



SEATTLE CITY COUNCIL

Legislative Summary

CB 119550

Record No.: CB 119550

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125864

In Control: City Clerk

File Created: 05/23/2019

Final Action: 07/26/2019

Title: AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2019 Annual Action Plan to the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; amending Ordinance 125724, which adopted the 2019 Budget, by modifying appropriations to various departments and budget control levels in the 2019 Adopted Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Bagshaw

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Att 1 – 2019 Annual Action Plan

Drafter: jane.klein@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|--|----------------------------|------------|------------------------------------|-------------------------------------|-----------|-----------------|---------|
| 1 | Mayor | 06/18/2019 | Mayor's leg transmitted to Council | City Clerk | | | |
| 1 | City Clerk | 06/18/2019 | sent for review | Council President's Office | | | |
| Action Text: The Council Bill (CB) was sent for review. to the Council President's Office | | | | | | | |
| 1 | Council President's Office | 06/20/2019 | sent for review | Finance and Neighborhoods Committee | | | |

Legislative Summary Continued (CB 119550)

Action Text: The Council Bill (CB) was sent for review. to the Finance and Neighborhoods Committee

1 City Council 06/24/2019 referred Finance and Neighborhoods Committee

1 Finance and Neighborhoods Committee 07/10/2019 pass Pass

Action Text: The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 4 Chair Bagshaw, Vice Chair González , Member Harrell, Alternate O'Brien
Opposed: 0

1 City Council 07/15/2019 passed Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
In Favor: 8 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Juarez, Councilmember Mosqueda, Councilmember Pacheco, Councilmember Sawant
Opposed: 0

1 City Clerk 07/19/2019 submitted for Mayor's signature Mayor

1 Mayor 07/26/2019 Signed

Action Text: The Ordinance (Ord) was Signed.

1 Mayor 07/26/2019 returned City Clerk

Action Text: The Ordinance (Ord) was returned. to the City Clerk

1 City Clerk 07/26/2019 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

CITY OF SEATTLE

ORDINANCE 125864

COUNCIL BILL 119550

AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2019 Annual Action Plan to the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; amending Ordinance 125724, which adopted the 2019 Budget, by modifying appropriations to various departments and budget control levels in the 2019 Adopted Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

WHEREAS, the United States Department of Housing and Urban Development (HUD) has required each local jurisdiction seeking certain federal assistance to provide an annual action plan for its current Consolidated Plan for Housing and Community Development, which guides the allocation of funds from the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, Emergency Solutions Grant (ESG) Program, and Housing Opportunities for Persons with AIDS (HOPWA) Program; and

WHEREAS, Ordinance 125647 adopted the City's 2018 – 2022 Consolidated Plan for Housing and Community Development (“the Consolidated Plan”); and

WHEREAS, the Mayor has proposed a 2019 Annual Action Plan (AAP) to the Consolidated Plan; and

WHEREAS, a draft version of the AAP was released for public view and comment in November 2018; and

1 WHEREAS, the AAP was developed with input from a number of publicly vetted needs
2 assessments and policy documents, and the AAP was available for public review and
3 comment for 30 days prior to the passage of this ordinance; and

4 WHEREAS, Ordinance 125724 adopted the City's 2019 Annual Budget based upon assumptions
5 developed in 2018 about CDBG, HOME, ESG, and HOPWA grant amounts from HUD;
6 and

7 WHEREAS, the actual 2019 grant amounts from HUD differ from those assumptions; NOW,
8 THEREFORE,

9 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

10 Section 1. The Seattle City Council adopts the 2019 Annual Action Plan to the 2018 –
11 2022 Consolidated Plan for Housing and Community Development (AAP), attached to this
12 ordinance as Attachment 1.

13 Section 2. The Mayor and the Director of Human Services (Director) or their designees
14 are authorized: to submit the adopted AAP, together with any necessary supplementary material,
15 to the United States Department of Housing and Urban Development (HUD) as the application
16 by the City for financial assistance under certain HUD programs; to represent the City in seeking
17 HUD approval of the AAP; to make and submit to HUD such modifications to the AAP as HUD
18 may require, provided that no substantial policy changes are involved; and to sign and deliver on
19 behalf of the City such assurances and certifications as may be necessary to obtain HUD
20 approval. The Director or Director's designee is further authorized to make such technical and
21 conforming changes to the AAP as may be deemed reasonably necessary, and to amend the
22 AAP, if necessary or appropriate under federal regulations, to reflect funding of specific
23 activities, final appropriations in any Adopted Budget or amendments to an Adopted Budget, or

1 changes in activities that are consistent with the policies and priorities established in the City's
2 2019 – 2022 Consolidated Plan for Housing and Community Development (Consolidated Plan).
3 Any substantial amendment as defined by the Citizen Participation Plan of the Consolidated Plan
4 shall require approval by the Council by ordinance or resolution.

5 Section 4. The allocations set forth in the AAP do not constitute appropriations and are
6 not final decisions to undertake any project or to award any subgrant or contract. The authority
7 of the respective City departments and offices to implement the activities set forth in the AAP is
8 subject to sufficient appropriations in the City of Seattle 2019 Budget, as amended by this
9 ordinance or in any separate ordinance. Implementation of any specific project or program is also
10 subject to a final determination by the appropriate office or department after completion of any
11 necessary review under environmental and related laws. No part of the AAP is intended to confer
12 any legal rights or entitlements on any persons, groups, or entities.

13 Section 5. The Mayor or the Mayor's designee is authorized to execute, deliver, and
14 perform for and on behalf of The City of Seattle such agreements as are reasonably necessary to
15 accept financial assistance from HUD for the following grant programs up to the maximum
16 amounts listed below:

| | | |
|----|---|-------------|
| 17 | Community Development Block Grant (CDBG) | \$9,339,546 |
| 18 | HOME Investment Partnership (HOME) | \$3,043,164 |
| 19 | Housing Opportunities for Persons with AIDS (HOPWA) | \$2,600,883 |
| 20 | Emergency Solutions Grant (ESG) | \$805,090 |

21 CDBG funds, when received, shall be deposited into the Human Services Fund (16200),
22 Low-Income Housing Fund (16400), Office of Housing Fund (16600), General Fund (00100)
23 and Park and Recreation Fund (10200). HOME funds, when received, shall be deposited into the

1 Low-Income Housing Fund (16400). HOPWA and ESG funds, when received, shall be deposited
2 into the Human Services Fund (16200). The Mayor or the Mayor’s designee is further authorized
3 to execute and deliver such other documents relating to the agreements as may be required.

4 Section 6. In accordance with RCW 35.32A.060, the foregoing appropriations are made
5 to meet actual necessary expenditures of the City for which insufficient appropriations have been
6 made due to causes which could not reasonably have been foreseen at the time of the making of
7 the 2019 Budget. The appropriations for the following items in the 2019 Adopted Budget are
8 increased for the funds and Budget Control Levels shown, as follows:

| Item | Fund | Department | Budget Control Level | Amount |
|--------------|---------------------------------|--------------------------------|---|------------------|
| 6.1 | Low-Income Housing Fund (16400) | Office of Housing | Multifamily Housing (16400-BO-HU-3000) | \$74,590 |
| 6.2 | Human Services Fund (16200) | Human Services Department | Addressing Homelessness (16200-BO-HS-H3000) | \$615,016 |
| 6.3 | General Fund (00100) | Office of Economic Development | Business Services (00100-BO-ED-X1D00) | \$60,543 |
| Total | | | | \$750,149 |

9 Section 7. Unspent funds appropriated in this ordinance shall carry forward to subsequent
10 fiscal years until they are exhausted or abandoned by ordinance.

11 Section 8. Execution of the agreements authorized in Section 5 of this ordinance, and
12 other acts pursuant to the authority and prior to the effective date of this ordinance, are ratified
13 and confirmed.

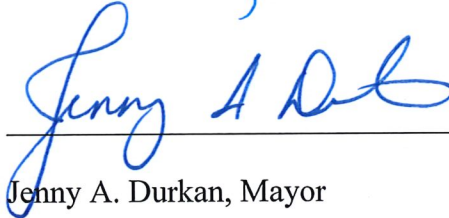
1 Section 9. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 15th day of July, 2019,
5 and signed by me in open session in authentication of its passage this 15th day of
6 July, 2019.

7 

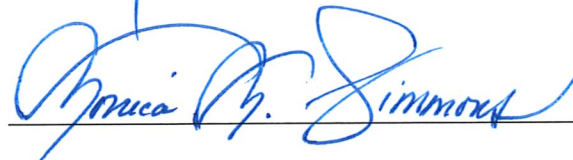
8 President _____ of the City Council

9 Approved by me this 26th day of July, 2019.

10 

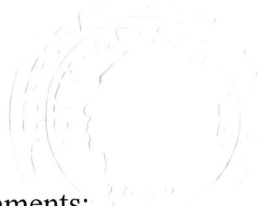
11 Jenny A. Durkan, Mayor

12 Filed by me this 26th day of JULY, 2019.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)



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19
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21 Attachments:
22 Attachment 1 – 2019 Annual Action Plan

Executive Summary

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

1. Introduction

This 2019 Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development as the application for origin year 2019 funds from the Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS programs. This is submitted in compliance with regulations found at 24 CFR 91. This Annual Action Plan encapsulates the second year of the 2018-2022 Consolidated Plan for Housing and Community Development. Funding priorities will continue to be used to support emergency shelter and services for homeless persons, to provide for affordable housing, small business and microenterprise financial assistance and business district planning, job training and readiness services, and for park upgrades. For program year 2019, a total of approximately \$21.2 million is governed by this annual plan.

2. Summarize the objectives and outcomes identified in the Plan

The objectives of the governing 2018 - 2022 Consolidated Plan funding are to 1) support the delivery of emergency shelter and related services for homeless persons and families; 2) develop and preserve affordable rental and homeownership housing; 3) support low- and moderate-income neighborhoods, businesses and business districts with infrastructure and economic development assistance; 4) support job training activities as part of an anti-poverty strategy; and advance the objectives of affirmatively furthering fair housing.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The most recently completed program year is 2018. Our Consolidated Annual Performance and Evaluation Report (CAPER) for 2018 contained the following observation:

- Human Services Department CDBG public service and ESG dollars provided vital overnight shelter to over 2,139 homeless persons.
- The Office of Housing (OH) awarded funding for 27 federally funded affordable housing units. CDBG funds were used to rehabilitate and preserve 16 units in North Seattle. In addition, CDBG support provided home repair to 500 households; primarily for senior homeowners. HOME

funds were used in the Low-Income Housing Institute Othello project, estimated to produce 93 units, 11 of which are HOME funded. OH completed and leased up 21 HOME units in two previously funded projects: Estelle by DESC, Tony Lee Apartments by the Low-Income Housing Institute.

- Parks and Recreation Department used CDBG funding to complete capital improvements and renovations, including ADA improvements, at nine (9) neighborhood parks serving low-moderate-income neighborhoods.
- The Office of Economic Development (OED) invests in neighborhood business districts to provide technical assistance to local small business owners to help them grow their business, cultivate customers and collaborate with others to expand their reach. CDBG supported 9 neighborhood business districts' revitalization work, supporting over 200 businesses.
- The Office of Immigrant and Refugee Assistance served a total of (133) distinct individuals in 8 classes using CDBG funds in the Ready for Work (RTW) program during 2018.

Based on the CAPER data, and other qualitative and quantitative information from providers, we assess that our progress in meeting our Consolidated Plan objectives is on track and that our funds are being used for the correct purposes. This assessment is made within the context of the City's overall budget and other resources available to assist low- and moderate-income persons, such as the Families and Education Levy and the Housing Levy.

During 2018, the City of Seattle spent a great deal of time and resources on the implementation of the Assessment of Fair Housing (AFH) and the completion of the new 2018-2022 Consolidated Plan. The development of the AFH required significant coordination, facilitation, research and production among 16 different city departments plus the Seattle Housing Authority. The AFH was adopted and accepted by HUD in July 2017. The 2018-2022 Consolidated Plan and 2018 Annual Action Plan was approved by HUD in September 2018.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Consolidated Plan relies on multiple planning efforts from a variety of sources to inform the allocations of the Consolidated Plan funds. Most important to this effort is the awareness that the HUD funds are part of a much larger funding picture for housing, human services, and community development in the City of Seattle.

The City's conduct of planning efforts such as the Area Agency on Aging, the Seattle / King County Committee to End Homelessness, the Mayor's Emergency Task Force on Unsheltered Homelessness and the City's Housing Affordability and Livability Advisory (HALA) Committee, Seattle 2035 Comprehensive Plan Update, the Mayor's Commercial Affordability Advisory Committee, the Human Services Department's Pathways Home plan development to evolve our homeless prevention and service system each provided key opportunities for consultation and public input. In addition, the City's 2019 Adopted and 2020 Endorsed Budget included significant general public input and discussion to shape budget priorities, which were ultimately passed by City Council.

A draft of the 2019 Annual Action Plan was publicized and made available for public comment for a 30-day public comment period beginning November 21, 2018.

After receiving the final allocations from HUD on April 16, 2019, the 2019 Annual Action Plan was again made available for public comment on May 17, 2019, again for a 30-day public comment period.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Public comment was also solicited on December 12, 2018 at the meeting of the Finance and Neighborhoods Committee of the Seattle City Council.

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

No comments were received at the December 12, 2018 Public Hearing or during the 30-day comment period.

7. Summary

The City of Seattle coordinates HUD's Consolidated Plan funds with other City resources such as our General Fund; Families and Education Levy, Housing Levy; federal McKinney-Vento funds; and Real Estate Excise Tax to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds, particularly those activities that support Assessment of Fair Housing work plan items. **How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.**

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

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Narrative (optional)

The City's Federal Grants Administration Unit (FGMU), housed in the City's Human Services Department, coordinates the development of the Consolidated Plan, the annual action plans, the CAPER, and the Assessment of Fair Housing. Consolidated Plan funds are used by several City departments: Human Services Department, the Office of Housing, the Office of Economic Development, the Office of Immigrant and Refugee Affairs, and the Parks and Recreation Department. All concerns or questions about the Consolidated Plan should be directed to the Federal Grants Administration Unit.

| Agency Role | Name | Department/Agency |
|---------------------|-------------|--|
| CDBG Administrator | SEATTLE | Human Services Department, Federal Grants Management Unit |
| HOPWA Administrator | SEATTLE | Human Services Department, FGMU |
| HOME Administrator | SEATTLE | Office of Housing |
| ESG Administrator | SEATTLE | Human Services Department, FGMU |

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

The Federal Grant’s Management Unit is housed in the City's Human Services Department. Our mailing address is P.O. Box 34215, Seattle, Washington 98124-4215. The Manager of the FGMU Administration Unit may be reached by calling 206-256-5415.

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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

The AAP relies on *multiple planning efforts* conducted by partners such as the Area Agency on Aging, Human Services Department, Committee to End Homelessness, Office of Housing, Office of Economic Development, Seattle Housing Authority, and Office of Planning and Community Development.

Seattle 2035 Comprehensive Plan is a 20-year vision and roadmap for Seattle’s future that guides City decisions on where to build new jobs and houses, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and libraries. New to the plan was a **Growth and Equity Analysis which resulted in an Equitable Development Implementation Plan**. Federal grants’ funding for the Equitable Development Initiatives noted in this AAP grew out of this community engagement and planning.

The City and Seattle Housing Authority submitted a joint Assessment of Fair Housing in June 2017. The AFH required extensive community consultation and public participation which is documented in a Community Engagement Matrix as part of that plan. Please go to Seattle.gov and search for **2017 City of Seattle and Seattle Housing Authority Joint Assessment of Fair Housing** to review the full report.

Seattle's Office of Housing updated the **Housing Levy Administration and Finance** plan in 2017.

Taxpayers agreed for the seventh time to support the housing Levy and doubled the amount collected over the next seven years to a total of \$290 million for affordable housing.

The Human Services Department's Area Agency on Aging coordinated the **Mayor's Age Friendly initiatives** to address environmental, economic, and social factors influencing the health and well-being of older adults. Programs such as utility discounts for seniors and people with disabilities, regional reduced transit fares, senior/disabled enrollment in property tax exemption program to help older households to maintain their housing will benefit from this initiative.

The **Equitable Development Initiative (EDI)** targets communities have not had equal access to opportunity for economic, infrastructure and community assets investment. The 2018-2022 Consolidated Plan builds on the priorities and initiatives identified through the EDI assessment process.

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

The Seattle / King County Continuum of Care (CoC) includes King County plus the cities of Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is All Home, a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Continuum of Care in King County. ESG funding decisions are coordinated with All Home and its Funders Group. For more information about All Home, please visit <http://allhomekc.org/about/>.

The Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment (CEA) system for all population groups. The system has been operational under a new platform since June 2016. The CEA system is managed by King County. CEA serves all people (single adults, young adults, couples, families, and veterans) experiencing homelessness in the following situations:

- Living and sleeping outside
- Sleeping in a place not meant for human habitation
- Staying in a shelter
- Fleeing/attempting to flee domestic violence
- Exiting an institution where a person resided for up to 90 days and were in shelter or a place not meant for human habitation immediately prior to entering that institution or transitional housing
- Young adults who are imminently at risk of homelessness within 14 days are also eligible for CEA.

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

The City combined ESG funding with multiple fund sources in the 2017 Homeless Investments RFP. Part of the RFP requirements are "Appendix E - Minimum Performance and Target Performance Standards

for sub-recipients” (see full document at HSD 2017 Homeless Investments RFP Performance Standards. <http://www.seattle.gov/Documents/Departments/HomelessInvestmentsRFP/Appendix%20E%20-%20Minimum%20Performance%20Standards%20and%20Target%20Performance%20Standards.pdf>).

This document also includes “System wide” minimum and Core Outcomes for funded services to benefit homeless people by program type. Examples of performance measurements include Exit Rate to Permanent Housing, comparison of Length of Stay (days), Return Rate to Homelessness, and Entries from being literally homeless.

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

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | All Home |
| | Agency/Group/Organization Type | Planning organization |
| | What section of the Plan was addressed by Consultation? | Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The Seattle / King County Continuum of Care (CoC) includes King County plus the cities of Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is All Home, a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people. ESG funding decisions are coordinated with All Home, as lead CoC agency, and its Funders Group. For more information about All Home please visit: http://allhomekc.org/about/ . |
| 2 | Agency/Group/Organization | Ready to Work Steering Committee |
| | Agency/Group/Organization Type | Services-Education Services-Employment Other government - State Other government - Local Regional organization Civic Leaders Business and Civic Leaders |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | RTW steering committee sets program priorities which informed which services would be submitted for CDBG fund consideration. |
| 3 | Agency/Group/Organization | Housing Development Consortium of Seattle-King County |
| | Agency/Group/Organization Type | Housing Services - Housing Services-homeless |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis |

| | | |
|---|---|---|
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The Housing Development Consortium (HDC) is a membership organization representing the many agencies and businesses involved in the nonprofit housing industry in Seattle and King County. Its members include nonprofit housing providers, homelessness services organizations, lenders, builders, architects, investors, local government, and housing authorities. During the development of the 2016 Housing Levy, HDC convened members including organizations serving the array of populations such as homeless, low-wage workers, seniors, people with disabilities, families, immigrant and refugee households -- served by the levy. The City of Seattle Office of Housing met regularly with these HDC members to get input on needs and market conditions related to rental development and operations, homebuyer assistance and development, and homeowner foreclosure prevention. HDC members were also actively involved in reviewing funding policies for the Housing Levy Administrative and Financial Plan after the levy was approved by voters. Consultation for the Housing Levy is incorporated in to the Consolidated Plan because a project from the City of Seattle Office of Housing may use HUD funds as well as Housing Levy funds.</p> |
| 4 | <p>Agency/Group/Organization</p> | <p>Housing Levy Technical Advisory Committee</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services - Housing Services-homeless</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis</p> |

| | | |
|---|---|---|
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The Technical Advisory Committee was convened by the Office of Housing to advise the City on programs and goals for the proposed 2016 Seattle Housing Levy. It was comprised of 28 members with a broad range of expertise, including assisted and market rate rental housing, home ownership development, land use and environmental planning, homelessness prevention and stability programs, and housing finance. The committee met four times during the fall of 2015. It reviewed the performance of existing levy programs, existing and projected housing and homelessness needs, and existing and projected housing market conditions. The committee helped shape the program elements of the new levy, both its broad policy priorities, and its underlying financial assumptions and administrative structure. This work established the parameters for Housing Levy funding over seven years, 2017 to 2023.</p> |
| 5 | <p>Agency/Group/Organization</p> | <p>Housing Levy Oversight Committee</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing Services - Housing Services-homeless</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis</p> |

| | | |
|---|---|--|
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>The Housing Levy Oversight Committee is the citizen body responsible for monitoring and reporting on performance of Seattle Housing Levy to City officials and the public. The Oversight Committee also recommends funding policies for levy programs to the Mayor and Council. The current Oversight Committee was convened in January 2016, with seven members appointed by the Mayor and six by the City Council. In first quarter 2016 the committee reviewed funding policies for the new 2016 Housing Levy, including public and stakeholder input compiled over the prior six months. These policies address population and geographic priorities, funding allocation, contracting requirements, and ongoing compliance. The policies were subsequently adopted by City Council as the Housing Levy Administrative and Financial Plan, with attached Housing Funding Policies. The Housing Funding Policies also govern Consolidated Plan funds administered by OH, consistent with federal requirements for HOME, CDBG and other City-administered sources.</p> |
| 6 | <p>Agency/Group/Organization</p> | <p>SEATTLE HOUSING AUTHORITY</p> |
| | <p>Agency/Group/Organization Type</p> | <p>Housing PHA Services - Housing</p> |
| | <p>What section of the Plan was addressed by Consultation?</p> | <p>Public Housing Needs</p> |
| | <p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p> | <p>SHA is a full partner with the City of Seattle in housing development, identifying gaps in service needs and coordination between private, subsidized and public housing services.</p> |

Table 2 – Agencies, groups, organizations who participated

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

Finite time, staff capacity and other resources always impose a practical limit on how many entities and possible interested parties are consulted in any given planning process. However, please refer below to the extensive list of consulted entities involved in the key plans relied upon to develop this Consolidated Plan (e.g. the Housing Affordability and Livability, an initiative to renew the City’s Housing Levy, the Positive Aging Initiative, the Equitable Development Initiative, the Seattle Housing Authority’s Strategic Plan, etc.)

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 | Addressing the needs of persons experience homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. Seattle/King County Strategic Plan to End Homelessness is managed by All Home, the Continuum of Care (CoC) Lead agency, and has served as a guiding effort to coordinate a system of services across the City and King County that focuses on ending rather than institutionalizing homelessness. www.allhomekc.org/the-plan |
| 2017 City and SHA Assess ment of Fair Housing | Human Services Dept. FGMU | The AFH Work Plan is fully integrated into the 2018-2022 Consolidated Plan as required by HUD. See http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf |
| 23rd Avenue Action Plan | Office of Planning & Comm. Dev. | Creates strong communities in the face of displacement pressures through the Healthy Living Framework, increase affordable Housing Options (Multiple Goals), promote economic mobility for low-income residents, Implements the City's Comprehensive Plan. http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/CentralArea/23rdAvenueUDF.pdf |
| Central Area Design Guidelines | Office of Planning & Comm. Dev. | Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. http://www.seattle.gov/opcd/ongoing-initiatives/central-area |
| Breaking Barriers and Building Bridges | Office of Immigrant and Refugee Affairs | Complements Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugees workforce and combatting institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingBridges.pdf |
| Ready To Work | Office of Immigrant and Refugee Affairs | Complements Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugees workforce and combatting institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/iandraffairs/RTW |
| Racial and Social Justice Initiative | Office of Civil Rights | Combat institutional racism and barriers faced by low income people, people with disabilities, families with children, veterans and other groups. Pursue best practices to eliminate structural and individual bias (related to racism, homophobia, transphobia, ableism, ageism and other forms of bias) http://www.seattle.gov/rsji/resources |

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| Seattle 2035: Growth Management Act Update | Office of Planning and Community Development | The Comprehensive Plan guides City decisions on where to build new jobs and houses, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and libraries. Our Comprehensive Plan is the framework for most of Seattle Countywide Planning Policies. http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan |
| Waterfront Seattle | Office of Planning and Community Development | Supports goals directed towards equitable access to a healthy environment in the downtown waterfront area of Seattle. https://waterfrontseattle.org/overview |
| Capitol Hill Design Guidelines | Office of Planning and Community Development | Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update |
| Chinatown International District Design Guidelines | Office of Planning and Community Development | Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. https://www.seattle.gov/opcd/ongoing-initiatives/chinatown-international-district |
| Delridge Action Plan | Office of Planning and Community Development | Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. https://www.seattle.gov/opcd/ongoing-initiatives/delridge-action-plan |
| Little Saigon Business District | Office of Planning and Community Development | Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. https://www.seattle.gov/opcd/ongoing-initiatives/little-saigon-business-district |

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| Rainier Beach Action Plan | Office of Planning and Community Development | Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. https://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach |
| University District Rezone and Urban Design | Office of Planning and Community Development | Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. https://www.seattle.gov/opcd/ongoing-initiatives/u-district-urban-design |
| Uptown Rezone | Office of Planning and Community Development | Contributes to most of the goals in the Consolidated Plan as related to this geographic area in context of HALA and Mandatory Housing Affordability (MHA) ordinance. https://www.seattle.gov/opcd/ongoing-initiatives/uptown-framework-for-the-future |
| Equitable Development Initiative | Office of Planning and Community Development | Contributes to most goals of Consolidated Plan for housing, economic and community development, and equity issues targeting areas of the City represented by high percentages of people of color. http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EDImpPlan042916final.pdf |
| Housing Affordability & Livability Agenda (HALA) | Office of Planning and Community Development and Office of Housing | Advances all Consolidated Plan Housing Goals, specifically the HALA goal. http://www.seattle.gov/hala |
| Under One Roof | Office of Housing | Describes need for affordable housing and the impact of the local Housing Levy for Seattle subsidized housing development. http://www.seattle.gov/housing/levy/ |

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| Seattle Housing Levy Administrative and Financial Plan | Office of Housing | Referenced in Consolidated Plan because of direct connection to Housing Funding Policies contained in the Levy Administrative & Financial plan. https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingLevy_A-F-Plan_2017-18.pdf |
| Seattle Housing Authority Strategic Plan | Seattle Housing Authority | The goals of SHA strategic plan and the Consolidated Plan align well. Specifically, the strategic plan calls for SHA to expand public housing opportunities for low income households, promote quality communities, and improve quality of life for its participants. It also commits to partnership and coordinated action as well as race and social justice as organizational cornerstones. https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf |
| Pathways Home | Human Services Department | Background and analysis of Seattle’s homeless strategies and planned investments. Overlaps with Consolidated Plan Annual Action Plans. http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final PH 1 Year.pdf |
| Open Space Plan | Parks | Includes plans for park improvements in economically distressed neighborhoods or sites. http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan |
| Community Center Strategic Plan | Parks | Includes plans for Community Center improvements in economically distressed neighborhoods or sites needing ADA improvements. http://www.seattle.gov/parks/about-us/policies-and-plans/community-center-strategic-plan |
| Parks Asset Management Plan | Parks | Includes buildings and facilities in economically distressed neighborhoods or sites needing ADA improvements. See Complete Parks ADA Priority Facility List in attachments. |
| Seattle Parks and Recreation ADA Transition Plan | Parks | Includes plans and prioritization for park accessibility and ADA improvements, including in economically distressed neighborhoods. See Parks ADA Priority list attached in attachments. http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/ADA/SPR_ADA_Transition_Plan_2017_Update.pdf |
| Designation process for low income parks | Parks | Park Upgrade Program projects are in parks that have been designated by this process. See attached .pdf in attachments |

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| 2018-2023 Adopted Capital Improvement Program | Office of Planning and Community Development | Assessment of City owned capital facilities needs and fund sources in context of City budget. Link to leveraged facilities improvements prioritized in Consolidate Plan. http://www.seattle.gov/financedepartment/1823adoptedcip/default.htm |
| 2017-2018 City Families and Education Levy | Department of Education and Early Learning | Seattle voters approved the \$231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals: 1) Improve children's readiness for school; 2) Enhance students' academic achievement and reduce the academic achievement gap; and 3) decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school. http://www.seattle.gov/education/about-us/about-the-levy |
| City America with Disabilities Act survey | Finance and Administrative Services | The City's ADA Compliance Team (ACT) is responsible for reviewing all City-owned and leased construction projects to ensure they comply with all ADA and accessibility requirements. http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance |
| Seattle/King County Area Agency on Aging State Plan | Human Services Department | http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area-Plan_2016-2019_MASTER-new.pdf |
| 2016 Homeless Needs Survey | Human Services Department | http://coshumaninterests.wpengine.netdna-cdn.com/wp-content/uploads/2017/04/City-of-Seattle-Report-FINAL-with-4.11.17-additions.pdf |
| 2018 Move To Work Plan | Seattle Housing Authority | https://www.seattlehousing.org/sites/default/files/2018%20SHA%20MTW%20Plan.pdf |
| 2017 One Night Count | All Home King County | http://allhomekc.org/wp-content/uploads/2016/11/2017-Count-Us-In-PIT-Comprehensive-Report.pdf |

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| Behavioral Risk Factor Surveillance data | Federal-Centers for Disease Control | https://www.cdc.gov/brfss/index.html |
| 2017 HIV/AIDS Quarterly Reports | King County Epidemiology for People Living with HIV/AIDS | https://www.kingcounty.gov/depts/health/communicable-diseases/hiv-std/patients/epidemiology/~media/depts/health/communicable-diseases/documents/hivstd/hiv-surveillance-report.ashx |
| Monitoring Report: Affordability of Unsubsidized | Office of Housing | http://www.seattle.gov/housing/data-and-reports http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/2016UnsubsidizedHousingMonitoringReport.pdf |
| 2017 Homeless Inventory Count | HUD; filed by Human Services Department | 2017 inventory of facilities serving homeless individuals, families and youth/young adults. See attached spreadsheet in the attachments. |
| Levy to Move Seattle Work Plan | Seattle Dept. of Transportation | http://www.seattle.gov/Documents/Departments/SDOT/About/Funding/2018_0423_MSLevy_Eval_Council_report_FINAL_Printable.pdf |
| KC Metro 2011-21 Plan for Public Transit | King County Metro | https://metro.kingcounty.gov/planning/pdf/MetroStrategicPlan_Summary_final.pdf |
| ESMI Workforce Development data | Office of Economic Development | Use of private database for workforce projection and labor industry trends at http://www.economicmodeling.com/workforce-development/ |

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|---|-------------------------------------|---|
| Vision 2040 | Puget Sound Regional Council | Broad based regional plan including affordability, demographic trends and issues of equitable access to high opportunity areas at https://www.psrc.org/vision-2040-documents |
| Fixed Broadband and Deployment | Federal Communications Commission | Database and maps to help determine gaps in access to broadband services; https://broadbandmap.fcc.gov/#/ |
| Flood Service Map Center | Federal Emergency Management Agency | Database and maps to help determine flood prone areas of Seattle; https://map1.msc.fema.gov/idms/IntraView.cgi?KEY=67226133&IFIT=1 |
| 2016 Race & Social Justice Comm. Survey | Seattle Office of Civil Rights | http://www.seattle.gov/rsji/community/survey |
| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
| | | |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Seattle, Human Services Department, Federal Grants Management Unit (FGMU), is the lead agency for the development of the Consolidated Plan and the administration and management of Community Development Block Grant, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS funding. The City's Office of Housing is the lead agency for the administration and management of the HOME Investment Partnership program.

The Consolidated Plan funds are allocated to several City departments for implementation of programs benefitting low- and moderate-income clients and other eligible populations. The Human Services Department utilizes CDBG, ESG, and HOPWA funds to provide public services for homeless and low- and moderate-income persons, for employment training support services to eligible clients, and for minor home repair services to low- and moderate-income homeowners. The Office of Housing (OH) uses CDBG and HOME funds to provide for the preservation and development of affordable housing, assistance to qualifying homeowners in need of home repairs, and assistance benefitting qualifying homebuyers. CDBG

funding is used by many City departments to address a variety of community needs, including business development, revitalization, workforce development, community and neighborhood facilities, infrastructure and park improvements as well as improved accessibility for those with mobility impairments. All CDBG-funded projects are reviewed and monitored by the FGMU for compliance with applicable federal rules and regulations. AP-12 Participation – 91.105, 91.200(c)

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

The City relies on existing planning and needs identification at the community, departmental and other stakeholder level to inform the list of services prioritized for HUD federal grant allocations. The list below highlights key plans that informed the 2019 Annual Action Plan submitted as part of the 2018-2022 Consolidated Plan.

Each of the planning efforts involved community engagement and public input in a variety of forms. The engagement and input includes a variety of digital surveys, City-wide “telephone” town halls, community engagement one-on-one with constituents at community fairs and celebrations, participation in panels, forums and public meetings that may not have focused on the Consolidated Plan itself, but were pertinent to one of more of the topics addressed by this plan. Public comments directly related to CP goals and issues were extracted from multiple City Department websites. Additionally, the City conducted as much outreach to public commissions, advocates, and public and non-profit stakeholders as possible within each initiative. For example, the 2017 AFH involved an extensive list of outreach activities captured by the Community Engagement Matrix.

- 2017 City and Seattle Housing Authority Assessment of Fair Housing
- 2016 Homelessness Survey – Pathways Home strategic plan
- 2016 City-wide Americans with Disabilities Act (ADA) Survey – and implementation work group recommendations continuing throughout 2018-2019
- Seattle Housing Authority strategic plan
- Office of Housing policy and priorities established through adoption of the 2017 Administration and Finance plan for Seattle Housing Levy funds
- City Comprehensive Growth Management Plan – Seattle 2035

Seattle has a long-standing commitment to providing information to the public in a variety of languages prevalent in our communities and recognizes the need to conduct more outreach to people with vision and hearing impairments. The City intends to improve access to AAP plans for people with differing

abilities such as people with hearing or vision impairments or other physical or cognitive limitations as we implement the 2018-22 ConPlan.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of Comments received | Comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|---|---|-----------------------------------|--|
| 1 | Focus Group | Residents of Public and Assisted Housing | From November 2016 through March 2017, SHA staff attended a number of resident events to discuss issues related to the Assessment of Fair Housing. Overall, staff attended 24 events reaching at least 390 residents and voucher holders. | Seattle’s biggest fair housing challenge is the cost of living. High rents and home prices are displacing low- and middle-income households; impacting the ability of voucher holders to successfully find a unit. Lengthy wait times for SHA units and the homeless population are evidence that the demand for affordable housing surpasses the stock. A number of residents and voucher holders discussed instances of housing discrimination against individuals due to their participation in the Housing Choice Vouchers program. Historic redlining and mortgage practices have shaped the racial and ethnic characteristics of Seattle’s neighborhoods. | | See summary of public comments in Executive Summary of the Assessment of Fair Housing at http://www.seattle.gov/Documents/Departments/Human Services/CDBG/2017%20AFH%20Final.4.25.17V2.pdf |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of Comments received | Comments not accepted and reasons | URL (if applicable) |
|------------|------------------|--|--|--|--|---------------------|
| 2 | Focus Group | <p>Minorities</p> <p>Non-English Speaking - Specify other language: 10 different languages</p> <p>Residents of Public and Assisted Housing</p> <p>Agencies providing services to English Language Learners</p> | <p>83 participated in the focus groups. Focus group participants confirmed the need for a community-based program to help Level 1-3 English Language Learners improve English Skills and Obtain Employment. The focus groups were attended by a cross section of English Language Learners representing 10 languages</p> | <p>Participants addressed a wide range of needs that directly informed the design of the Ready to Work Program</p> | <p>All of the major recommendations were built into the program design</p> | |

| | | | | | | |
|---|-------------|---|--|---|---|---|
| 3 | Focus Group | <p>Minorities</p> <p>Non-targeted/broad community</p> <p>Neighborhood-based community organizations</p> | <p>The Office of Housing sought public and stakeholder input throughout the development of the Housing Levy Administrative and Financial Plan (A&F Plan) and OH Funding Policies. In Fall 2016 OH published eleven white papers discussing potential changes to funding policies and then convened a meeting with stakeholders and members of the public. In early 2017 OH published draft policy language and sought additional comments and presented to the Seattle Planning Commissions Housing and Neighborhoods Committee; recommending the A&F Plan and Funding Policy to the Mayor and Council. The City Council received additional public comment during its review and approval of the legislation.</p> | <p>To successfully address Levy priorities for housing in higher cost areas of opportunity, there were several recommendations for policies acknowledging higher costs. Similarly, higher costs were acknowledged as necessary to produce family-sized units. There was strong support for reduced leveraging requirements for homeless housing seeking rehabilitation funding.</p> | <p>There was discussion of making Home Repair funds available to community organizations, but these funds were determined to be more efficiently allocated via OHs existing Home Repair Program. The Foreclosure Prevention pilot program funds will be allocated by an administrator selected through a competitive process.</p> | <p>www.seattle.gov/housing/levy</p> |
|---|-------------|---|--|---|---|---|

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of Comments received | Comments not accepted and reasons | URL (If applicable) |
|------------|------------------|---|--|--|---|---|
| 4 | Focus Group | <p>Non-targeted/broad community</p> <p>Neighborhood-based community organizations</p> | <p>The Office of Housing sought public and stakeholder input for the Housing Levy renewal. Two focus groups provided early input; an open house introduced the history of the housing levy, current programs and the renewal planning process, and solicited public comments and participation; an on-line survey provided another option. A 28-member Technical Advisory Committee provided comments on preliminary recommendations. OH presented the proposal at 8 community meetings and to the Seattle Planning Commissions Housing and Neighborhoods committee. City Council convened a Committee of the Whole met 7 times and held a public hearing.</p> | <p>Strong support to retain and expand each of the housing levy programs: rental housing, homeownership, and homelessness prevention. During City Council review, there was emphasis on equitable development and preventing displacement. Commitment to align levy homelessness investments with Continuum of Care priorities and the City’s Pathways Home Initiative. There was a request for a foreclosure prevention pilot program, which was added to eligible activities in the Homeownership program.</p> | <p>The City received several broad responses that will inform housing planning and program activities in the future but were not applicable to the levy funding proposal.</p> | <p>www.seattle.gov/housing/levy</p> |

Table 4 – Citizen Participation Outreach
Expected Resources

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

Introduction

Overall resources in 2019 from the Consolidated Plan funds are expected to remain substantially similar to recent years. The City of Seattle coordinates HUD’s Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax (REET) to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 2 | | | | Expected Amount Available Remainder of ConPlan | Narrative Description |
|-----------------|------------------|----------------------|----------------------------------|--------------------|--------------------------|------------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition | 9,339,546 | 400,000 | 3,978,761 | 13,718,307 | 47,055,942 | Revenue projections for remainder of Con Plan, assume 2% reduction per year for the next 4 years from 2018 allocation. |
| | | Admin and Planning | | | | | | |
| | | Economic Development | | | | | | |
| | | Housing | | | | | | |
| | | Public Improvements | | | | | | |
| Public Services | | | | | | | | |
| HOME | | Acquisition | 3,043,164 | 1,000,000 | 0 | 4,043,164 | 16,834,447 | |

| | | | | | | | | |
|-----------------------------|------------------|---|-----------|---|-----------|-----------|------------|---|
| | public - federal | Homebuyer assistance | | | | | | Revenue projections for remainder of Con Plan, assume 1% reduction per year for the next 4 years from 2018 allocation. |
| | | Homeowner rehab | | | | | | |
| | | Multifamily rental new construction | | | | | | |
| | | Multifamily rental rehab | | | | | | |
| | | New construction for ownership | | | | | | |
| | | TBRA | | | | | | |
| HOPWA | public - federal | Permanent housing placement | | | | | | 2018 HOPWA RFP will inform 2019 project activities. |
| | | STRMU | | | | | | |
| | | Rental Assistance | 2,600,883 | 0 | 2,629,250 | 5,230,133 | 10,167,483 | |
| ESG | public - federal | Conversion and rehab for transitional housing | | | | | | Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2018 allocation. |
| | | Financial Assistance | | | | | | |
| | | Overnight shelter | | | | | | |
| | | Rapid re-housing (rental assistance) | | | | | | |
| | | Rental Assistance | | | | | | |
| | | Services | | | | | | |
| | | Transitional housing | 805,090 | 0 | 0 | 805,090 | 3,107,350 | |
| Other | public - local | Acquisition | | | | | | Seattle and King County funds including General Funds; e.g. Seattle Housing Levy, Move Seattle Levy, Seattle Families Education Preschool and |
| | | Eco. Dev. | | | | | | |
| | | Homeowner rehab | | | | | | |
| | | Multifamily rental new construction & rehab | | | | | | |
| | | Overnight shelter | | | | | | |
| Permanent housing placement | 0 | 0 | 0 | 0 | 0 | | | |

Public Improvement
Public Services
Rapid re-housing
Rent Assistance
STRMU
Supportive services
Transitional housing
Jobs retraining

Promise Levy, Seattle
Mandatory Housing
Affordability Revenue,
Seattle Park and
Recreation

Table 5 - 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 Seattle relies on Consolidated Plan funds to provide a foundation for our community and economic development activities. However, they are by no means the only investments the City or the community at large make in programs and services to support low- and moderate-income populations. Each of the three departments receiving the largest Consolidated Plan fund allocations anticipates sizable amounts of complementary funds from other sources to leverage the investment of HUD funds. The Office of Economic Development, for example, in 2018 received \$10.2 million from the City's General Fund to support a healthy business environment that empowers businesses to develop, grow, and succeed. The Office of Housing received \$5.8 million in HUD Consolidated Plan funds in 2018 and received \$38 million from the Seattle Housing Levy for affordable housing projects and activities. In August of 2016, the seven-year housing levy was renewed by Seattle voters which doubled the total effort to provide funds for affordable housing. It is expected to generate \$290 million over the next seven years. The levy's goals are to produce and preserve 2,150 apartments affordable for at least 50 years, reinvest in 350 affordable apartments, provide rent assistance and other supports for 4,500 families to prevent homelessness, assist 280 low-income homeowners, and provide loans for acquisition and rental rehabilitation of existing affordable apartments. Additionally, the pattern of non-City funding from prior years is expected to continue, with tax credit equity investments accounting for roughly half (40% - 60%) of total annual investments in multifamily rental projects involving Office of Housing funding. Other funding sources include incentive zoning payments, the Washington State Housing Trust Fund, private bank and bond financing, and owner contributions and fundraising. The Human Services Department allocation of \$9.6 million in Consolidated Plan funds for services supporting homeless and low-income persons and families and approximately \$12 million in federal McKinney funding is leveraged with nearly \$56 million in local General Fund resources for the Addressing Homelessness Budget Control Level. The Office of Immigrant and Refugee Affairs, in addition to the \$400,000 in CDBG Funds, will be allocated \$22,500 in General Funds to provide for bi-lingual and language friendly teaching assistance services in the Ready to Work program.

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

The City has undertaken various planning efforts to review the utilization of available / surplus municipal property from which services may be provided to homeless persons. Two notable examples include a permanent shelter in a City-owned facility and the establishment of authorized encampment sites.

The first authorized encampments for people experiencing homelessness were established on city-owned property in the Ballard and Magnolia neighborhoods in 2015, serving about 80 people on any given night. This and two other sites were established in 2015 serving roughly 165 people on any given day. Following the success of these three sites, three more opened in spring 2017 and two additional sites are scheduled to open in 2018. All the encampments are operated on a self-management model,

with a local nonprofit organization acting as fiscal sponsor.

In 2017, The City of Seattle Human Services Department provided \$1.8M in funding to create a Seattle Navigation Center intended to serve at least 75 people at a time with increases in funding and people served each year since then. The Navigation Center is modeled on the San Francisco Navigation Center which is a dormitory-style living facility that provides people living outside with shower, bathroom, laundry and dining facilities, and a place to store their belongings. Additionally, the Navigation Center provides round-the-clock case management, mental and behavioral health services, and connections to benefit programs and housing all in one location. The staff on site offer support for basic needs like shelter, hygiene, meals, secure and accessible storage, case management, and supportive services including meaningful referrals for substance abuse and mental health.

Discussion

The City's use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and those of other financial resources available to the City, such as our housing levy, families and education levy, and general fund. We try to match the fund source to its best use in the context of all the other funds. Our contingency plan is found in Section AP-35. If necessary due to unanticipated revenue changes (either in the allocation or in program income) that necessitate a substantial amendment, formal City budget action will take place to adjust affected budget authorizations to departments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-----------------|---|--|---|
| 1 | CPD: Increase homeless services | 2018 | 2022 | Homeless | | AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes | CDBG \$3,151,628 HOPWA \$2,600,883 ESG \$805,090 | Homeless Person Overnight Shelter: 500 Persons Assisted |
| 2 | CPD: Increase Small Business Assistance | 2018 | 2022 | Non-Housing Community Development | | AFH: Lack Public Investment in Specific Neighbhds. AFH: Lack Private Investment in Specific Neighbhds AFH: Lack of Educational/Employment Spprt for LMI | CDBG \$4,882,429 | Businesses assisted: 120 Businesses Assisted |
| 3 | CPD: Access to Nature and Physical Activities | 2018 | 2022 | Non-Housing Community Development | | AFH: Lack Public Investment in Specific Neighbhds. | CDBG \$808,000 | Public Facility or Infrastructure Activities other |

| | | | | | | | | |
|---|---|------|------|--|--|---|------------------------------------|--|
| | | | | | | AFH: Inaccessible Infrastructure | | than Low/Moderate Income Housing Benefit: 35000 Persons Assisted |
| 4 | AFH/CPD: Resources for at-risk renters/owners | 2018 | 2022 | Affordable Housing Non-Homeless Special Needs | | AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Access to financial services AFH: Access publicly supported hsg for ppl w/disabil AFH: Impediments to mobility AFH: Private Discrimination AFH: Access to Medical Services | CDBG \$605,462 | Homeowner Housing Rehabilitated: 30 Household Housing Unit |
| 5 | AFH/CPD: Preserve and increase affordable housing | 2018 | 2022 | Affordable Housing | | AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing | CDBG \$651,250 HOME \$4,043,164 | Goal: Produce or preserve 22 affordable housing units in 2019 |

| | | | | | | | |
|---|--|------|------|--|--|----------------|----------|
| | | | | | <p>AFH: Lack Public Investment in Specific Neighbhds.</p> <p>AFH: Community Opposition</p> <p>AFH: Insufficient Investment in Affordable Housing</p> <p>AFH: Access to financial services</p> <p>AFH: Availability/Type of Public Transport.</p> <p>AFH: Impediments to mobility</p> <p>AFH: Private Discrimination</p> <p>AFH: Scarcity/High Costs of Land</p> <p>AFH: Transportation access for ppl w/disabilities</p> | | |
| 6 | AFH/CPD: Promote financial security for LMI HHS | 2018 | 2022 | <p>Affordable Housing</p> <p>Non-Housing Community Development</p> | <p>AFH: Displacement due to economic pressure</p> <p>AFH: Location & Type of Affordable Housing</p> | CDBG \$217,000 | Other: 3 |

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|---|--|------|------|---|--|--|------------------|---|
| | | | | | | <p>AFH: Lack Public Investment in Specific Neighbhds.</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Access to financial services</p> <p>AFH: Impediments to mobility</p> | | |
| 7 | AFH/CPD: Initiatives support marginalized groups | 2018 | 2022 | Non-Housing Community Development | | <p>AFH: Impediments to mobility</p> <p>AFH: Lack Private Investment in Specific Neighbhds</p> <p>AFH: Lack of Educational/Employment Spprt for LMI</p> <p>AFH: Scarcity/High Costs of Land</p> | CDBG \$400,000 | Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted |
| 8 | AFH/CPD: Equitable investment across communities | 2018 | 2022 | Public Housing Non-Housing Community Development | | <p>AFH: Impediments to mobility</p> <p>AFH: Lack Private Investment in Specific Neighbhds</p> <p>AFH: Lack of Educational/Employment Spprt for LMI</p> <p>AFH: Scarcity/High Costs of Land</p> | CDBG \$1,430,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted |

| | | | | | | | | |
|----|--|------|------|---|--|---|----------------|---|
| | | | | | | <p>AFH: Historic Siting of Publicly Supported Housing</p> <p>AFH: Historic Disinvestment in Public Hsg Community</p> | | |
| 9 | AFH/CPD: Provide housing/services to seniors | 2018 | 2022 | <p>Affordable Housing</p> <p>Public Housing</p> | | <p>AFH: Displacement due to economic pressure</p> <p>AFH: Location & Type of Affordable Housing</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Lack of Afford. in-Home/Com Based Spprt Serv.</p> <p>AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv</p> <p>AFH: Lack of Hsg Accessibility Modification Assist</p> <p>AFH: Lack Private Investment in Specific Neighbhds</p> | CDBG \$449,917 | Homeowner Housing Rehabilitated: 500 Household Housing Unit |
| 10 | | 2018 | 2022 | Affordable Housing | | AFH: Inaccessible Infrastructure | | Other: 1 Other |

| | | | | | | |
|----|--|------|------|---|---|----------------|
| | CPD: Increase Disaster Readiness | | | Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development | AFH: Inaccessible Government Facilities/Services | |
| 11 | AFH: Engage communities in civic participation | 2018 | 2022 | Outreach | AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Lack Public Investment in Specific Neighbhds. AFH: Community Opposition AFH: Admissions, occupancy policies & procedures AFH: Impediments to mobility AFH: Lack Private Investment in Specific Neighbhds | Other: 5 Other |

| | | | | | | | |
|----|---|------|------|---|--|---|----------------|
| | | | | | | <p>AFH: Marketing/Screening Practices in Private Hsg</p> <p>AFH: Historic Siting of Publicly Supported Housing</p> | |
| 12 | AFH: Services to those with different abilities | 2018 | 2022 | <p>Affordable Housing</p> <p>Public Housing</p> <p>Non-Homeless Special Needs</p> | | <p>AFH: Location & Type of Affordable Housing</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Access publicly supported hsg for ppl w/disabil</p> <p>AFH: Admissions, occupancy policies & procedures</p> <p>AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv</p> <p>AFH: Lack of Hsg Accessibility Modification Assist</p> <p>AFH: Private Discrimination</p> <p>AFH: Access to Medical Services</p> | Other: 4 Other |

| | | | | | | | | |
|----|---|------|------|--|--|---|--|----------------|
| | | | | | | AFH: Historic Disinvestment in Public Hsg Community | | |
| 13 | AFH: Provide more housing choices for families | 2018 | 2022 | Affordable Housing Public Housing | | AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures AFH: Lack Private Investment in Specific Neighbhds | | Other: 5 Other |
| 14 | AFH: Increase housing options for homeless families | 2018 | 2022 | Homeless | | AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing | | Other: 3 Other |

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|----|--|------|------|--|--|--|----------------|
| | | | | | <p>AFH: Insufficient Investment in Affordable Housing</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Lack of Afford. in-Home/Com Based Spprt Serv.</p> <p>AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv</p> <p>AFH: Private Discrimination</p> <p>AFH: Source of Income Discrimination</p> | | |
| 15 | AFH: Promote equitable growth in new development | 2018 | 2022 | <p>Affordable Housing</p> <p>Public Housing</p> <p>Non-Housing Community Development</p> | <p>AFH: Displacement due to economic pressure</p> <p>AFH: Location & Type of Affordable Housing</p> <p>AFH: Land Use and Zoning Laws</p> <p>AFH: Insufficient Investment in Affordable Housing</p> | | Other: 2 Other |

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|----|---|------|------|-----------------------------------|--|--|----------------|
| | | | | | | <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Impediments to mobility</p> <p>AFH: Scarcity/High Costs of Land</p> | |
| 16 | AFH: Strong community despite displacement pressure | 2018 | 2022 | Non-Housing Community Development | | <p>AFH: Displacement due to economic pressure</p> <p>AFH: Lack Public Investment in Specific Neighbhds.</p> <p>AFH: Land Use and Zoning Laws</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Impediments to mobility</p> <p>AFH: Lack Private Investment in Specific Neighbhds</p> <p>AFH: Scarcity/High Costs of Land</p> | Other: 4 Other |
| 17 | AFH: Stay accountable to | 2018 | 2022 | Affordable Housing | | <p>AFH: Displacement due to economic pressure</p> | Other: 3 Other |

| | Comprehensive GM Plan | | | Non-Housing Community Development | <p>AFH: Location & Type of Affordable Housing</p> <p>AFH: Lack Public Investment in Specific Neighbhds.</p> <p>AFH: Land Use and Zoning Laws</p> <p>AFH: Community Opposition</p> <p>AFH: Insufficient Investment in Affordable Housing</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Access to financial services</p> <p>AFH: Availability/Type of Public Transport.</p> <p>AFH: Impediments to mobility</p> <p>AFH: Private Discrimination</p> <p>AFH: Scarcity/High Costs of Land</p> | | |
|----|--------------------------|------|------|-----------------------------------|--|--|----------------|
| 18 | AFH: All communities are | 2018 | 2022 | Non-Housing Community Development | AFH: Lack Public Investment in Specific Neighbhds. | | Other: 3 Other |

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|----|--|------|------|-----------------------------------|--|---|----------------|
| | environmentally sound | | | | | <p>AFH: Land Use and Zoning Laws</p> <p>AFH: Lack Private Investment in Specific Neighbhds</p> <p>AFH: Location of Environmental Health Hazards</p> | |
| 19 | AFH: Pursue best practices to end biases | 2018 | 2022 | Non-Housing Community Development | | <p>AFH: Land Use and Zoning Laws</p> <p>AFH: Community Opposition</p> <p>AFH: Impediments to mobility</p> <p>AFH: Lack Private Investment in Specific Neighbhds</p> <p>AFH: Private Discrimination</p> <p>AFH: Source of Income Discrimination</p> <p>AFH: Marketing/Screening Practices in Private Hsg</p> | Other: 4 Other |
| 20 | AFH: Combat institutional | 2018 | 2022 | Affordable Housing | | AFH: Insufficient Investment in Affordable Housing | Other: 3 Other |

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|----|--|------|------|---|--|--|----------------|
| | racism and barriers | | | Non-Housing Community Development | <p>AFH: Lack of State/Local Fair Housing Laws</p> <p>AFH: Private Discrimination</p> <p>AFH: Source of Income Discrimination</p> | | |
| 21 | AFH: Create supp hsg, reduce barriers for homeless | 2018 | 2022 | <p>Affordable Housing</p> <p>Public Housing</p> <p>Homeless</p> | <p>AFH: Location & Type of Affordable Housing</p> <p>AFH: Insufficient Investment in Affordable Housing</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Lack of Afford. in-Home/Com Based Spprt Serv.</p> <p>AFH: Access publicly supprted hsg for ppl w/disabil</p> <p>AFH: Admissions, occupancy policies & procedures</p> <p>AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv</p> | | Other: 4 Other |

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|----|---|------|------|---|--|--|--|----------------|
| | | | | | | AFH: Source of Income Discrimination AFH: Marketing/Screening Practices in Private Hsg | | |
| 22 | AFH/CPD: Increase access to government facilities | 2018 | 2022 | Non-Housing Community Development | | AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services | | Other: 1 Other |
| 23 | AFH: Equitable access and amenities throughout city | 2018 | 2022 | Non-Housing Community Development | | AFH: Displacement due to economic pressure AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing | | Other: 1 Other |
| 24 | AFH: Partnerships to imp public health outcomes | 2018 | 2022 | Public Housing Non-Housing Community Development | | AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv | | Other: 1 Other |

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| | | | | | | AFH: Location of Environmental Health Hazards | | |
| | | | | | | AFH: Access to Medical Services | | |

Table 6 – Goals Summary

Goal Descriptions

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| 1 | Goal Name | CPD: Increase homeless services |
| | Goal Description | Increase non-housing services and supports to assist homeless individuals and families to stabilize as rapidly as possible. |
| 2 | Goal Name | CPD: Increase Small Business Assistance |
| | Goal Description | Increase access to financial and technical assistance to small businesses, particularly microenterprises that do not have equitable access to conventional financing and consulting resources, and who are at greater risk of displacement. |
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| 3 | Goal Name | CPD: Access to Nature and Physical Activities |
| | Goal Description | Enhance equitable access to nature and physical activity opportunities for people in protected classes throughout the City. |
| 4 | Goal Name | AFH/CPD: Resources for at-risk renters/owners |
| | Goal Description | 2019 goals include: 1) Provide funding for weatherization and repair of homes occupied by low-income residents; 2) Providing funding to low-income homeowners at risk of losing their homes due to foreclosure; 3) SHA will provide resources for Eviction Prevention interventions for tenant including an initiative to create a referral tool with Aging and Disability Services that will allow staff, residents, and voucher households to make referrals to health care providers partnering with SHA to provide a number of case management supports to ensure residents remain stably housed; 4) As part of the Positive Aging Initiative, work with the King County Assessor, identify low-income seniors to increase the number of households enrolled in either the Utility Discount Program, senior homeowner property tax exemption or deferral program; 5) As part of the Positive Aging Initiative, create a cross-referral relationship between the tax exemption/deferral and utility discount programs to expedite senior and other low-income homeowner enrollment to these programs 6) Develop an Age-Friendly Seattle 2018-2021 Work Plan, which will continue implementation of 2017 Age-Friendly Seattle initiatives. |
| 5 | Goal Name | AFH/CPD: Preserve and increase affordable housing |
| | Goal Description | 2019 goals: 1) Make strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacement. (ongoing) 2) Provide financing to rehab and preserve affordable rents in existing housing. (starting in 2017) 3) Advocate for state authority for a Preservation Tax Exemption to incentivize landlords to preserve affordable rents in existing housing. (starting in 2016) 4) Scale MHA requirements to geographic areas of the city based on market conditions such that those areas with strong markets in which amount of redevelopment may be greater will yield larger contributions to affordable housing. (2017) 5) Partner with Sound Transit and other public agencies to dedicate land and other resources toward affordable housing development in areas near major transit investments. (ongoing) |

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| 6 | Goal Name | AFH/CPD: Promote financial security for LMI HHS |
| | Goal Description | 2019 goals: 1) City will Provide resources to low-income homebuyers to purchase homes in Seattle; 2) City will Utilize public property to develop low-income ownership models; and 3) SHA has developed the JobLink program, which includes incentives to support residents seeking economic self-sufficiency. |
| 7 | Goal Name | AFH/CPD: Initiatives support marginalized groups |
| | Goal Description | CPD funded activities that connect workers of color to the broader economy as measured by 150 Ready to Work slots offered classes; eight classes offered, individuals receive educational, career counseling and/or placement services through the RTW program. |
| 8 | Goal Name | AFH/CPD: Equitable investment across communities |
| | Goal Description | Establishment of Equitable Development Initiative fund and ongoing support of development projects |
| 9 | Goal Name | AFH/CPD: Provide housing/services to seniors |
| | Goal Description | <p>2019 activities related to the Goal include: 1) City will adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. 2) SHA will support low income seniors through its Aging in Place initiative (ongoing). This includes: Explore how to leverage ACA and ACH; 3) Implement data-sharing agreement between Seattle/King County Public Health, SHA, and King County Housing Authority; 4) Continue offering and expand community services, socialization, and exercise programs for seniors (ongoing) 5) Continue providing senior-specific units, and vouchers to service providers serving this population and explore expansion of additional senior-specific units 6) As part of the Positive Aging Initiative, work to advance a regional effort to create a housing action plan to assess senior housing needs, and advance affordable housing strategies for older residents, including evaluating the feasibility of senior home-sharing options, such as: partnerships to increase the capacity and opportunity for short-term rentals; intergenerational home sharing programs; and communal housing for self-sufficient seniors.</p> <p>This Goal is also supported by the CDBG funded Homeowner Minor Home Repair program which supports senior homeowners to sustain their housing as measured by housing units repaired with CPD funds.</p> |

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| 10 | Goal Name | CPD: Increase Disaster Readiness |
| | Goal Description | Increase the City's readiness for disaster prevention, recovery, and resiliency. Ensure needs of vulnerable individuals and families in protected classes are integrated disaster plans and activities. |
| 11 | Goal Name | AFH: Engage communities in civic participation |
| | Goal Description | <p>Activities under this goal include City-wide community clinics hosted by the City Department of Neighborhoods (DON) to increase engagement of people in communities City-wide with an emphasis on people of color and those who rely on languages other than English in civic activities. The primary method for this engagement is through the Community Liaisons program administered by DON.</p> <p>Goals: 1) Add up to 25 more Community Liaisons to the DON program; 2) Host 11 community clinics to train recruited liaisons. 3) SHA will staff and engage 19 resident advisory groups; 4) hold quarterly LIPH and SSHP Joint Policy Advisory committee meetings; and 5) Support 16 resident advisory councils (building based) comprised of duly elected members which generally meet monthly.</p> |
| 12 | Goal Name | AFH: Services to those with different abilities |
| | Goal Description | SHA will 1) continue the conversion and construction of UFAS units. All new units will be wheelchair accessible. 2) SHA will maintain a second Americans with Disabilities Act (ADA) coordinator to provide support to meet the needs of residents. 3) SHA will continue to invest in its partnerships with local non-profits and the City of Seattle Aging and Disability Services (ADS) to ensure all high-rise buildings (which serve more than 2,000 adults with disabilities) have access to case managers to ensure they receive the necessary supports and services. 4) City will adopt policies prioritizing seniors and people with disabilities for the Housing Levy. |

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| 13 | Goal Name | AFH: Provide more housing choices for families |
| | Goal Description | 2018 and 2019 goals: 1) Continue to fund the production of affordable projects with family-oriented housing units and amenities. (ongoing); 2) Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing); 3) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods (2017-2019) 4) SHA will continue the conversion of units its Scattered Sites portfolio to family-sized units; 5) In City neighborhood planning efforts, continue to evaluate requirements and incentives to build more family friendly housing into market-rate multifamily residential development. |
| 14 | Goal Name | AFH: Increase housing options for homeless families |
| | Goal Description | Goals: 1) Implement Pathways Home Initiative, a comprehensive policy and investment framework that ensures the development of a homeless service delivery system focused on ending people's experience of homeless through increasing access to housing. The primary principals of Pathways Home include creating a person centered response to homelessness, investing in programs that are effective and addressing the racial disparities in homelessness; and to shift focus of emergency shelter from basic survival to placement of persons experiencing homelessness into permanent housing; 2) Implement allocation of \$1.3 million to leverage collaboration, partnerships, donations and other resources to develop 100 new 24/7 enhanced shelter beds for people living unsheltered; 3) Create Navigation Center to bring adults living outdoors into the Center and work to transition them to stable housing within 30 days. The Center will be a low-barrier, comprehensive, dormitory-style program for people transitioning form encampments, with 24-hour access to shower, bathroom, laundry and dining facilities and round the clock case management mental and behavioral health services and access to public benefit programs and housing assistance all in one location. Center opening during the second quarter of 2017. |
| 15 | Goal Name | AFH: Promote equitable growth in new development |
| | Goal Description | Goals: 1) Adopt zoning legislation to implement MHA in all areas of the City: a) U District - early 2017 b) Downtown/South Lake Union - mid-2017 c) Central Area/Chinatown International District - mid-2017 c) Uptown - late 2017 d) Citywide - early 2018; and 2) SHA will continue the redevelopment of Yesler Terrace, a Choice Neighborhoods Initiative. |

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| 16 | Goal Name | AFH: Strong community despite displacement pressure |
| | Goal Description | Goals: 1) Make capacity building investments to elevate leadership in planning and development by creating an interim advisory board to recognize and build on low income communities and communities of color existing capacity for self-determination (2017); 2) Make capacity building investments to elevate leadership in planning and development (2017-2019) 3) Through Race and Social Justice Initiative (RSJI) make capacity building investment within government for staff to undertake equity work in a meaningful way and 4) Office of Planning and Community Development (OPCD) will use the Equitable Development Initiative's (EDI) analysis to anticipate and prevent displacement of vulnerable residents, businesses and community organizations and establish community stabilizing policies and investments. |
| 17 | Goal Name | AFH: Stay accountable to Comprehensive GM Plan |
| | Goal Description | Goals include: The Equitable Development Indicators will include metrics related to both place-based opportunity and affordable housing, and many of the indicators will focus on reduction of racial and ethnic disparities. The Comprehensive Plan Indicators will focus on development and quality of life in the City's Urban Villages. Monitoring will provide the City with insights into the degree of progress being made as well as ongoing challenges. Associated reports will provide city officials with information to help make policy, program, and investment decisions, and will help inform the City's ongoing policies and allocations. 1) Number of monitoring programs established; 2) Number of Comprehensive Plan Urban Village indicators and EDI indicators updated per year; 3) Completion of first EDI Plan monitoring reports for 5-8 projects. |
| 18 | Goal Name | AFH: All communities are environmentally sound |
| | Goal Description | Goals: 1) Complete the Lower Duwamish Waterway Superfund Clean Up Plan (available at https://www3.epa.gov/region10/pdf/sites/ldw/ROD_final_11-21-2014.pdf) 2) In partnership with Seattle Public Utilities implement Duwamish Valley Action Plan Program to align and coordinate investments and programmatic efforts from 18 City departments toward river clean-up; and 3) Create Seattle Climate Preparedness Strategy to be adopted in Q2 of 2017 with on-going implementation. Access the full strategy at http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf . |

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| 19 | Goal Name | AFH: Pursue best practices to end biases |
| | Goal Description | <p>Discussion: The City is committed to addressing bias that disproportionately affects these communities. These actions will help inform policies to increase housing access by groups with barriers.</p> <p>2019 and 2020 Goals: (1) Release a study on the housing needs of LGBTQ seniors; (2) Issue affirmative marketing guidelines for private housing participating in City incentive programs and for City funded housing; (3) Provide trainings on how best to address bias when using criminal records in tenant screening; and (4) Support housing providers in reaching groups most impacted by displacement and gentrification.</p> |
| 20 | Goal Name | AFH: Combat institutional racism and barriers |
| | Goal Description | 2019 and 2020 goals: 1) Conduct fair housing testing on an annual basis (ongoing) 2) Pass Fair Chance Housing legislation (2017) 3) Ensure accountable relationships with communities of color, people with disabilities, LGBTQ residents, immigrants and refugee residents, and other communities. |
| 21 | Goal Name | AFH: Create supp hsg, reduce barriers for homeless |
| | Goal Description | 2019 and 2020 goals: 1) Implement coordinated entry systems to increase access and reduce barriers for highly vulnerable homeless people, including those with disabilities (ongoing) 2) Expand the stock of supportive housing through capital investments (ongoing) 3) Adopt policies prioritizing homeless families, individuals and youth for the Housing Levy (2017). 4) SHA will continue to fund project-based vouchers committed through Seattle’s Housing Levy. |
| 22 | Goal Name | AFH/CPD: Increase access to government facilities |
| | Goal Description | Goals: 1) Develop 24 City departmental corrective action plans based on results of 2016 ADA survey; 2) Complete Citywide Corrective Action Plan; 3) Review 155 City owned facilities for ADA compliance; and 4) Create barrier removal schedule listing target dates for barrier removal (12,222 elements identified). |

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| 23 | Goal Name | AFH: Equitable access and amenities throughout city |
| | Goal Description | Goals: 1) Distribute the benefits and burdens of growth equitably as measured by Levy to Move Seattle Oversight Committee quarterly report data and number of neighborhoods receiving EDI investments; 2) Connect workers of color to the broader economy as measure by number of EDI projects including and economic development component supported; and 3) Investment in cultural institutions as measured by number of EDI projects supporting cultural institutions. |
| 24 | Goal Name | AFH: Partnerships to imp public health outcomes |
| | Goal Description | Goals: 1) Provide funding for weatherization and repair of homes occupied by low-income residents; 2) SHA will continue to expand partnerships to provide on-site nursing in more LIPH buildings and offer the Community Health Worker program in the Yesler Terrace community. SHA redevelopments have on-site health care partners available to the surrounding community; 3) SHA is engaged in a study funded by the Robert Wood Johnson Foundation to evaluate the impact of redevelopment strategies on resident health and well-being at Yesler Terrace and will be responsive to learnings from the evaluation (conducted through 2018); and 4) Selected units at Yesler Terrace (Hoi Mai Gardens) will feature Breathe Easy units, which have been demonstrated to decrease factors associated with childhood asthma; and 5) SHA is engaged in a data sharing arrangement with Seattle-King County Public Health that will enable a deeper understanding of health services, risk factors, and outcomes for those receiving a housing subsidy in order to inform future housing and service strategies. |

Projects

AP-35 Projects – 91.220(d)

Introduction

This annual action plan is developed in the context of the City of Seattle’s overall budget of \$5.9 billion, of which \$1.3 billion is from our local General Fund. Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City’s goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG-funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes expected by the Human Services Department, the funding department for these activities.

Projects

| # | Project Name |
|----|--|
| 1 | HSD 2019 CDBG Administration, Planning & Indirect |
| 2 | HSD 2019 Homeless Services |
| 3 | HSD 2019 Emergency Solutions Grant Program Activities |
| 4 | Project 1: 2018-2021 City of Seattle WAH18-F001 (SEATTLE) HOPWA |
| 5 | HSD 2019 Minor Home Repair |
| 6 | OH 2019 Home Repair Program & Staffing |
| 7 | OH 2019 Homebuyer Education and Counseling |
| 8 | OH 2019 Rental Housing Program and Staffing |
| 9 | OH 2019 OH Staffing, Administration & Planning |
| 10 | OED 2019 Neighborhood Business District - Only in Seattle |
| 11 | OED 2019 Small Business Support |
| 12 | Parks 2019 Parks Upgrade Project |
| 13 | OIRA 2019 Ready to Work |
| 14 | OPCD 2019 Equitable Development Initiative |
| 15 | HSD 2019 Community Facilities Improvements |
| 16 | OED 2019 Alpha Cine Loan Payoff |

Table 7 - Project Information

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

These allocations are based on needs analyses, the availability of other funds targeted to various needs, the purpose of the Consolidated Plan funds, and the availability of City General Funds to meet a wide variety of needs.

Should HUD revenues (either annual allocation or program income) exceed the planned amount, the additional resources shall be allocated in accordance with these funding guidelines.

- Mitigate the funding reductions applied to various CDBG programs, grant administration, and planning efforts over the past several years in response to diminishing resources;
- Maximize use of funds for public services to the extent prudent to address gaps in funding for services for homeless persons (such as emergency shelter and day / hygiene services) and other low- and moderate-income households;
- Increase funding for those physical development activities (housing, community facilities, parks, economic development) that do not require on-going annual funding. To the extent possible, the City shall avoid development of a CDBG operating expense base that cannot be sustained if the federal government fails to maintain future CDBG funding at the current levels.

Should HUD revenues come in lower than planned, the City will continue its policy that the priority for managing decreases in CDBG resources will, to the extent possible, be to reduce funding allocations in physical development and/or administrative activities and not in public services.

- The HUD funding reductions shall be made in planning, administration, and/or physical development programs, including program delivery costs. One-time-only capital projects are most likely to experience reduced allocations of any HUD revenue decrease. Funding reductions may be applied across-the-board among physical development programs. Reductions in administration and planning will be done to the extent that they will not substantially impair the City's ability to manage the Consolidated Plan funds in an accountable manner.
- Comply with expenditure cap limitations on public services and planning and administration.
- The City will explore any other possible areas of savings or reductions that have a minimal impact on sustaining current levels of program operations and services. The Federal Grants Manager shall work with affected City programs in identifying and capturing prior year CDBG under-expenditures.

If increases are not substantial or significant enough to enhance or fund an activity, funds may be placed in contingency for programming late in the year or in the next program year.

If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address otherwise

HUD eligible activities that address the disaster conditions. Such a response would not be treated as a Substantial Amendment to this Plan but would be handled according to the Citizen Participation Plan adopted as part of this Consolidated Plan (see attachments). See AP-90 for applicability of the Residential Anti-displacement and Relocation Assistance Plan (RARAP).

AP-38 Project Summary

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| 1 | Project Name | HSD 2019 CDBG Administration, Planning & Indirect |
| | Target Area | |
| | Goals Supported | AFH: Equitable access and amenities throughout city |
| | Needs Addressed | |
| | Funding | CDBG: \$1,122,621 |
| | Description | Provide internal staffing capacity to adequately and effectively administer the Consolidated Plan funds, particularly the CDBG program, and to monitor eligibility, labor standards, and environmental compliance. Maintain data integrity of IDIS data. CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Development of the Consolidated Plan, annual CAPER, annual action plans and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide support for continued integration and implementation of the 2017 Assessment of Fair Housing and the 2018-2022 Consolidated Plan. Charges consistent with approved indirect cost allocation plan. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts. |
| Location Description | City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104 | |

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| | Planned Activities | Provide internal staffing capacity to adequately and effectively manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan. |
| 2 | Project Name | HSD 2019 Homeless Services |
| | Target Area | |
| | Goals Supported | CPD: Increase homeless services CPD: Increase Disaster Readiness AFH: Provide more housing choices for families |
| | Needs Addressed | AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures |
| | Funding | CDBG: \$3,151,628 |
| | Description | Provide assistance to persons experiencing homelessness or at-risk of homelessness; including emergency overnight shelter, day center / outreach activities, and assistance to transitional or more stable housing via sub-recipient providers. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 3,800 individuals will benefit from the CDBG funding. |
| | Location Description | City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. RFP for homeless services to be awarded in November 2017 will determine exact activities and the associated location of the services. |
| | Planned Activities | Provide emergency shelter operations and case management to move people to permanent housing. |
| 3 | Project Name | HSD 2019 Emergency Solutions Grant Program Activities |
| | Target Area | |
| | Goals Supported | CPD: Increase homeless services AFH/CPD: Resources for at-risk renters/owners |

| | | |
|---|--|---|
| | Needs Addressed | AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility |
| | Funding | ESG: \$805,090 |
| | Description | Provides emergency shelter, day center / outreach activities, and homelessness prevention services |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 4,800 individuals will benefit from the ESG funding. |
| | Location Description | City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. |
| | Planned Activities | Emergency shelter, counseling, case management, outreach to homeless persons / day center services, homelessness prevention |
| 4 | Project Name | Project 1: 2018-2021 City of Seattle WAH918-F001 (SEATTLE) HOPWA |
| | Target Area | |
| | Goals Supported | CPD: Increase homeless services AFH: Provide more housing choices for families AFH/CPD: Resources for at-risk renters/owners |
| | Needs Addressed | AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Admissions, occupancy policies & procedures AFH: Impediments to mobility |
| | Funding | HOPWA: \$2,600,883 |
| | Description | Allocate funds to project sponsors to support-, expand, and implement permanent- housing opportunities for low income and homeless people with HIV and AIDS and their families. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Low and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 266-340 households will benefit from the HOPWA funding. |
| | Location Description | Seattle, King County, and Snohomish County |

| | | |
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| | Planned Activities | Provide funding for homelessness prevention and permanent housing through tenant based and project based rental assistance, and permanent housing place. Allocation for 2019 funding will be used for service activities in 2020-2021. |
| 5 | Project Name | HSD 2019 Minor Home Repair |
| | Target Area | |
| | Goals Supported | AFH/CPD: Provide housing/services to seniors AFH/CPD: Resources for at-risk renters/owners AFH/CPD: Preserve and increase affordable housing AFH/CPD: Promote financial security for LMI HHS |
| | Needs Addressed | AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Impediments to mobility AFH: Scarcity/High Costs of Land AFH: Lack of Hsg Accessibility Modification Assist |
| | Funding | CDBG: \$449,917 |
| | Description | Provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes via sub-recipient service providers. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income seniors and younger disabled adults. These persons are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts. |

| | | |
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| | | <p>It is estimated 550 homeowners in 2019 will be assisted with this minor home repair program, enabling the homeowner to stay in their home longer, as well as preserve older housing stock in Seattle. This program has been funded at the same level since 2014 with CDBG funding and historically assisted a majority of households of color throughout Seattle. Specifically, 67% of 556 households assisted in 2016 identified as households of color; 65% of 623 for 2015, 64% of 673 in 2014, and 65% of 682 in 2013, and 66% of 709 households in 2012. It is anticipated that a similar percentage of households assisted will also identify as households of color in 2019. Historically this program has assisted homeowners of which 85% identify as senior and of which over 60% are Female Heads of Household. Additionally, over 80% of the households have incomes that are half (50%) of Area Median Income; a 2-person household makes less than \$40,100 annually in 2018.</p> |
| | Location Description | <p>City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. The program benefits low-moderate income homeowners throughout Seattle. Applicants apply for assistance, then individual eligibility is determined.</p> |
| | Planned Activities | <p>The Minor Home Repair program serves younger disabled homeowners, low-income family homeowners, and older adult homeowners who are faced with the challenge of affording home repairs. Subrecipient staff provide parts and labor to make minor home repairs for homeowners who are on limited incomes. Subrecipient staff conduct an assessment and implementation of minor repairs on owner-occupied housing. Repairs include, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and window panes, building wheelchair ramps, and installing grab bars.</p> |
| 6 | Project Name | OH 2019 Home Repair Program & Staffing |
| | Target Area | |
| | Goals Supported | <p>AFH/CPD: Resources for at-risk renters/owners AFH/CPD: Preserve and increase affordable housing AFH: Partnerships to imp public health outcomes</p> |
| | Needs Addressed | <p>AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility</p> |
| | Funding | CDBG: \$605,462 |
| | Description | <p>Provide major home repair financial assistance to qualifying low- and moderate-income homeowners, to help them maintain their homes so that they can continue to live there.</p> |
| | Target Date | 12/31/2019 |

| | | |
|---|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 30 homeowners will receive financial assistance for major home repair. Assisted households typically include seniors and others on low, fixed incomes. The Home Repair Loan Program helps prevent displacement of low-income homeowners by helping them remain safely in their homes. Homeowners of color are more likely than their white counterparts to be severely cost burdened, meaning that they pay more than 50% of their income towards housing. Therefore, homeowners of color may be more likely to not have access to resources needed for critical home repairs like roof replacements or side sewers. |
| | Location Description | Homeowners will apply to the Office of Housing for home repair loans throughout 2019. Project locations will be reported after home repair loans are completed. |
| | Planned Activities | Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program. |
| 7 | Project Name | OH 2019 Homebuyer Education and Counseling |
| | Target Area | |
| | Goals Supported | AFH/CPD: Promote financial security for LMI HHS |
| | Needs Addressed | AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI |
| | Funding | CDBG: \$217,000 |
| | Description | Support Community Based Development Organization (CBDO) costs of providing education for first-time low- and moderate-income homebuyers |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | These services are affirmatively marketed to make them available to homebuyers and homeowners of color and other historically disadvantaged Seattle residents. Ensuring that racial minorities and others who have been systematically shut out of the housing market have access to education, counseling and purchase assistance is a key tenet of this program. When low-income people and people of color have the opportunity to purchase homes at affordable prices or stay in their homes due to post-purchase counseling or foreclosure prevention resources this increases racial equity and decreases race and class disparities. It is estimated that 900 households will benefit from this program. |

| | | |
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| | | <p>400 households will attend workshops and/or receive counseling services: 180 households will attend first-time homebuyer workshops; and 220 households will receive pre- and post-purchase counseling or foreclosure prevention counseling</p> <p>Because of these services, 10 low- to moderate income homeowners will receive foreclosure prevention assistance, and 10 low- to moderate income homebuyers will receive financial assistance to purchase a home.</p> <p>Additionally, at least 500 households will receive information and referrals regarding homeownership</p> |
| | Location Description | Services will be provided to homebuyers and homeowners throughout the city, by phone and in person. |
| | Planned Activities | Homebuyer counseling and education services; homeowner counseling and foreclosure prevention |
| 8 | Project Name | OH 2019 Rental Housing Program and Staffing |
| | Target Area | |
| | Goals Supported | <p>AFH/CPD: Provide housing/services to seniors</p> <p>AFH: Create supp hsg, reduce barriers for homeless</p> <p>AFH: Services to those with different abilities</p> <p>AFH: Provide more housing choices for families</p> |
| | Needs Addressed | <p>AFH: Displacement due to economic pressure</p> <p>AFH: Insufficient Investment in Affordable Housing</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Lack of Afford. in-Home/Com Based Spprt Serv.</p> <p>AFH: Access to Medical Services</p> <p>AFH: Access publicly supprted hsg for ppl w/disabil</p> <p>AFH: Admissions, occupancy policies & procedures</p> <p>AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv</p> <p>AFH: Lack of Hsg Accessibility Modification Assist</p> |
| | Funding | <p>CDBG: \$490,278</p> <p>HOME: \$3,713,323</p> |
| | Description | Provide financial assistance for the preservation and development of multifamily rental affordable housing. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2018. An estimated 57 households will be assisted, of whom an estimated 20 will be homeless households. |

| | | |
|---------------------------|--|---|
| | | Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system. |
| | Location Description | Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA). Project locations will be determined at that time. |
| | Planned Activities | Capital financing related to construction, acquisition and rehabilitation of affordable rental housing for low-income households. Rental Housing Program staffing. |
| 9 | Project Name | OH 2019 OH Staffing, Administration & Planning |
| | Target Area | |
| | Goals Supported | AFH/CPD: Preserve and increase affordable housing |
| | Needs Addressed | AFH: Location & Type of Affordable Housing |
| | Funding | CDBG: \$160,972 HOME: \$329,841 |
| | Description | Support OH staff costs associated with CDBG and HOME program planning administration, and contracted services. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds in the Office of Housing are specifically intended to address affordable housing needs that benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. |
| | Location Description | City of Seattle, Office of Housing, 700 5th Ave, Seattle, WA 98104 |
| Planned Activities | Provide internal staffing capacity to adequately and effectively manage and administer the HOME and CDBG funds that the Office of Housing manages; including program planning, administration and contracted services. | |
| 10 | Project Name | OED 2019 Neighborhood Business District - Only in Seattle |
| | Target Area | |

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|--|--|
| Goals Supported | CPD: Increase Small Business Assistance |
| Needs Addressed | AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI AFH: Lack Private Investment in Specific Neighbhds |
| Funding | CDBG: \$1,440,961 |
| Description | The Only in Seattle Initiative provides grants and services to foster inclusive neighborhood business districts that allow small businesses to thrive. The Initiative focuses on supporting district stakeholders to organize around a common vision for their district and take action. Includes planning and administration that supports the Only in Seattle Initiative. |
| Target Date | 12/31/2019 |
| Estimate the number and type of families that will benefit from the proposed activities | Two staff people and 1 or 2 consultants will provide support, assistance and oversight in approximately 9 business districts. 200 small businesses are located within the business districts served with CDBG and benefit from the work. Seattle is experiencing rapid redevelopment, particularly in urban villages and business districts. Although some areas of Seattle have not seen the same level of redevelopment, particularly in areas of historic disinvestment, the rapid rise in real estate costs has pushed higher income people into these less-expensive areas and pushed lower-income residents and businesses out of Seattle. The projects in the Only in Seattle program focus on preventing displacement of small businesses of color. This is accomplished by organizing district stakeholders to create a shared vision, developing strategies to address priorities and intentionally reaching out to businesses and connecting them to services. This allows local businesses, property owners, residents and organizations to drive changes and develop local support for businesses. |
| Location Description | RFA occurs in November 2018 to determine final neighborhoods, but the program has consistently supported the following business districts to implement comprehensive commercial district strategies: Beacon Hill, Central Area, Chinatown-ID and Little Saigon, Hillman City, Lake City, Othello, Rainier Beach, Mount Baker, and South Park. |
| Planned Activities | Racial Equity in Business Districts Project: This project includes supporting several business districts to conduct in-language outreach to local small businesses, to learn challenges they are facing and support with services. The project also includes a training cohort in racial equity and implicit bias to build awareness and provide tools for business district leaders to build more equitable organizations and practices. In 2019, approximately 3-5 business districts will receive outreach support and 15-20 business district leaders will receive training. |

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| | | Commercial District Strategies: Approximately 9 business districts receive CDBG funding to develop and implement plans that support local businesses. Typical outcomes include, connecting businesses to technical assistance, supporting businesses with marketing strategies, and helping them resolve issues they are facing. Will also explore feasibility of King Street station project. |
| 11 | Project Name | OED 2019 Small Business Support |
| | Target Area | |
| | Goals Supported | CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities |
| | Needs Addressed | AFH: Access to financial services AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI |
| | Funding | CDBG: \$784,881 |
| | Description | Support delivery of technical assistance in the form of business assistance and one-on-one technical support to small business entrepreneurs located in low- and moderate-income neighborhoods. Additionally, provide direct financial assistance to qualifying microenterprises and small businesses for job creation and retention and services to disadvantaged communities. Support development of affordable commercial space benefitting microenterprises. Will also support feasibility analysis of King Street Station project planning in 2019. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 100 small businesses will be supported with technical assistance. The program prioritizes outreach for business technical assistance to women, minority and immigrant owned businesses. Approximately 20 microenterprises will be supported with financing. |
| | Location Description | Citywide |
| Planned Activities | Financing will be provided citywide to low- and moderate-income owned businesses (microenterprises), prioritizing outreach for financing to women, minority and immigrant owned businesses. Financing tools may take the form of Individual Development Accounts for Businesses, a form of matched savings program that combines business savings, technical assistance and matching funds (i.e., CDBG funds). Financing will also be provided as interest subsidy on microenterprise loans. Business technical assistance will be provided citywide to low- and moderate-income owned businesses (microenterprises), businesses in low- and moderate-income areas and immigrant owned businesses. Services could include lease education, business plan development, and financial management training. Will work with OPCD to leverage Othello Project for equitable development. | |

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| 12 | Project Name | Parks 2019 Parks Upgrade Project |
| | Target Area | |
| | Goals Supported | CPD: Access to Nature and Physical Activities AFH: All communities are environmentally sound |
| | Needs Addressed | AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Impediments to mobility AFH: Inaccessible Government Facilities/Services AFH: Inaccessible Infrastructure AFH: Location of Environmental Health Hazards |
| | Funding | CDBG: \$808,000 |
| | Description | Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low- and moderate-income neighborhoods. |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Park improvements occur in parks that serve low income neighborhoods. The neighborhoods disproportionately serve people of color and other historically disadvantaged people. The residents within an approximate 1.5-mile radius of each park benefit from the improvements. |
| | Location Description | Location for park improvements to be determined in early 2018. |
| | Planned Activities | Installation of up to 9 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping. |
| 13 | Project Name | OIRA 2019 Ready to Work |
| | Target Area | |
| | Goals Supported | AFH/CPD: Promote financial security for LMI HHS AFH/CPD: Initiatives support marginalized groups |
| | Needs Addressed | AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI AFH: Lack Private Investment in Specific Neighbhds |
| | Funding | CDBG: \$400,000 |
| | Description | Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO. |
| | Target Date | 12/31/2019 |

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| | Estimate the number and type of families that will benefit from the proposed activities | The total number of families served is estimated to be 150. Participants will be English language learners in need of stable employment and ongoing access to English language learning programs. Currently immigrant and refugee jobseekers who have low levels of English language proficiency succeed in college certificate, job training, and basic skills programs at a significantly lower rate than native -born English proficient individuals. The outcomes of this program will demonstrate course completion and educational advancement rates that exceed those of traditional college-based ESL programs. |
| | Location Description | Classes and services will be provided at 1.) Asian Counseling and Referral Service, 3629 Martin Luther King Dr. South, Seattle, WA 98144 and 2.) Rainier Beach Public Library, 9125 Rainier Ave. South, Seattle , WA 98119 |
| | Planned Activities | Via a CBDO, and subcontracted CBOs, provide English language learning classes and employment services including: outreach, learning assessments, classroom instruction, case management, educational and career planning, job placement and employer engagement to support the program. |
| 14 | Project Name | OPCD 2018 Equitable Development Initiative |
| | Target Area | |
| | Goals Supported | AFH: Engage communities in civic participation AFH: Promote equitable growth in new development AFH: Strong community despite displacement pressure AFH: Stay accountable to Comprehensive GM Plan AFH: Pursue best practices to end biases |
| | Needs Addressed | AFH: Lack Public Investment in Specific Neighbhds. |
| | Funding | CDBG: \$1,430,000 |
| | Description | Provide support for community-based organizations pursuing investment strategies that will mitigate displacement within high-risk neighborhoods. |
| | Target Date | 12/31/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Funding will be awarded to eligible organizations through a competitive Notice of Funds Availability (NOFA) process in early 2019. CDBG funds will support at least 2 neighborhoods pursuing an anti-displacement strategy. |

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| | | <p>The EDI Fund addresses displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The EDI fosters community leadership and supports organizations to promote equitable access to housing, jobs, education, parks, cultural expression, healthy food and other community needs and amenities. The EDI Framework integrates people and place to create strong communities and people, as well as great places with equitable access. The Framework, with its equity drivers and outcomes, functions as an analytical tool to guide implementation to reduce disparities and achieve equitable outcomes for marginalized populations. The following are the indicators that inform the displacement Risk Index that EDI projects are focusing on:</p> <ol style="list-style-type: none"> 1. People of color: Percentage of population that is not non-Hispanic White 2. Linguistic isolation: Percentage of households in which no one 14 and over speaks English only or no one 14 and over speaks both a language other than English and English "very well" 3. Low educational attainment: Percentage of population 25 years or older who lack a Bachelor's degree 4. Rental tenancy: Percentage of population in occupied housing units that are renters 5. Housing cost-burdened households: Percentage of households with income below 80% of AMI that are cost burdened (> 30% of income on housing) and Percentage of households with income below 80% of AMI that are severely cost burdened (> 50% of income on housing) 6. Household income: Percentage of population with income below 200% of poverty level 7. Proximity to transit: Number of unique transit trips within 0.25-mile walking distance of a location |
| | <p>Location Description</p> | <p>High displacement risk / low access to opportunity (ex. Rainier Beach, Othello, South Park, Highland Park)</p> <p>High displacement risk / high access to opportunity (ex. Chinatown/International District, Central Area(23rd and Union-Jackson), Lake City and North Gate)</p> |
| | <p>Planned Activities</p> | <p>Equitable Development Projects are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process in 2019.</p> |
| <p>15</p> | <p>Project Name</p> | <p>HSD 2019 Community Facilities Improvements</p> |
| | <p>Target Area</p> | |

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|----|--|--|
| | Goals Supported | CPD: Non-housing community development |
| | Needs Addressed | |
| | Funding | CDBG: \$1,933,449 |
| | Description | <p>The City receives multiple requests each year for support of community-based facilities serving low- and moderate-income people and/or providing access to community services, education, government programs and economic development benefits. Public facilities improvements can improve ADA access, maintain viable life of community use buildings not owned by the City, enhance service capacity, provide childcare sites and rehabilitate older buildings run by non-profit operators as examples.</p> <p>Prior year funds will be used to support facilities improvement projects that meet City and Consolidated Plan goals and are otherwise eligible for CDBG funding. Project identified for this funding may come from a Federal Grants Management Unit (FGMU) RFP in 2019.</p> |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | Estimated 3- 5 projects could be funded based on timing and project eligibility. |
| | Location Description | |
| | Planned Activities | Potential 2019 RFP to identify timely and eligible community facilities projects. |
| 16 | Project Name | Alpha Cine Section 108 Loan Payoff |
| | Target Area | NA |
| | Goals Supported | AFH/CPD: Promote financial security for LMI HHS AFH/CPD: Initiatives support marginalized groups |
| | Needs Addressed | AFH: Displacement due to economic pressure AFH: Lack Private Investment in Specific Neighbhds |
| | Funding | CDBG: \$723,138 |
| | Description | Repayment of Section 108 commercial development loan |
| | Target Date | 12/31/2019 |
| | Estimate the number and type of families that will benefit from the proposed activities | NA |
| | Location Description | NA |
| | Planned Activities | NA |
| | Project Name | Alpha Cine Section 108 Loan Repayment |
| | Target Area | NA |

AP-50 Geographic Distribution – 91.220(f)

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

At present, the City is not implementing any official HUD designated geographic based priority areas such as NRSAs or Empowerment Zone or Brownfields. Allocations and program activities are funded City-wide in accordance with eligibility and program priorities set through sub-recipient departments policies. Going forward, however, there will be intentional application of the following principles to help address the disparities of access to services, housing and community infrastructure identified through:

1. Disparities identified through the 2017 City and Seattle Housing Authority's Assessment of Fair Housing analysis in terms of geographic equity in access to private and publicly supported housing, services and community assets. In many cases this will be based on the need to balance City-wide access; but it will also prioritize those investments that address the current and future boundaries that HUD maps and data determine fall into Racial/Ethnically Concentrated Areas of Poverty. Other issues, such as improving access and reducing impact on people with different abilities could focus on system-level improvements without being tied to specific geographic locales such as Transit Improvement that are primarily driven by urban planning and growth management principles but need to address disparate impact on people with different abilities, *regardless* of location.

2. The City's Economic Equity Development Initiative (EDI); also part of the AFH work plan; the EDI is being implemented specifically to address disparities in communities of color (which may also represent LMI areas). Based on the City's ongoing commitment to operationalizing Race and Social Justice principles, the EDI will focus on community generated priorities for facilities improvements, job development, and economic parity in sharing the City's prosperity and amenities specifically from the standpoint of current and developing area of communities of color.

3. The Mandatory Housing Affordability ordinance and implementation. In order to realize affordable housing goals in the mix of all residential and commercial development across the City, the Office of Planning and Community Development in consultation with many other departments and Seattle Housing Authority will implement a series of upzones in areas of the City deemed "high opportunity" areas (mainly based on transit access and growth management goals) where higher density development will be required in conjunction with incentives and required production of units of affordable housing by private and public developers. As each upzone happens through the Mayor's Office and Council; that area may rise in priorities for investment of CDBG/HOME, State trust fund or local Levy funding. The HUD federal grants may be used for eligible high priority developments that

directly benefit LMI households.

Geographic Distribution

| Target Area | Percentage of Funds |
|-------------|---------------------|
| | |

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See answer to question one above. In addition, where activities might impact HUD identified Racial/Ethnically concentrated area of Poverty (R/ECAPS) we want to suggest a broader approach to those neighborhoods. The 2017 Assessment of Fair Housing suggested that it's good to pay attention not only to areas currently meeting R/ECAP criteria, but also areas of the city that are close to meeting the R/ECAP criteria **and** to areas that have come out of R/ECAP status.

- Areas of micro-segregation and economic disadvantage can be masked with data at the Census Tract level.
- A Census Tract can land inside or outside of the criteria for R/ECAPs as an artifact of the high margins of error in the ACS estimates used to test for R/ECAP status. (The tract-level margins of error for poverty rate HUD used to identify R/ECAPs averages +/- 9 to 10 percentage points.)

Additionally, it's helpful to keep in mind that former R/ECAPs may be rapidly gentrifying areas with high displacement risk. Example: in 1990, Census Tract 87 in the Central Area/Squire Park area was a R/ECAP; as of the 2009-2013 5-year ACS, this Census Tracts was no longer a R/ECAP.

Discussion

Regardless of focus on a particular geographic area which is an official HUD designation like an empowerment zone, or Brownfield urban renewal area, this Consolidated Plan will prioritize projects that meet the following criteria:

- Meet one or more of the established Consolidated Plan Goals for 2018-2022;
- Address and/or mitigate issues identified in the 2017 Assessment of Fair Housing;
- Proactively address the Race and Social Justice impact questions included in SP- 25 and SP-25;
- Address the needs of a City R/ECAP (geographic area that is disproportionately represented by people of color who are in poverty);
- Leverage the work of other City and/or SHA adopted plans or initiatives.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The goal numbers presented here reflect activities to be funded with federal funds through the Seattle Office of Housing (OH) and Human Services Department (HSD). OH funds production and preservation of affordable rental housing, including rehabilitation of existing low-income housing. OH also funds rehabilitation of owner-occupied homes. HSD funds rental assistance such as rapid rehousing programs for homeless households with a variety of federal sources, as well as minor home repair for low- and moderate-income homeowners. The Special-Needs includes Tenant Based Rental Assistance (TBRA) and Short-Term Rent, Mortgage and Utility Assistance (STRMU) through the Housing Opportunities for People with AIDS (HOPWA) program. The rental assistance goal excludes certain homelessness prevention activities funded by HSD using city fund sources.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 120 |
| Non-Homeless | 608 |
| Special-Needs | 109 |
| Total | 837 |

Table 9 - One Year Goals for Affordable Housing by Support Requirement

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 209 |
| The Production of New Units | 22 |
| Rehab of Existing Units | 606 |
| Acquisition of Existing Units | 0 |
| Total | 837 |

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing assistance programs implement many of the goals of the 2017 Assessment of Fair Housing and this Consolidated Plan by assisting people who are experiencing homelessness and other high needs groups, and by providing housing in areas with access to high opportunity and areas at high risk of displacement.

Funding for rental housing production and preservation is awarded following the priorities and procedures adopted in OH's Housing Funding Policies (link in PR-10 of the Consolidated Plan).

The funding supports housing that will serve seniors and people with disabilities; low-wage workers and

their families; and adults, families and youth/young adults experiencing homelessness, including chronically homeless people with disabilities. Housing is funded throughout the city, meeting fair housing goals to increase housing options in areas that afford access to opportunity, as well as preserve and increase housing in areas where residents are at high risk of displacement. Rehabilitation funding is also available for existing low-income rental housing needing major systems upgrades to extend the life of buildings that serve extremely low-income residents.

Funding for housing rehabilitation loans and grants is also made available following priorities and procedures in OH's Housing Funding Policies (see above). Assistance is available to low-income homeowners, including seniors on fixed income and other homeowners at risk of displacement. The program prioritizes repairs that address immediate health and safety issues and other urgent repairs that will result in increased cost and unhealthy living conditions if left unaddressed.

AP-60 Public Housing – 91.220(h)

Introduction

Seattle Housing Authority (SHA) provides affordable housing and rental assistance to more than 34,000 people, including 29,000 people in neighborhoods throughout the city of Seattle. Most SHA households are served through Low Income Public Housing (LIPH) and Housing Choice Vouchers (also referred to as Section 8 or HCV).

Actions planned during the next year to address the needs to public housing

In 2019, Seattle Housing Authority anticipates addressing elevators and roofs at several properties. Additional capital projects that are planned for 2010 include interior and exterior rehabilitation, replacement of fans, windows, and appliances, and security and accessibility upgrades at various properties. In addition work will continue to redevelop the Lam Bow apartment complex following the fire that destroyed one building in 2016.

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

Residents play an active role at SHA. SHA Community Builders support residents in becoming involved in management, working with interested residents to form and sustain elected resident councils and issue-specific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee (JPAC), which SHA regularly consults on major policy issues, as well as the Senior Advisory Committee. Residents are also involved in planning for the use of HUD's Resident Participation Funds.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Seattle Housing Authority is not a troubled PHA.

Discussion

SHA maintains a safe and healthy living environment for its residents. However, limited funding continues to present challenges.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Seattle is responding to the needs of persons experiencing homelessness through a coordinated Continuum of Care. The City invests in services to prevent homelessness and to help homeless people access and retain permanent, affordable housing with direct grants through contracts with community-based organizations. The City also invests in the development of affordable, permanent housing for homeless and low-income individuals and families.

The one-year Action Plan goals and action steps for 2019 implements priorities through planning, program development, investment, and contract monitoring of projects in three strategic investment areas:

- Homelessness Prevention – Providing diversion assistance to prevent people from becoming homeless and needing to enter the shelter;
- Homeless Intervention Services – Connecting people who are homeless with rapid rehousing and housing navigation resources to increase safety and access to housing;
- Housing Placement, Stabilization, and Support – Moving people rapidly into housing and providing support when needed to remain in housing. Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The one-year goals and actions for outreach and assessment include:

1. Continuous improvement in conjunction with the All Home the Seattle/King County Continuum of Care Lead, to implement CEA coordinated entry and assessment for all.
2. Implementing recommendations from Pathways Home and Outreach workgroup to ensure comprehensive outreach services are provided.

All homeless projects funded by the City of Seattle are required to participate in the CEA system, except for confidential shelters for victims of domestic violence. Assessment for DV confidential shelters is managed through a separate coordinated system called Day One. Investing, contracting and monitoring of funding for outreach services and day centers, drop-in centers, hygiene service centers and shelter programs adhere to department strategies in Pathways Home. These programs are responsible for reaching out to homeless persons and assessing individual needs for intervention services, referrals to shelter and access to housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their

individual needs

2019 priorities one-year goals and actions for outreach and assessment include:

1. Planning and program development, in conjunction with All Home the Seattle/King County Continuum of Care Lead, to implement coordinated entry and assessment (CEA) for all populations, including families, youth/young adults and single adults.
2. Implementation of outreach continuum workgroup recommendations to ensure that outreach providers can connect people living unsheltered to the full array of services needed to end their homeless situation.

All projects funded by the City of Seattle who serve homeless individuals are required to participate in the CEA system which is integrated with HMIS, except for confidential shelters for victims of domestic violence. Assessment for DV confidential shelters is managed through a separate coordinated system called Day One. HSD is conducting a competitive funding process for outreach services and day centers, drop-in centers, hygiene service centers and shelter programs in 2017. These programs are responsible for reaching out to homeless persons and assessing individual needs for intervention services, referrals to shelter and access to housing. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary.

City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle HSD Webpage which address the emergency shelter and transitional housing needs of homeless people.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City and its community partners are committed to:

1. Increasing access to shelter services to move people inside more quickly via an expanded outreach effort dedicated to working with people living in encampments throughout the City. The navigation team is composed of 12 Seattle police officers and 8 outreach workers. The team is deployed daily to encampments throughout the City to address public health and safety risks; connect people with shelter options, refer to services for mental health/substance abuse, and housing navigation.
2. Implementing "pay for performance" expectations of service providers to increase exits to permanent housing will be implemented in contracts. Contracted providers must meet minimum standards to ensure full quarterly reimbursement for services. Standards for emergency services are 40% of singles move to PH and 65% of families move to permanent housing, 35% of youth and young adults move to permanent housing. Length of stay in shelter target is 90 days or less, return rate to homelessness target is less than 10% of families and 20% of youth and young adults become homeless again.

3. Increasing training and support of shelter service providers to address the needs of long-term shelter stayers; through critical time intervention and motivational interviewing. These trainings are emerging best practices identified by the National Alliance to End Homelessness, and critical component of our systems transformation work under the Pathways Home framework.

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

1. Investing, contracting and monitoring of funding in housing placement, stabilization & support services. This includes financial assistance via rapid rehousing, housing navigation services designed to move a homeless household quickly into permanent, “non time-limited” housing; and housing focused services such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize, move into housing. Programs are designed to rapidly rehouse and stabilize homeless individuals, families, and youth/young adults and special needs populations, including persons with HIV/AIDS, in housing with the most appropriate level and duration of service intervention(s). Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle HSD Webpage).
2. Planning , program development and system coordination in conjunction with the All Home the CoC Lead to implement initiatives aimed at reducing homelessness among families with children, youth/young adults, chronically homeless individuals, and persons living with HIV/AIDS (HIV/AIDS Housing Committee and Ryan White Planning and Implementation groups).
3. Implementation of Pathways Home the city's strategic plan to address homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

1. Investing, contracting and monitoring of funding in Homelessness Prevention programs that provide financial assistance and housing services, such as case management, search and placement services for short-term or ongoing support to households to stabilize, move into housing. Prevention programs assist individuals, families, youth/young adults and special needs populations, including persons with HIV/AIDS, who are at greatest risk of becoming homeless.

Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local Housing Levy funding with federal funding, such as ESG to support these prevention programs (listed and updated on the city of Seattle HSD Webpage).

2. Planning, program development and system coordination in conjunction with All Home, the CoC lead on implementation of initiatives that prevent homeless families with children, homeless youth/young adults, chronically homeless individuals, and households at-risk of homelessness. Coordinating homelessness prevention and discharge planning programs and protocols. Discharge planning/protocols in place for health care, mental health institutions, corrections, and foster care systems are included in Section MA-35, Special Needs Facilities and Services.

Discussion

Funding to agencies described in the action plan is provided in the form of a contract between the recipient agency and the Seattle Human Services Department (HSD). The contract contains terms and conditions of funding, reporting and invoicing requirements, performance expectations and service delivery levels, record keeping responsibilities, and consent to on-site monitoring as requested by the City.

HSD makes funding awards through procurement processes called Requests for Investments (RFIs). An RFI is an open and competitive funding allocation process in which HSD will set the desired outcomes and agencies respond by submitting a proposal requesting an investment to achieve these outcomes by providing specific program or project services.

The specific requirements for requests for funding will be detailed in procurement materials. Funding opportunities and materials are posted on the HSD Funding Opportunities web page. Requests for Investments indicate the amount and type of funding anticipated for specific investment areas, investment outcomes, priorities for investments and program models, eligible activities and performance requirements for contracts awarded through the RFI. All agencies submitting proposals for investment through the competitive RFI demonstrate their ability to deliver established outcomes for clients by providing specific services.

Applications in each process are reviewed for ability to deliver services that meet investment outcomes and goals. Applicants are also asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model.

AP-70 HOPWA Goals– 91.220 (I)(3)

| One-year goals for the number of households to be provided housing through the use of HOPWA for: | |
|--|------------|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 95 |
| Tenant-based rental assistance | 142 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 103 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 0 |
| Total | 340 |

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The 2017 City of Seattle (City) and Seattle Housing Authority (SHA) Assessment of Fair Housing (Assessment) responds to the requirements of HUD's December 2015 Final Rule requiring jurisdictions to make a baseline assessment of their compliance with Affirmatively Furthering Fair Housing. The Assessment requirements in 24 CFR 5.150 through 5.180 make clear that HUD's purpose in adopting the new rule is to ensure that public and private policies, programs, contracting and resource allocations: 1) take "meaningful action" to affirmatively further fair housing and economic opportunity; and 2) remove barriers to compliance with the Fair Housing Act of 1968 (FHA); and 3) not take action that is inconsistent with the duty to further fair housing.

To complete this assessment, the City and SHA used HUD's prescribed Assessment Tool to analyze HUD-provided maps and data, identify contributing factors that "cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs" by Federal protected class members (24 CFR 5.154a and 5.154d(4)). This data analysis combined with the input gained through multiple community engagement efforts to develop the Fair Housing Goals and Priorities integrated into this Assessment. The City and SHA have long been committed to the principles of equity and compliance with the Fair Housing Act of 1968 and related civil rights laws. People who live and work here in the public and private sectors of this city and region are known for a progressive approach to fair housing and equity issues.

HUD requires the full integration of the 2017 AFH results, goals and adopted work plan (as approved by HUD - Fair Housing Equal Opportunity Office in July 25th, 2017) as an on-going part of the regular HUD reporting and allocation cycle for federal HUD grants governed by this 2018-2022 Consolidated Plan. The CP Goals, Project Activities for the 2018 Annual Action Plan, housing and services needs assessments and market analysis components and all questions related to barriers to affordable housing are now "answered" by the detailed report which can be accessed at <http://www.seattle.gov/humanservices/funding-and-reports/resources/community-development-block-grant---assessment-of-fair-housing>.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

HUD requires the AFH to address prioritized Contributing Factors (which include public and private action or inaction regarding public policies, land use controls, tax policies affecting land zoning ordinances, growth limitations, etc.) by developing fair housing Goals and Objectives which the City adopted via the AFH; to eliminate or mitigate the fair housing issues and conditions identified in the

community engagement and data analysis phases of the assessment. The City and SHA strategies to address the "contributing factors" are detailed in the 2017 AFH Goals and Objectives Matrix that is attached to the 2018-22 Consolidated Plan as a supplemental document, see section AD-25. The following list highlights the City and SHA identified factors.

- Access to financial services
- Access to proficient schools for persons with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- The availability of affordable housing units in a range of sizes
- The availability, type, frequency and reliability of public transportation
- Community opposition
- Displacement of residents due to economic pressures
- Inaccessible buildings, sidewalks, pedestrian crossings, or other infrastructure
- Inaccessible government facilities or services
- Lack of community revitalization strategies
- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending Discrimination
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Siting selection, policies, practices and decisions for publicly supported housing
- Source of income discrimination

Discussion:

As the City and SHA proceed with implementation of the 2017 Assessment of Fair Housing Goals and Priorities it must take into consideration the following challenges which require balancing potentially competing strategies.

- HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not "prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patterns of segregation, promote fair

housing choice, and foster inclusive communities free from discrimination.” However, HUD makes it clear that “for a balanced approach to be successful, it must affirmatively further fair housing...specific to local context, including the actions a program participant has taken in the past.”

- Jurisdictions are to balance place-based strategies (to create equity, reduce poverty and mitigate displacement risk) and housing mobility strategies (to encourage integration and provide people in protected classes more options for housing city-wide). HUD describes place-based strategies as “making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity” and “maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs.” Housing mobility strategies include “developing affordable housing in areas of opportunity to combat segregation and promote integration.”
- The challenge of influencing and/or changing policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.
- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low- and moderate-income people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.
- It is also clear that the federal government’s role is changing. Shifting priorities in direct federal allocations; decreasing priority for enforcement of fair housing violations; and cuts in funds for domestic programs which directly impact protected classes will leave cities in a vacuum of resources to address the issues identified in Assessments.

AP-85 Other Actions – 91.220(k)

Introduction:

Because of the duplicative nature of the following questions, instructions have been provided and hyperlinks to guide the reader to more detail in responding to these overarching questions.

Actions planned to address obstacles to meeting underserved needs

In the context, of meeting unmet or underserved needs, broadly, please see the Strategic plans and initiatives relied upon as documented in PR-10 and PR-15 of the Consolidated Plan report and accompanying narratives. Particularly for the Homeless Investments "Pathways Home" plan, the City's Housing Affordability and Livability (HALA) initiatives, the City's Economic Equity Development Plan (EDI) and for the 2017 Assessment of Fair Housing for the City and Seattle Housing Authority.

Actions planned to foster and maintain affordable housing

Please see section PR-10, PR-15, and the Needs Assessment and Market Analysis elements of this report for detail analysis and links to work plans that address Seattle's on-going commitment to foster and maintain affordable housing. Or visit the City Office of Housing website at <http://www.seattle.gov/housing/about> .

Actions planned to reduce lead-based paint hazards

Please refer to SP-65 of Consolidated Plan for details on the scope of LBP hazard in Seattle's housing stock and for actions planned by the City Office of Housing, the Seattle Housing Authority and during our environmental reviews of federally funded capital project for LBP removal.

Actions planned to reduce the number of poverty-level families

Please refer to SP-70 for the City's antipoverty approach to the needs of vulnerable populations, homeless and economic equity issues for all communities in Seattle including poverty-level families.

Actions planned to develop institutional structure

Please refer to SP-40 for a description and issues regarding development of institutional structure to carry-out the work of the federal grant activities funded by the City of Seattle.

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

Please refer to PR-10 for previously provided answer the a very similar question. In addition, the City's Human Services department (particularly Homeless Strategies and Investment Division), the Office of

Housing and Seattle Housing Authority have consistent interaction, project teams, and collaboration on RFPs, contracting, monitoring and joint reporting which sustains the commitment to our coordination.

Discussion:

The City encourages HUD staff to take the Consolidated Plan as written, in its entirety with reference to multiple other major plans, as substantial evidence of a broad range of approaches, funding priorities, leveraged activities, and system efficiency toward the federally mandated goals of the CDBG/HOME/HOPWA/ESG/CoC-McKinney and all state and local funds represented in our investments. We seek to plan for all needs, seek out the high priority and eligible activities for federal funding and make that part of the "whole cloth" overall outcomes and investments the City tries to accomplish. We encourage many City departments, the Mayor's Office and Councilmembers, City Budget Office, Seattle Housing Authority and stakeholder entities and beneficiaries to see this as the City's Consolidated Plan for federal HUD grants in the context of all other plan priorities and resource management.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

The Seattle Human Services Department makes funding awards through procurement processes called Requests for Investments (RFIs). An RFI is an open and competitive funding allocation process in which HSD will set the desired outcomes and agencies respond by submitting a proposal requesting an investment to achieve these outcomes by providing specific program or project services. The specific requirements for requests for funding will be detailed in procurement materials. Funding opportunities and materials are posted on the HSD Web page: <http://www.seattle.gov/humanservices/funding/>. See specifically the 2017 Homeless Investments RFP at (see link in PR-10 of the Consolidated Plan) for example.

Requests for Investments indicate the amount and type of funding anticipated for specific investment areas, investment outcomes, priorities for investments and program models, eligible activities and performance requirements for contracts awarded through the RFI. All agencies submitting proposals for investment through the competitive RFI will demonstrate their ability to deliver established outcomes for clients by providing specific services.

Applications in each process will be reviewed for ability to deliver services that meet investment outcomes and goals. Applicants will also be asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model. Funding will be provided in the form of a contract between the recipient agency and the Seattle Human Services Department. The contract contains terms and conditions of funding, reporting and invoicing requirements, performance expectations and service delivery levels, record keeping responsibilities, and consent to on site monitoring as requested by the City.

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 | 400,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |

| | |
|--|----------------|
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 400,000 |

Other CDBG Requirements

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

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

US Department of Housing and Urban Development rules limit the maximum eligible sales price for HOME-assisted ownership housing to \$373,000 for homes in Seattle. In Seattle's high cost market, there is extremely limited inventory available for income-eligible buyers. The City could request a waiver to increase the maximum sales price based on a market study reflecting the higher median sales price; however HUD requires this study to be updated on an annual basis and the City cannot justify the costs at this time. Therefore, Seattle will use HOME funds solely for rental housing activities.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Seattle does not utilize HOME funds for homeownership projects. See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not have any plans to refinance existing debt secured by multifamily housing as described in the question, and therefore we do not have any refinancing guidelines for that activity.

Emergency Solutions Grant (ESG) Reference 91.220(I)(4)

1. Include written standards for providing ESG assistance (may include as attachment)

ESG will be governed by the requirements, priorities, and contract processes as for all other fund sources included in the 2017 Homelessness Investments RFP described in question #1 Introduction above.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment system for all population groups. The system has been operational under a new platform since June of 2016. The CEA system is managed by King County. CEA serves all people (single adults, young adults, couples, families, and veterans) experiencing homelessness in the following situations:

- Living and sleeping outside
- Sleeping in a place not meant for human habitation
- Staying in a shelter
- Fleeing/attempting to flee domestic violence
- Exiting an institution where you resided for up to 90 days and were in shelter or a place not meant for human habitation immediately prior to entering that institution or transitional housing
- Young adults who are imminently at risk of homelessness within 14 days are also eligible for CEA.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

ESG funds in the past have been used the City as part of resources prioritized for homeless intervention services. Future sub-awards of ESG funding are planned to be governed by RFP process available to all applicants; relying heavily on community based NPOs and open to faith-based organizations within the statutory limits of use of federal funds by these types of organizations.

For the first time in over a decade, The City of Seattle Human Services Department facilitated an

open and competitive funding process for homelessness services and support. The Homeless Investments RFP identified agencies that provide services that support movement toward and access to permanent housing for people experiencing homelessness. \$30 million in funding is available through this RFP. Awards were given to service providers that demonstrated the ability to address the RFP Program Areas: Homelessness Prevention, Diversion, Outreach & Engagement, Emergency Services, Transitional Housing, Rapid Re-Housing and Permanent Supportive Housing, and to deliver person-centered services, show results, and address racial disparities.

For details about the Homeless Investments and other City Human Services Department investment and allocation processes please visit: <http://www.seattle.gov/homeless-investments-rfp> webpage.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Seattle / King County Continuum of Care (CoC) includes King County plus the cities of Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline and already includes consumer input in its operations. The lead agency for the CoC is All Home, a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to end homelessness in King County. ESG funding decisions are coordinated with All Home, as lead CoC agency, and its Funders Group. For more information about All Home and its structure please visit its webpage at About All Home <http://allhomekc.org/about/>.

All Home brings together local governments, religious institutions, non-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. As a critical part of that consultation, All Home includes the Consumer Advisory Council whose mission is to Educate. Advocate. Inform Change. The Consumer Advisory Council (CAC) serves as a forum to incorporate consumer feedback within policy and strategic decisions and action items under the Strategic Plan. Consumers ensure that the effort to end homelessness in King County incorporates the expertise of people who experience homelessness – including those who are at risk of becoming homeless or were formerly homeless – at all levels of implementation, evaluation, and plan revision.

5. Describe performance standards for evaluating ESG.

The City combined ESG funding with multiple fund sources in the 2017 Homeless Investments RFP. Part of the RFP requirements are "Appendix E - Minimum Performance and Target Performance Standards for sub-recipients (see full document at <http://www.seattle.gov/Documents/Departments/HomelessInvestmentsRFP/Appendix%20E%20-%20Minimum%20Performance%20Standards%20and%20Target%20Performance%20Standards.pdf>).

This document also includes System wide (for the Human Services Department), minimum and Core Outcomes for funded services to benefit homeless people by program type. Examples of performance measurements include Exit Rate to Permanent Housing, comparison of Length of Stay (days), Return Rate to Homelessness, Entries from Homelessness and Utilization Rate for singles and families and youth and Young Adults.

Housing Trust Fund (HTF)
Reference 24 CFR 91.220(l)(5)

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).
- i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.
- j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted

with HTF funds will comply with HTF requirements?

4. Performance Goals and Benchmarks. The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction’s goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction’s description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter “N/A”.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

6. Resale or Recapture Guidelines. Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

7. HTF Affordable Homeownership Limits. If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter “N/A”.

8. Limited Beneficiaries or Preferences. Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter “N/A.”

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If

the jurisdiction will not refinance existing debt, enter “N/A.”

Discussion:

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN (RARAP).

Federal law requires a plan that applies to projects funded by the City of Seattle with CDBG or HOME program funds to minimize displacement of people from their homes and neighborhoods because of such projects. The RARAP also affirms that the City will comply with the requirements for relocation assistance and one-for-one replacement under Section 104(d) of the Housing and Community Development Act of 1974 (“Section 104(d)”). Terms used in the RARAP and defined in 24 CFR Section 42.305 have the meanings set forth in that Section unless the context otherwise requires. The RARAP will apply to projects undertaken as part of the anticipated project activities covered by the 2018-2022 Consolidated Plan and to any designated “urgent needs” emergency or state/federally declared disaster. For details of the RARAP please visit the Office of Housing’s website (see link in PR-10 of Con).