lakeland Hills:** There are several development projects planned for the Lakeland Hills area of Auburn, including a new 73,000 square foot Auburn Public Schools elementary school, a 16-lot residential subdivision, and a 5-building retail development.

**Lea Hill:** In addition to three subdivision projects that are in preliminary design and review stages, the City is also moving forward with the Lea Hill Corridor project. In September 2018, the City initiated the Lea Hill Road Corridor Study, between Harvey Road/M Street NE and 124th Avenue SE. The study is taking a practical design approach to develop alternative solutions, determine a preferred roadway design, and identify any potential interim solutions. The Lea Hill Road Corridor Study, which involves public engagement, traffic forecasting and analysis, conceptual design, and preliminary cost estimation, is expected to be complete by the end of 2019.

**North:** There are several large projects in North Auburn that are in various stages of the design, permit review, and approval process. Notably, these include a 290,000 square foot warehouse and distribution center, a mixed use retail and multi-family development that includes affordable housing, a 250,000 square foot warehouse, and a public elementary school replacement.

**Plateau:** There are two large infrastructure improvements that are in process on the Plateau in Auburn:

- **SR 164 Improvements:** The Muckleshoot Indian Tribe is leading this project to improve transportation on the SR 164 corridor from SR 18 to the Poplar Street curve, with the support of WSDOT and the City of Auburn. The purpose of the project is to develop a cost-effective, long-term solution that improves congestion, increases safety, and accommodates growth. The Muckleshoot Indian Tribe, with the support of WSDOT and the City, hosted two public open houses to display project concepts and an online comment form to collect community feedback. A final public open house on the project will be held early this fall.
- **Auburn Way South Improvements:** The Auburn Way South Sidewalk Improvement project will construct a sidewalk to fill the missing sidewalk gap from 17th Street SE to Muckleshoot Plaza along the north side of Auburn Way South. The project will provide pedestrian access along Auburn Way South by constructing a sidewalk where one doesn't currently exist. This project also includes the following work:
  - Narrowing the existing lane widths to accommodate the new sidewalks within the existing roadway footprint;
  - Painting new lane lines to delineate the new lane widths;
  - Reducing the speed limit from 45 MPH to 35 MPH;
  - Installing c-curbing and a raised median for the purpose of calming vehicular speeds;
  - Removing the existing guardrail and installing new guardrail behind the planned sidewalk; and
  - Upgrading the existing streetlights with energy efficient LED fixtures.

**South:**

- **Farmer's Market:** With a \$20,000 grant from King Conservation District for the past season, the Market was able to continue to grow at the new Les Gove Park location. The move to Les Gove Park has brought new success to the Market, its customers, vendors, and

especially the farmers. With the new park view, increase in exposure, an active park full of amenities, and space to grow, the Auburn Farmers Market will continue to flourish and grow for decades to come.

**West Hill:** In addition to receiving two subdivision projects that are in the review stages, the City will be completing improvements to a property for Parks use that will include soft surface trail improvements, viewpoints with picnic tables and benches, parking area, and a footbridge.

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

Auburn's primary strength, and the strength of the South Sound region, is its access to skilled labor. In the 145 zip codes that are within about a 45-minute drive of Auburn, there are 1.5 million workers. Over 800,000 of these workers fall into the "middle skills" segment of workers. In fact, Auburn has very good access to hard-to-find skillsets such as customer service representatives, truck drivers, registered nurses, maintenance and repair workers, and various types of technicians that support manufacturing operations. Auburn's primary constraint is the availability of sites and buildings with vacancy. This constraint is important because a community's inventory of sites and buildings determines whether or not it can enter into the competition for business investment. The majority of the other site selection factors distinguish regions across the country from one another. In that regard, Auburn is fortunate to be located in a region that is a magnet for talent and investment, which provides it with an advantage over communities of similar size in less competitive regions. Within the Seattle–Tacoma Metro area, the competition to attract businesses is stiff, and communities must differentiate themselves to stand out from their peers.

Auburn's education attainment is lower than the state's average; however the percentage of individuals with high school diplomas and some college (without degrees) is higher than the percentage of those without high school diplomas. Data shows that those in Auburn with some college or a bachelor's degree or higher have a higher employment rate than those who don't and have a higher median income. The employment rate of high school graduates, those with some college, those with bachelor's degrees or higher and the annual media income is lower than the state and nation's average.

The rate of Auburn residents with bachelor's degrees or higher is relatively lower than the general population, but the education attainment of the City positively corresponds with the employment opportunities in the jurisdiction. Because the majority of employment opportunities are in areas that do not require higher education degrees (wholesale trade, construction and retail trade) there is ample opportunity for employment in the City.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Mayor's Workforce Initiative began last summer when leadership from Auburn, Pacific, Algona, the Auburn School District, Green River College and businesses came together to talk about how we could work together proactively to connect local companies with our graduating students, and vice versa.

The vision of the group is: *To build a community where all residents can successfully participate in the workforce, achieve economic stability, raise a family, and be a part of the fabric of Algona, Auburn and Pacific. We will build a regional education-to-career pipeline that is a community-wide effort uniting education, cities, the business community, community-based organizations and citizens, where 100% of businesses choose to remain in the Cities and 100% of prospective employers choose our cities*

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Workforce Development, Business Assistance and Business Development Programs are services routinely provided through the City of Auburn's Office of Economic Development. The Office of Economic Development has a variety of resources for business development, expansion and recruitment. The City provides tools to assist, including a variety of regularly scheduled Business Assistance Training and Education Programming.

**Urban Center for Innovative Partnerships**

The mission of Auburn's Urban Center for Innovative Partnerships is to support a vibrant vital economy for the City of Auburn, our local region and the State of Washington. Encouraging the adaption of warehouse districts to mixed use, market-affordable technology clusters and facilitating collaborative partnering among private sector employers, research partners, and programmed workforce development, the IPZ is a multi-phased plan across a variety of manufacturing sectors. These collaborative clusters will realize new businesses and products; expand our existing knowledge based middle-wage jobs while creating new higher paying employment opportunities for the citizens of our City. Through new partnerships and the clustering of entrepreneurs, ideas will flourish, manufacturing efficiencies will be developed and our diverse business community will expand, creating investment opportunities, new technologies and the general growth of our economy.

**Downtown Revitalization Project**

For 120 years, property owners, business large and small, and individuals have invested and succeeded in Downtown Auburn. Downtown Auburn has undergone a significant revitalization. Recent and ongoing infrastructure investments by the City, new businesses, commuter rail access, shopping and dining opportunities, and recreational and cultural amenities have increased the economic growth and opportunity of downtown business owners as well as enhanced the vitality of the area. Since 2010, the City of Auburn has invested \$10 million of federal and State funds in the South Division Street Promenade Project and other downtown projects to make it easier and more attractive for private sector investment. Projects such as improved parking, sidewalks, lighting and updated water, sewer, storm and private utilities are just a small portion of improvements made to impact economic growth in Auburn.

### **Discussion**

The economic and community development of the City, specifically in CDBG-qualifying neighborhoods directly affect the vitality and wellness of its residents. For this reason the City intends to continue to include Community and Economic Development in its three priority goals for the 2020-2024 strategic planning period. In addition to neighborhood revitalization, the City intends on focusing on workforce development efforts. As many residents experience the disproportionate increases in cost of living compared to wage growth, Auburn intends to ensure that the workforce development corresponds with future business opportunities.

## **MA-50 Needs and Market Analysis Discussion**

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

In the City of Auburn, there are few concentrated areas where there are multiple housing problems. Households of all income groups throughout Auburn have a roughly balanced amount of households experiencing housing problems (problems include: overcrowding, substandard housing and housing cost burdens). Although the households with multiple housing problems are spread throughout the region and not concentrated, there are areas of concentration experiencing just one housing problem. Auburn's neighborhood referred to as "the Valley" runs parallel from North to South along West Valley Highway. The Valley has a concentration of households experiencing housing cost burdens and severe housing cost burdens.

When looking at population rather than geographic area, we find that a number of groups experience housing problems in Auburn at a disproportionate rate.

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

HUD also collects data on disproportionate housing needs based on racial demographics. A disproportionate housing need is identified when a particular group displays a ratio of housing need that is more than ten (10) percentage points above the jurisdictional need as a whole. Both Black/African American and Pacific Islander households experience housing problems at a disproportionate rate as compared to the jurisdiction as a whole. With 61% of Auburn households experiencing a housing problem, Black/African households and Pacific Islander households experience housing problems at fourteen (14) and twenty-eight (28) percentage points above the jurisdiction as a whole.

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

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

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



Racial diversity exists across much of Auburn’s geography. However, there are areas of concentration of two population groups.

- Native Americans in Auburn are concentrated in the Eastern side of Auburn near the Muckleshoot Reservation.
- Auburn residents of Hispanic origin reside along the Valley but have a heavier concentration on the South end of the Valley which runs directly up the middle of Auburn along highway 167.

Low-income families are concentrated in the Valley which runs up the center of Auburn alongside highway 167 and in the east side of Auburn near the Muckleshoot Indian Reservation.

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

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

Although the housing available for rental and ownership in the Auburn Valley area is more affordable than other locations in the City, housing costs have been increasing proportionate to the regional trends, making this area no longer affordable to households at many income levels.

According to the National Low Income Housing Coalition Out of Reach Report (2017), fair market rent for a 2-bedroom home in Auburn ranges from \$1700 - \$2190. This requires a “housing wage” of \$67,995 annually to afford housing without experiencing cost burden. The median household income in the zip code that encompasses the Valley is \$51,086, or 25% below the housing wage for that area.

### **Are there any community assets in these areas/neighborhoods?**

Auburn's community assets in the Valley include but are not limited to:

- small businesses
- produce markets
- faith-based institutions
- schools
- restaurants
- The Muckleshoot Casino
- The White River Amphitheater

**Are there other strategic opportunities in any of these areas?**

Auburn's Urban Center for Innovative Partnerships supports the vibrant vital economy for the City of Auburn and the surrounding local region. Encouraging the adaption of warehouse districts to mixed use, market-affordable technology clusters and facilitating collaborative partnering among private sector employers, research partners, and programmed workforce development. These collaborations will realize new businesses and products; expand existing knowledge based middle-wage jobs while creating new higher paying employment opportunities for the citizens of our City. Through new partnerships and the clustering of entrepreneurs, ideas will flourish, manufacturing efficiencies will be developed and our diverse business community will expand, creating investment opportunities, new technologies and the general growth of our economy.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City of Auburn's strategic plan is based on the assessment of our community's needs as identified in this Consolidated Plan. The strategic plan will cover the following topics:

- Geographic priorities: Based on the analysis of needs, the area in Auburn with the greatest need lies along Auburn's Valley neighborhood which runs parallel to HWY 167 in the middle of the city. Even though there is a greater need in the Valley, the City has determined not to set priorities on that geographic basis: rather, residents in all areas of the City have priority needs.
- Priority needs: This section will explain the rationale for the decided priorities based on data, citizen participation, consultations with community partners and stakeholders and other assessments.
- Influence of Market Conditions: The City's housing strategy will indicate how the characteristics of the housing market influenced the City's decisions on how to allocate funds to support the preservation and development of affordable housing options for residents.
- Anticipated Resources: The City has several anticipated resources that will assist in the delegation of funds as well as determining strategies and goals.
- Institutional Delivery Structure: This section describes organizations that will carry out the identified objectives outlined in the Strategic Plan.
- Goals: The section will provide an explanation of the objectives intended to initiate and complete through the duration of the Consolidated Plan. Each objective identifies proposed accomplishments and outcomes using the provided Goal Outcome Indicators template. Auburn's desired outcomes for each goal are impacted by many factors, including the larger economy, shifts in local funding patterns, and resources available.
- Public Housing: This section explains the needs of public housing residents and the objectives established in the Strategic Plan to meet those needs.
- Barriers to Affordable Housing: This section identifies the strategies for removing or ameliorating any negative effects of public policies that serve as barriers to affordable housing in Auburn as identified in the Market Analysis section of the Consolidated Plan.
- Homelessness Strategy: This section describes Auburn's strategy for reducing homelessness through outreach, intervention, and homeless prevention services.
- Lead-Based Paint Hazards: This section outlines the City's proposed actions to evaluate and reduce lead-based paint hazards and the policies/programs that will be implemented to address the issue.
- Anti-Poverty Strategies: This section will summarize the City's goals, programs, and policies for reducing family poverty.

- Monitoring: This section will identify the standards and procedures the City will use to monitor sub-recipients to ensure long-term compliance with program and comprehensive planning requirements.

Within this context, the Consolidated Plan strategic plan intends funds to focus on:

1. Affordable Housing
2. Homelessness
3. Community and Economic Development

The following context will detail the highest priority need, as well established goals and objectives.

## **SP-10 Geographic Priorities - 91.415, 91.215(a)(1)**

### **Geographic Area**

#### **Table 12 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the state

Due to the fact that low/moderate-income individuals and families in need of supportive services reside throughout all geographic regions of the city, geographic boundaries will not be used as a basis for allocating investments.

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

### Priority Needs

Table 13 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	
	<b>Description</b>	The City of Auburn will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. The City will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, and to increase access to housing and housing programs.

	<b>Basis for Relative Priority</b>	<p>The City of Auburn continues to experience a significant 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, which has contributed to housing instability and housing cost burdens for low- to moderate-income households.</p> <p>Residents who are low income or extremely low income suffer from cost burdens greater than 30-50% for both renters and homeowners and other housing problems such as overcrowding and substandard living conditions. These cost burdens can result in eviction, foreclosure and even homelessness for many families. To address these issues the city intends to support programs offered by agencies that provide services to alleviate financial crisis, establish financial stability, address barriers to fair housing choice, and prevent eviction or homelessness. The city will also continue to provide minor home repair services for low income homeowners in the community.</p>
2	<b>Priority Need Name</b>	Ending Homelessness
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	

	<b>Description</b>	<p>We value working together with collective impact to continue the work to develop a cohesive and coordinated homeless system that is grounded in the principle of Housing First and shared outcomes; we invest in projects that ensure that homeless households from all sub-populations are treated with dignity and respect; are returned to permanent housing as quickly as possible; receive strength-based services that emphasize recovery, as needed; are supported to graduate from temporary homeless housing as rapidly as possible, and from permanent supportive housing as soon as they are ready; receive only what they need to be returned to housing quickly and to be as self-reliant as possible.</p>
	<b>Basis for Relative Priority</b>	<p>Homelessness is an issue that affects communities across the United States and has been increasing in King County over the past five years. As regional housing costs have increased, we see a correlation to increasing numbers of individuals and families in our community experiencing unsheltered homelessness.</p> <p>The projection of how many individuals are experiencing or at risk of homelessness is challenging to estimate. The most accurate estimate of homeless residents comes from an annual assessment called the Point in Time Count that is coordinated by All Home King County. In conjunction with dozens of nonprofit and government agencies, churches and numerous volunteers, cover large areas of the County in order to find homeless persons on the streets, in cars or in other places not meant for housing. The 2019 count estimated 11,199 individuals experiencing homelessness in King County. Of those 11,199 residents, 217 were in Auburn.</p> <p>Shared outcomes with King County and our local Continuum of Care include the following: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.</p>
<b>3</b>	<b>Priority Need Name</b>	Community and Economic Development
	<b>Priority Level</b>	High



<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	
<p><b>Description</b></p>	<p>In an effort to meet the need of Auburn's economic and demographic growth the City intends to fund programs and activities that will enhance the economy, accessibility, safety, and physical appearance of neighborhoods. Activities that would be eligible for funding include public infrastructure and ADA improvements for public facilities. These investments help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community.</p>

<p><b>Basis for Relative Priority</b></p>	<p>Auburn recognizes the direct correlation between the health, wellness and sustainability of the City and its economic development. To ensure Auburn provides a safe and desirable place to reside, the City includes Community and Economic Development as a cardinal area to be addressed in the Consolidated Plan.</p> <p>Auburn's efforts to support economic opportunities coincide with its efforts to support connectivity, accessibility, financial stability and an increased quality of life for its residents.</p>
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**Narrative (Optional)**

These strategic priorities identified are a direct conclusion of the data collected and assessment conducted from the Needs Assessment as well as an enhancement of the previous Consolidated Plan.

**SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Human Services

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	600,000	0	51,182	651,182	2,400,000	Resources anticipated based on 2020 estimated entitlement
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	Anticipated general fund allocation to human services in the community.

**Table 14 - Anticipated Resources**

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

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations in the community. However, CDBG funds are not the only source of funds the City uses to support public services and community projects and activities. The City's general funds are used to support public services in addition to CDBG funds.

CDBG funds do not require matching funds.

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

**Discussion**

The City of Auburn will explore possibilities to utilize publicly owned land to address needs identified in the Consolidated Plan.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
AUBURN	Government	Planning	Jurisdiction

Table 15 - Institutional Delivery Structure

### Assess Strengths and Gaps in the Institutional Delivery System

Strengths:

- Local, South King County and King County systems collaborate services to create a more integrated and comprehensive approach to avoid duplication in services.
- City of Auburn’s engagement in regional collaborations supports larger solutions focused work on often-intractable issues such as affordable housing and homelessness.
- Population specific services such as seniors, children and families, culturally-specific, and faith based are present throughout the community.
- City supported neighborhood and community collaboration events and projects.

Gaps:

- Affordable housing need in Auburn and region exceeds available supply
- Lack of enhanced homeless shelter and permanent supportive housing opportunities in Auburn.

Auburn makes numerous efforts to fill gaps in services throughout the region by supporting emergency service and other supportive service programs. However, as the need for emergency services grows along with the number of residents in the City, the community has experienced a proportionate decrease in funding for human services making accessibility more challenging for those in need.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		

<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**Table 16 - Homeless Prevention Services Summary**

**Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction**

The City of Auburn has provided funding for, supported and collaborated with numerous homeless prevention and intervention service providers throughout the region. Considering homelessness prevention and intervention are high priorities on the City's Consolidated Plan, there are several systems in place to ensure services listed above are made available to and used by individuals and families experiencing homelessness.

- The City funds multiple shelter programs utilizing general fund dollars, including those that serve youth and young adults, individuals fleeing domestic violence, families, and single adults.
- The majority of emergency service providers are centrally located in Auburn on major bus routes where individuals experiencing homelessness utilizing public transportation or are unfamiliar with the area can easily locate resources.
- King County's Mobile Medical Unit visits Auburn regularly and schedules are made visible at local homeless prevention and emergency assistance service provider's locations.
- The City coordinates with homeless outreach teams to network with agencies who work with and serve individuals experiencing homelessness. For example: Sound Mental Health's PATH Outreach team regularly visits the hospital, food banks, free meal sites and Auburn Library to make access to services easier for homeless persons.

- The City co-facilitates a monthly provider meeting for service providers in South King County serving individuals experiencing homelessness. These meetings provide training opportunities, networking and resource sharing, policy updates, and coordination on regional initiatives.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strengths:

- Partnerships of multi-service organizations that collaborate to integrate service delivery
- Funders who independently support and partner with anti-poverty service programs and organizations
- Dedicated volunteers and staff providing direct services to residents
- Central point of entry to access services
- Numerous opportunities for collaboration and integration of services amongst government and nonprofit entities

Gaps:

- Insufficient or reduction in funding
- Frequent systems or policy changes
- High turnover in direct service providers
- Insufficient access for individuals who are not English proficient
- Transportation

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome gaps of the service delivery system, Auburn will continue to support and work collaboratively with human service providers in the region to ameliorate barriers to program accessibility as well as develop and implement systems and strategies to leverage their current resources while still providing optimal service to residents. The City will also continue to assess and evaluate programs and service delivery to ensure the community's needs are being met.

**SP-45 Goals - 91.415, 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: \$1,780,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted  Homeowner Housing Rehabilitated: 325 Household Housing Unit
2	Ending Homelessness	2020	2024	Homeless		Ending Homelessness	CDBG: \$350,000	Public service activities other than Low/Moderate Income Housing Benefit: 365 Persons Assisted
3	Community and Economic Development	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Community and Economic Development	CDBG: \$421,182	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Planning and Administration	2020	2024				CDBG: \$500,000	Other: 0 Other

**Table 17 – Goals Summary**



## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The City of Auburn will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. The City will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, and to increase access to housing and housing programs.
2	<b>Goal Name</b>	Ending Homelessness
	<b>Goal Description</b>	The City of Auburn will support Public Service activities that work toward the following outcomes: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.
3	<b>Goal Name</b>	Community and Economic Development
	<b>Goal Description</b>	In an effort to meet the need of Auburn's economic and demographic growth the City intends to fund programs and activities that will enhance the economy, accessibility, safety, and physical appearance of neighborhoods. Activities that would be eligible for funding include fair housing public services, public infrastructure and ADA improvements for public facilities. These investments help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community.
4	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	General administration and project management

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Auburn does not directly receive HOME grant funds.





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

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

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

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

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

Auburn's Housing Repair Program has established written procedures that incorporate all processes of LBP hazard mitigation listed above.

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

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

Over half of Auburn's households would qualify under federal guidelines as low/moderate income households. Auburn has one of the highest poverty rates among all the King County cities. Data included in the Analysis of Impediments to Fair Housing Choice show that low income households are more likely to experience cost burden, multiple housing problems, and be concentrated in areas with poorer environmental health. These low-income households have limited financial resources at their disposal to use when faced with normal fluctuations in daily expenses and more serious life crises. Many of these households are precariously housed and several of them become homeless. Helping these residents retain or obtain housing, along with other supportive services that will help them get out of poverty, remain priority issues relative to the City's consideration for grant awards.

The City of Auburn's Community Services Division is developing strategies and systems to promote the City's efforts to reduce poverty and work in partnership with citizens, non-profit agencies, and other city departments to:

- develop affordable housing opportunities
- foster job growth and employment opportunities
- support the delivery of human services

The ultimate goal of the City's Consolidated Plan is to reduce the number of people living in poverty in Auburn. In addition to complying with federal regulations and addressing a priority outlined in the Consolidated Plan, the City will give funding priority to programs which are consistent with the following anti-poverty strategy for resource allocation.

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

The City of Auburn's supportive residents and leadership has contributed largely to the City's multiple efforts to pass initiatives that support preserving affordable housing, human service and self sufficiency needs, economic development and address the needs of the lower income residents to ameliorate barriers to help them escape poverty.

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

- Emergency assistance programs
- Shelters and transitioning housing programs
- Homeless prevention and intervention programs
- Healthcare services for homeless and low income residents

- Economic development programs
- Neighborhood revitalization programs
- Programs targeting underserved and special populations such as seniors, ethnic minorities, disabled, homeless and non English speaking residents.

## **SP-80 Monitoring - 91.230**

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

Once CDBG funding is approved, City staff executes an agreement with the service provider. The agreement will include, among other general and specific conditions, the project goals and requirements. Grant agreements with project recipients will be required to submit reports at least quarterly detailing the number of Auburn residents served, level of service provided and a demographic profile of the clients served. Grant recipients will be required to submit an annual report that explains the progress the agency made toward achieving its outcomes and output goals.

Grant agreements with recipients will be executed following the completion of the review of the project. Projects will be required to submit progress reports quarterly. If the project warrants additional reporting requirements (such as weekly payroll reports for proof of federal prevailing wage compliance), project monitoring will be increased accordingly. Projects will be monitored on a consistent, on-going basis by City staff. Telephone and/or in person contacts are made at least quarterly, depending upon the activity and issues associated with the individual project. On-site monitoring visits will be conducted upon grant recipients at least annually. Frequency of on-site visits will depend upon the amount of funds provided, past history of contract compliance, and/or programmatic changes that may occur in the project in the service delivery of public service programs. City staff will review, prior to approval all vouchers and back up documentation for payment. Environmental, lead-based paint inspections and contractor debarment issues will be reviewed with agency project managers at the beginning of each project.

City staff will strive to help grant recipients complete their projects in a timely manner and in accordance with applicable rules and regulations.

## Expected Resources

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

#### Introduction

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Human Services

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	600,000	0	51,182	651,182	2,400,000	Resources anticipated based on 2020 estimated entitlement



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Services	500,000	0	0	500,000	2,000,000	Anticipated general fund allocation to human services in the community.

**Table 18 - Expected Resources – Priority Table**

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

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations in the community. However, CDBG funds are not the only source of funds the City uses to support public services and community projects and activities. The City's general funds are used to support public services in addition to CDBG funds.

CDBG funds do not require matching funds.

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

**Discussion**

The City of Auburn will explore possibilities to utilize publicly owned land to address needs identified in the Consolidated Plan.

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Affordable Housing	CDBG: \$380,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 5 Households Assisted Homeowner Housing Rehabilitated: 65 Household Housing Unit
2	Ending Homelessness	2020	2024	Homeless		Ending Homelessness	CDBG: \$70,000	Public service activities other than Low/Moderate Income Housing Benefit: 165 Persons Assisted
3	Community and Economic Development	2020	2024	Non-Homeless Special Needs Non-Housing Community Development		Community and Economic Development	CDBG: \$101,182	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
4	Planning and Administration	2020	2024				CDBG: \$100,000	Other: 0 Other

Table 19 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	The City of Auburn will engage in housing activities, collaborations, and partnerships to enhance opportunities for the creation and preservation of affordable housing. The City will plan for and support fair housing strategies and initiatives designed to affirmatively further fair housing choice, and to increase access to housing and housing programs.
2	<b>Goal Name</b>	Ending Homelessness
	<b>Goal Description</b>	The City of Auburn will support Public Service activities that work toward the following outcomes: 1) reduce the number of households becoming homeless; 2) reduce the length of time that households are homeless; 3) increase the rate of exits to permanent housing; and 4) reduce the number of households that re-enter the homeless system after exit to permanent housing.
3	<b>Goal Name</b>	Community and Economic Development
	<b>Goal Description</b>	In an effort to meet the need of Auburn's economic and demographic growth the City intends to fund programs and activities that will enhance the economy, accessibility, safety, and physical appearance of neighborhoods. Activities that would be eligible for funding include fair housing public services, public infrastructure and ADA improvements for public facilities. These investments help to ensure equitable opportunities for good health, happiness, safety, self-reliance and connection to community.
4	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	General administration and project management

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Auburn's Annual Action Plan provides descriptions of proposals of how funds will be prioritized to achieve goals identified in the Consolidated Plan. Projects funded by the City will address the priority needs of providing assistance to prevent homelessness, ensure affordable housing and a suitable living environment. Projects and programs are selected through a competitive application process to ensure optimal quality services is provided to the community in use of the funds.

#	Project Name
1	Housing Repair
2	Healthpoint
3	Employment Training Program
4	Sidewalk Accessibility Improvements
5	Affordable Housing Capital Improvements
6	Planning and Administration

**Table 20 – Project Information**

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

The allocations proposed are based on the assessment of Auburn's needs, the resources available in the region, the availability of other funds also focusing on needs, and the purpose of Consolidated Plan funds.

Should CDBG revenues exceed the proposed amount, the additional resources shall be allocated in accordance to the following guidelines:

- Fill gaps in human services primarily healthcare, homeless prevention and intervention and affordable housing accessibility.
- Increase funding for community development projects and activities including housing, community facilities and economic development.

If increases are not significant enough to enhance projects or activities funds may be placed in contingency for programming later in the year or the following program year.

Should CDBG revenues come in lower than anticipated; the City will continue with its planned policy and to the extent allowed reduce funding allocations in homeowner rehabilitation projects and administrative activities.

Should CDBG revenues come in less than originally proposed, the City will continue managing the programs with decreased resources to the extent possible and reduce funding allocations in administrative activities and not public services.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	Maintain the affordability of decent housing for low-income Auburn residents by providing repairs necessary to maintain suitable housing for low income Auburn homeowners.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 65 low to moderate income families will benefit from the housing repair program. As the City's largest homeless prevention program, housing repair ensures the sustainability of a safe home for some of Auburn's most vulnerable residents. Of the 65 low to moderate income residents who apply for the program, over half of them are of the senior and disabled population.
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Activities include minor home repairs.
2	<b>Project Name</b>	Healthpoint
	<b>Target Area</b>	
	<b>Goals Supported</b>	Ending Homelessness
	<b>Needs Addressed</b>	Homeless Prevention and Intervention
	<b>Funding</b>	CDBG: \$60,000
	<b>Description</b>	Providing healthcare services which include medical and dental to 150 or more low to moderate income, Auburn residents. This project is a public service activity.

	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	At least 150 low to moderate income Auburn residents will have benefitted from the proposed activities.
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	Employment Training Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	End Homelessness
	<b>Needs Addressed</b>	Homeless Prevention and Intervention
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	Provide employment training supportive services to approximately 15 low to moderate income Auburn residents so that at least half of them can find and sustain a job. This project is a public service activity.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low to moderate income Auburn residents will benefit from the employment training program.
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Sidewalk Accessibility Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Community and Economic Development
	<b>Needs Addressed</b>	Ensure a Suitable Living Environment

	<b>Funding</b>	CDBG: \$101,182
	<b>Description</b>	Provide sidewalk ADA improvements in low- to moderate-income areas of Auburn, improving accessibility, safety, and community connectedness.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 low to moderate income Auburn residents will benefit from the improvements.
	<b>Location Description</b>	n/a
	<b>Planned Activities</b>	Planned activities include sidewalk improvements to install missing sections or ADA-compliant curb ramps.
5	<b>Project Name</b>	Affordable Housing Capital Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Ensure a Suitable Living Environment.
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Make funds available through an RFP process to nonprofit affordable housing providers in the City of Auburn for property improvements.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 low income households will benefit from the proposed improvements.
	<b>Location Description</b>	n/a



	<b>Planned Activities</b>	
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Auburn intends on distributing funds throughout the jurisdiction.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 21 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Due to the fact that all areas of Auburn have low to moderate income families dispersed throughout the entire City, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

### **Discussion**

Due to the fact that all areas of Auburn have low to moderate income families dispersed throughout the entire City, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

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

### **Introduction**

The City of Auburn will continue to work with service providers throughout the region in coordination to develop systems and strategies to promote their efforts in providing optimal, easily accessible services. The City will work to reduce the number of families in poverty, sustain relationships with employment training agencies, and work to preserve and increase the affordable housing stock in our community.

### **Actions planned to address obstacles to meeting underserved needs**

By establishing a strong foundation of networks between local service providers, stakeholders and government agencies through committees and coalitions, the City will work in partnership to address obstacles and ameliorate barriers to meeting underserved needs. The collaborated organizations will develop detailed strategic plans that will delegate tasks, build systems and ongoing assessment of service delivery.

### **Actions planned to foster and maintain affordable housing**

The City will continue to maintain the affordability of decent housing for low income Auburn residents by allocating over \$300,000 of CDBG funds to the City's Housing Repair Program. The program provides emergency repairs necessary to maintain safe housing for at least 65 Auburn homeowners, many of whom are senior citizens and/or are experiencing barriers to safely accessing their homes due to physical disabilities.

In addition to Auburn's Housing Repair program, the City will maintain affordable housing by continuing to engage and partner with coalitions, committees and other government agencies to integrate and enhance efforts on the issue.

Auburn has been participating in multiple robust regional efforts to coordinate affordable housing activities in King County. One of these efforts, The South King Housing and Homelessness Partners (SKHHP) is a coalition formed by an interlocal agreement between the jurisdictions of Auburn, Burien, Covington, Des Moines, Federal Way, Kent, Normandy Park, Renton, Tukwila, and King County. The agreement allows for South King County jurisdictions to work together and share resources in order to effectively address affordable housing and homelessness. This collaborative model is based on similar approaches used in Snohomish County, East King County, and other areas of the country. The purpose of the coalition is to increase the available options for South King County residents to access affordable housing and to preserve the existing affordable housing stock.

Additionally, the City of Auburn has been an active participant in the recently formed Affordable Housing Committee of the Growth Management Planning Council (GMPC), with a City Councilmember sitting on the Committee as a voting member. The Affordable Housing Committee serves as a regional advisory body to recommend action and assess progress toward implementing the Regional Affordable Housing Task Force (RAHTF) Five Year Action Plan. The Committee functions as a point in coordinating

and owning accountability for affordable housing efforts across King County.

### **Actions planned to reduce lead-based paint hazards**

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

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

### **Actions planned to reduce the number of poverty-level families**

The City of Auburn's planned actions to reduce the number of poverty- level families within the context of this Annual Action Plan include but are not limited to:

- Allocating \$10,000 to employment and training programs
- Allocating \$60,000 to healthcare services targeted at families who are uninsured or underinsured
- Participate and partner with coalitions, committees and agencies that provide antipoverty services to develop and enhance strategies and efforts to reduce poverty level families
- Supporting the development and sustainability of affordable multi-family housing in Auburn

In addition, the city will continue to support and fund programs serving families living in poverty through a competitive human services funding process.

### **Actions planned to develop institutional structure**

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

- Maintaining partnerships with and participating in the South King County Housing and Homelessness Partnership, All Home of King County and other regional human service providers, coalitions and committees who address homeless issues. The City will also continue to work collaboratively with partnering organizations and groups to integrate and enhance services to provide optimal services to individuals and families currently experiencing or at risk of homelessness. In addition the City plans to allocate \$250,000 to emergency shelters and homelessness intervention services, and more than \$60,000 to emergency services such as food,

financial assistance, clothing and healthcare.

- Take a comprehensive approach to consolidated and comprehensive planning to include all internal City departments, commissions, committees and task forces.

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

The City of Auburn has heavily contributed and intends to continue cultivating relationships between public and private housing and social service agencies. In addition the City will continue to participate in collaborations with the South King County Forum on Homelessness, the South King County Council of Human Services, Seattle-King County Housing Development Consortium and the King County Joint Planners Meeting.

In 2016 the City of Auburn started participating in Affordable Housing Week through the Housing Development Consortium along with other public and private housing agencies in King County to continue our partnerships in providing affordable housing in the region. The City will continue its participation in this annual event and look for other similar opportunities to raise build partnerships to support the preservation and enhanced affordability of housing in our community.

### **Discussion**

The expressed goal of the City's Consolidated Plan is to reduce the number of people living in poverty within Auburn. The City intends to give funding priority to programs that in addition to complying with federal regulations and address a priority outlined in the Consolidated Plan are consistent with all of the goals and objectives identified.

## **Program Specific Requirements**

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

#### **Introduction**

The City of Auburn does not anticipate receiving any program income during the 2020 Annual Action Plan year.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(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
  2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
  3. The amount of surplus funds from urban renewal settlements
  4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
  5. The amount of income from float-funded activities
- Total Program Income

