

ATTACHMENT A:
2017 Annual Action Plan to the
2014 – 2017 Consolidated Plan for
Housing and Community Development

City of Seattle
June 2017

Executive Summary

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

1. Introduction

This 2017 Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development as the application for origin year 2017 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 final year of the 2014 – 2017 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 2017, a total of approximately \$15 million is governed by this annual plan.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives of the governing 2014 - 2017 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; and 4) support job training activities as part of an anti-poverty strategy.

Particularly with public service funds for CDBG, and for ESG and HOPWA funds, the objective of the 2017 Annual Action Plan is to support the Human Services Department's outcomes framework funding philosophy and its Homeless Investments Analysis. This approach focuses funding through a competitive process on services that will have the best likelihood of producing the positive client outcomes desired by the department and focusing on a more holistic, client-centered approach to homelessness.

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 2016. Our Consolidated Annual Performance and Evaluation Report (CAPER) for 2016 contained the following observations:

- Our CDBG public service and ESG dollars provided vital overnight shelter to over 5,800 homeless persons.
- Sixteen neighborhood parks serving low- and moderate-income neighborhoods received upgrades and improvements.
- Overall the Office of Housing produced 65 affordable housing units using HOME and CDBG funds throughout the City of Seattle. CDBG funds were used for the purchase of the YK Building, preserving 34 affordable housing units in the Central District.
- Business development training and technical assistance was provided to 535 microenterprises via classroom workshops and individual assistance.

Based on the CAPER data, and other qualitative and quantitative information from providers, we assess that our progress in meeting our Consolidated Plan objectives are 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.

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. See section AP-10 and AP-12.

The City's involvement in 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 were key opportunities for consultation and public input. In addition, the City's 2017 - 2018 biennial budget includes significant general public input and discussion to shape budget priorities.

A draft of the Annual Action Plan was publicized and made available for public comment July 3, 2017. Per HUD's waiver due to the delay in announcement of 2017 allocations for the federal grant funds, we observed a 16-day comment period (waived from the normal 30-day standard) prior to submission.

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.

In addition to the comments documented in AP-12, public comment was also solicited on July 19, 2017 at the meeting of the Affordable Housing, Neighborhoods, and Finance Committee of the Seattle City Council.

No comments were received that pertained to the plan or required substantive changes to the plan.

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

NA

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 of 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.

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.

| Agency Role | Name | Department/Agency |
|-----------------------|-------------|---------------------------------|
| Lead Agency | SEATTLE | |
| CDBG Administrator | SEATTLE | Human Services Department, FGMU |
| HOPWA Administrator | SEATTLE | Human Services Department, FGMU |
| HOME Administrator | SEATTLE | Office of Housing |
| ESG Administrator | SEATTLE | Human Services Department, FGMU |
| HOPWA-C Administrator | | |

Table 1 – Responsible Agencies

Narrative (optional)

The City's Federal Grants Administration Unit, 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. Participating agency/organizations in the drafting of the Consolidated Plan and resulting report.

Consolidated Plan Public Contact Information

The Federal Grant’s Management Unit (FGMU) 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 206-615-1717.

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

1. Introduction

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, Office of Planning and Community Development.

Seattle 2035, the 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**. Public engagement occurred in 2015-2016 and the plan was adopted in 2016.

In addition, 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.

Also in 2017, 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 will build on the priorities and initiatives identified through the EDI assessment process.

In 2016, two consultant reports built upon the City’s internal investment analysis to assess regional funding and feedback from various stakeholders. Informed by these reports, the City released **Pathways Home**, Seattle’s Person-Centered Plan to Support People Experiencing Homelessness. Pathways Home is the framework for HSD’s future investment strategies.

In April 2016, the Mayor’s Commercial Affordability Advisory Committee evaluated the complex issues arising from rapid economic growth threatening to displace small businesses. The committee’s

recommendations can be found here: <http://www.seattle.gov/economicdevelopment/business-owners/commercial-affordability>.

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

Seattle as the lead for the local Area Agency on Aging, is on the governing board of the local continuum of care, and has pulled together numerous housing and service providers and members of the public in the development of the City's Housing Affordability and Livability Agenda. In addition, the City of Seattle worked in partnership with the Seattle Housing Authority in the development of the 2017 Assessment of Fair Housing and this Annual Action Plan. See AP-12 for further details.

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.

This CoC has seven Con Plan jurisdictions: 6 (Auburn, Bellevue, Federal Way, Kent, Kirkland, Seattle, and King County). All are represented on CoC Coordinating Board known as “All Home” and the All Home Funder Alignment Committee. The Funder Alignment Committee works to ensure alignment of funding and priorities (including ESG), evaluates, allocates and monitors resources and funding strategies to support the goals of All Home and the priorities adopted to implement the Strategic Plan. Both All Home and the Funders Group formally meet bi-monthly. Additionally, the CoC lead holds at least weekly coordination meetings with the City of Seattle.

The City of Seattle works in close partnership with All Home to coordinate and align its planning efforts with all seven Con Plan jurisdictions. All Home, King County, the CoC lead organization, and Seattle participate in regular meetings of the suburban jurisdictions including the South King County Homeless Action Committee and the Eastside Homelessness Advisory Committee.

The “All Home” strategic plan is the framework for Seattle’s ESG funding decisions. Seattle staff work with the CoC to manage Request for Proposal (RFP) and other funding decision processes operated in keeping the strategic plan. Seattle uses data obtained through the CoC HMIS and worked with all partners to develop system-wide and project outcomes/targets tailored to program and population type. The All Home Data & Evaluation Committee led this work which was reviewed and approved by the All Home population groups and jointly adopted. ESG recipients participated at all levels and ESG recipient outcomes are used for evaluating projects, including those funded with ESG.

All jurisdictions participate in the annual Point in Time Count, provide data on sheltered persons in HMIS and lead regional teams for the unsheltered street county.

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 participates in a joint allocation process with King County (our CoC partner) involving McKinney funds and ESG funds. Planning for service gaps is based on the McKinney required consultation, as well as municipal policy makers' priorities for service to homeless single adults, those aging in place in shelters, diversion into rapid re-housing and prevention away from the homeless system entirely, particularly for young adults and families with kids. All homeless services are required to enter data into HMIS which is governed by the policy manual found at:
<http://hsdweb.ci.seattle.wa.us/about/safeharbors.htm>.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|--|
| 1 | Agency/Group/Organization | CITY OF SEATTLE OFFICE OF HOUSING |
| | Agency/Group/Organization Type | Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided narrative input to Annual Action Plan and reviewed drafts of plan. |
| 2 | Agency/Group/Organization | SEATTLE HOUSING AUTHORITY |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Public Housing Needs |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided narrative input for draft plan and reviewed plan. |
| 3 | Agency/Group/Organization | Seattle Office of Economic Development |
| | Agency/Group/Organization Type | Local Economic Development |
| | What section of the Plan was addressed by Consultation? | Economic Development |
| | Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination? | Agency provided input and reviewed Plan. |

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

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 | City of Seattle & Consortium | Coordination on use of CDBG and ESG for public services. See AP-05 for detail. |
| Housing Affordability and Livability (HALA) | Mayor's Office | See AP-05, AP-10, and AP-12 narratives |
| 2017 CoS and Seattle Housing Authority Joint AFH | City Human Services & SHA | See AP-05, AP-10, and AP-12 narratives |
| Seattle 2035 Growth Mgt. Plan Update | Seattle Offc of Planning & Comm. Dev. | See AP-05, AP-10, and AP-12 narratives |
| Area Agency on Aging Strategic Plan | City Human Services Dept. | See AP-05, AP-10, and AP-12 narratives |
| Pathways Home | City HSD & Barb Poppe nat'l consultant | See AP-05, AP-10, and AP-12 narratives |
| Housing Levy Administration Plan | City Office of Housing | See AP-05, AP-10, and AP-12 narratives |
| 2016 & 2017 City Budget Process | Mayor, Council, Budget office | See AP-05, AP-10, and AP-12 narratives |

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The population of the Puget Sound region is expected to exceed 5 million by 2040. Over the next 20 years, Seattle expects to welcome a significant share of the region’s growth. On October 28, 2016 City Council adopted Seattle 2035, the City’s Comprehensive Plan update, contains goals and policies to guide future growth and decisions in a manner that reflects the City’s core values and enhances the quality of life for all. This update included implementation of Housing Affordability and Livability Agenda recommendations, and encompasses planning City-wide in housing, urban development, environmental health, neighborhood stability, infrastructure and regulatory issues that impact Seattle's ability to manage expected growth in the area and region as well as supporting equitable development and addressing needs for all people who live, work and play in Seattle.

In September of 2014, Mayor Murray and the City Council called together community leaders to help craft an agenda for increasing the affordability and availability of housing. The 28-member Housing Affordability and Livability Advisory Committee included renters and homeowners, for-profit and non-profit developers and local housing experts. The Committee published a report with 65 recommendations. See more at: <http://murray.seattle.gov/housing/#sthash.1nZstoEQ.dpuf>. The City's Consolidated Plan, and AAP seek consistency with and leveraging of these goals using the federal grants allocated (e.g. CDBG/HOME/HOPWA/ESG).

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 policies driving the City’s allocation of funds for homelessness and housing, in which the Consolidated Plan funds are heavily invested, continue to be guided by the extensive community consultation, see AP-05 and AP-10. Specifically, Pathways Home, the Housing Levy renewal campaign and community consultation in 2016 and 2017 to develop the **2017 City of Seattle and Seattle Housing Authority Joint Assessment of Fair Housing**.

HALA hosted three Community Open Houses during the months of November and December 2014 to receive community feedback early in their process. An online survey was also made available from December 2014 through January 2015. HALA community open houses were held at three locations across the city to ensure broad participation. Before and after a presentation on housing affordability in Seattle, participants provided direct feedback to staff. Translation services were provided at all three events.

Mayor Edward Murray responded to HALA recommendations with his roadmap to make Seattle more affordable. The roadmap led to legislation passed in 2016 and 2017, including Tenant’s Rights and Protections and the Mandatory Housing Affordability ordinance. The MHA sets a target of 20,000 units affordable to those households at 60% AMI by 2025. The impact of this ordinance on private sector affordable housing development leverages public housing, and subsidized housing resources for those at 30% AMI and leaving homelessness, through City Housing Levy and federal CDBG and HOME funds.

The Emergency Task Force on Unsheltered Homelessness, commissioned by the Mayor in October 2014, to make recommendations to help the growing number of people living on the streets find shelter. The Mayor also charged the group with advancing the conversation on how the City of Seattle and other jurisdictions in the region can work together, alongside private non-profit organizations and communities of faith, to reduce homelessness and serve the needs of homeless families and individuals. The group included human service providers, advocates for those affected by homelessness, and faith and community leaders, and was chaired by the Deputy Mayor. Members of the task force outlined eight recommendations. After reassessing the impact of the Mayor’s State of Emergency declaration, these recommendations evolved and many were operationalized in 2016-2017 through the implementation of Pathways Home.

Seattle Housing Authority’s 5-year plan, entitled “**Bold Plans in the Face of Uncertainty**,” affirms the housing authority’s core commitments, addresses foreseeable challenges and opportunities, and maps the agency’s course for the five-year period. Before its adoption, the plan which was over a year in the making, was presented to and discussed at meetings of residents, staff, management and the Board of Commissioners. The plan sets out overarching goals and directions for the agency while the annual budgets and Moving to Work plans deal with specific enactments of those goals and directions.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|--------------------------------|---|--|---------------------|
| 1 | Public Meeting | Non-targeted/broad community | | Concerns supporting opportunity to invest in housing in high cost areas and areas facing high risk of displacement. | | |
| 2 | Public Meeting | Property Owners | | Incentives for property owners could be useful as a preservation strategy. | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|--------------------------|--|--|--|---------------------|
| 3 | RFP consultations | Comm Providers & clients | 60 homeless services system Pathways Home plan presentations | Comments informed the RFP development in Spring 2017. | | |
| 4 | Homeless Survey | Homeless People | 1,000 homeless people responded. | Broad based survey of individuals, families and youth. | | |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|---|---|--|---|
| 5 | Public Meeting | Minorities Non-English Speaking - Specify other language: Spanish, several API, and African languages Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Regional partners | Public, protected class members, stakeholders | See Community engagement matrix section in the 2017 City & Seattle Housing Authority Joint Assessment of Fair Housing for detailed comments | | 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 | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|---|--|--|--|--|---|
| 6 | CE and Public meetings for Seattle 2035 | Minorities Non-English Speaking - Specify other language: Multiple based on City's most common languages Non-targeted/broad community | Public review and consultation on Seattle 2035 update to Comprehensive Plan. | Affordability, Displacement, quality of life for all in Seattle, managing growth for next decade | | http://www.seattle.gov/opcd/meetings-and-events |
| 7 | Public Hearing | Non-targeted/broad community | 2017 AAP formal public hearing 7/19/2017 | | | |

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Overall resources in 2017 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 to provide for human services, affordable housing, and community and economic development. Not all of 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 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|------------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 8,848,381 | 1,350,000 | 0 | 10,198,381 | 0 | Our estimate of program income has increased from previous years from a property sale recapture. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| HOME | public - federal | Acquisition Homeowner rehab Multifamily rental new construction Multifamily rental rehab | 2,397,161 | 910,992 | 0 | 3,308,153 | \$0 | Prior year resources have been accounted for in prior year Action Plans |
| HOPWA | public - federal | Permanent housing in facilities Permanent housing placement Short term rental assistance Project based rental assistance Tenant based rental assistance | 2,032,386 | 0 | 0 | 2,032,386 | \$0 | Increase resulting from HOPWA Formula Modernization |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|-----------------------|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 808,890 | 0 | 0 | 808,890 | \$0 | |

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 2017 received \$8.7 million from the City's General Fund to support a healthy business environment that empowers businesses to develop, grow, and succeed. This \$8.7 million is supplemented by \$1.0 million in CDBG that will be used by OED for those same purposes.

The Office of Housing received \$4.3 million in HUD Consolidated Plan funds in 2017, and received \$18 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 supplements its 2017 allocation of \$8.6 million in Consolidated Plan funds for services supporting homeless and low-income persons and families with approximately \$12 million in federal McKinney funding and nearly \$22 million in local General Fund resources.

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. Three notable examples starting in 2015 include the temporary relocation of a shelter for homeless families to a City-owned building, a permanent shelter in a City-owned facility and the establishment of six authorized encampment sites.

In the first instance, a nearly-vacant four-story office building in North Seattle is owned by the City and the property is slated to become the new home of a police precinct in the next several years. However,

no work on the property is scheduled until after 2016. In June of 2015, the City assisted the relocation of a shelter for homeless families to the vacant building as an interim location while the shelter provider seeks a permanent location. The shelter lost its lease on its former space in privately-held space. The no lease-cost occupancy of the City building runs through December 31, 2016. The initial occupancy load was approximately 50 beds, with plans in the works for an additional 50 pending interior improvements and permitting requirements.

In July 2015, the City announced plans to provide another 50 beds for a permanent homeless shelter at a vacant City-owned building north of downtown Seattle. This shelter will be for adult men, with disabilities, over 60 years of age. As with the other project, an additional 50 beds will be added pending interior improvements and permitting issues.

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 are scheduled to open in spring 2017. All the encampments are operated on a self-management model, with a local nonprofit organization acting as fiscal sponsor.

In 2016, the City provided support to homeless families living in Residential Vehicles (RVs) by identifying city-owned properties where RVs could be parked under specific guidelines. Thirty RVs could be parked in a city-owned parking lot for most of 2016 until a capital construction project needed to be underway. HSD staff worked to provide social services to the residents and help to relocate many of them to more stable housing. Others were relocated to another City owned property in another part of the City.

In 2017, The City of Seattle Human Services Department has made up to \$1.67M in funding available to create a Seattle navigation center intended to serve at least 75 people at a time. The funds will be awarded through an open and competitive request for qualification (RFQ) process. Nonprofit agencies and federally-recognized Indian tribes in the State of Washington are eligible to apply. 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 will provide round-the-clock case management, mental and behavioral health services, and connections to benefit programs and housing all in one location. This funding intends that staff on site will offer support for basic needs like shelter, hygiene, meals, secure and accessible storage, case management, and supportive services including meaningful referrals 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 | Homelessness Prev., Intervention & Hous Stability | 2013 | 2018 | Homeless Non-Homeless Special Needs | | Mitigation of homelessness and related issues | CDBG: \$4,790,708 HOPWA: \$2,032,386 ESG: \$808,890 | Homeless Person Overnight Shelter: 13285 Persons Assisted |
| 2 | Increase Access to Affordable Housing | 2013 | 2018 | Affordable Housing Public Housing | | Affordable Housing Preservation and Development | CDBG: \$1,928,330 HOME: \$3,308,153 | Rental units constructed: 70 Household Housing Unit |
| 3 | Economic and Neighborhood Development | 2013 | 2018 | Non-Housing Community Development | | Neighborhood Community and Economic Development | CDBG: \$2,413,049 | Public service activities other than Low/Moderate Income Housing Benefit: 140 Persons Assisted Businesses assisted: 1728 Businesses Assisted |

Table 6 – Goals Summary

Goal Descriptions

| | | |
|----------|-------------------------|--|
| 1 | Goal Name | Homelessness Prev., Intervention & Hous Stability |
| | Goal Description | Activities include funding operational costs of homeless shelters and/or related services, including day centers and outreach services. Prevention services may also be provided in various forms, such as short-term rental assistance. |
| 2 | Goal Name | Increase Access to Affordable Housing |
| | Goal Description | Activities include financing of construction, rehabilitation, and acquisition costs; home repair services; and homeownership assistance in the form of technical assistance for homebuyers and financing assistance. Also included are affordable housing planning and program management. |
| 3 | Goal Name | Economic and Neighborhood Development |
| | Goal Description | Activities include rehabilitation of qualifying neighborhood parks, assistance to private businesses in the form of financing and technical assistance, job training, and assistance to qualifying neighborhood business associations. Other neighborhood-focused activities may also be included. |

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

70 units of rental housing will be developed with these funds serving approximately 105 households.

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 \$4.4 billion budget, of which \$1 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 gives 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 | 2017 HSD: CDBG Planning |
| 2 | 2017 HSD: CDBG Administration & Indirect |
| 3 | 2017 HSD: DESC Connections |
| 4 | 2017 HSD: AHA Noel House |
| 5 | 2017 HSD: CCS St Martin des Porres |
| 6 | 2017 HSD: DESC Main Shelter |
| 7 | 2017 HSD: DESC Seattle Navigation Center |
| 8 | 2017 HSD: HMIS Scan Card System Implementation |
| 9 | 2017 HSD: Emergency Solutions Grant Program Activities |
| 10 | Project 1: 2016-2019 City of Seattle WAH16-F001 (SEATTLE) |
| 11 | 2017 HSD: Minor Home Repair |
| 12 | 2017 HSD: Community Facility Capital Improvement |
| 13 | 2017 OH: HOME Administration |
| 14 | 2017 OH: Home Repair Staffing |
| 15 | 2017 OH: Home Repair Program |
| 16 | 2017 OH: Homebuyer Education and Counseling |
| 17 | 2017 OH: Rental Housing Preservation and Development |
| 18 | 2017 OH: Housing Affordability Program Development Staffing |
| 19 | 2017 OED: Alpha Cine |
| 20 | 2017 OED: Neighborhood Business District - Only In Seattle |
| 21 | 2017 OED: Neighborhood Business District Planning, TA & Staff Support |
| 22 | 2017 OED: Small / Microenterprise Business Financial Assistance |
| 23 | 2017 OED: Small Business TA & Entrepreneur Support |
| 24 | 2017 OED: Affordable Commercial Development |
| 25 | 2017 OIRA: ESL for Work |
| 26 | 2017 Parks: Parks Upgrade Project |

Table 8 – 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.

Projects

AP-38 Project Summary

Project Summary Information

| | | |
|----------|--|---|
| 1 | Project Name | 2017 HSD: CDBG Planning |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$127,163 |
| | Description | 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 development and integration of the 2017 Assessment of Fair Housing and the new 2018-2022 Consolidated Plan. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | City of Seattle, Human Services Department |
| | Planned Activities | 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 development and integration of the 2017 Assessment of Fair Housing and the new 2018-2022 Consolidated Plan. |
| 2 | Project Name | 2017 HSD: CDBG Administration & Indirect |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$970,543 |

| | | |
|----------|--|---|
| | 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. 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. Charges consistent with approved indirect cost allocation plan. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | City of Seattle, Human Services Department |
| | Planned Activities | Management and administration of the CDBG program and oversight of all Consolidated Plan funds; development of the Consolidated Plan and related reports; review eligibility of CDBG-funded projects; review and enforce labor standards and environmental review requirements. Ensure programmatic compliance with applicable federal regulation. IDIS data management. Indirect for executive leadership, public communications, human resource management, accounts payable, budget management, and information technology services. |
| 3 | Project Name | 2017 HSD: DESC Connections |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$800,763 |
| | Description | Subrecipient will provide day center and related services to homeless persons. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |

| | | |
|----------|--|--|
| | Location Description | |
| | Planned Activities | Subrecipient will provide day center and related services to homeless persons. |
| 4 | Project Name | 2017 HSD: AHA Noel House |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$466,786 |
| | Description | Provide emergency overnight shelter and services for homeless persons. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Emergency overnight shelter; assistance with finding transitional housing or more permanent forms of housing |
| 5 | Project Name | 2017 HSD: CCS St Martin des Porres |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$478,730 |
| | Description | Subrecipient to provide emergency overnight shelter |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Emergency overnight shelter; assistance with finding transitional housing or more permanent forms of housing |
| 6 | Project Name | 2017 HSD: DESC Main Shelter |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |

| | | |
|----------|--|--|
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$1,099,696 |
| | Description | Subrecipient to provide emergency overnight shelter and related services to help homeless persons transition to more stable housing. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Emergency overnight shelter, assistance to transition clients to more stable forms of housing |
| 7 | Project Name | 2017 HSD: DESC Seattle Navigation Center |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$465,653 |
| | Description | Subrecipient provision of emergency shelter for homeless families. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Emergency overnight shelter, assistance to transitional or more stable housing |
| 8 | Project Name | 2017 HSD: HMIS Scan Card System Implementation |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$90,960 |

| | | |
|----------|--|--|
| | Description | HMIS Scan Cards implementation to increase efficiencies in Continuum of Care homeless service delivery system, help to ensure data quality by reducing the number of duplicate records, and increase agency staff capacity to provide client-centered services. Scan cards allow each person receiving services to present their unique barcode identification card to be scanned for documentation of services. It significantly decreases the burden on program participants to provide information and on agencies to enter duplicative data. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Begin implementation of HMIS Scan Card System in our Continuum of Care’s homeless service delivery system, help to ensure data quality by reducing the number of duplicate records, and increase agency staff capacity to provide client-centered services. Scan cards allow each person receiving services to present their unique barcode identification card to be scanned for documentation of services. |
| 9 | Project Name | 2017 HSD: Emergency Solutions Grant Program Activities |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | CDBG: \$808,890 |
| | Description | Provides emergency shelter, day center / outreach activities, and homelessness prevention services |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Emergency shelter, counseling, case management, outreach to homeless persons / day center services, homelessness prevention |

| | | |
|-----------|--|--|
| 10 | Project Name | Project 1: 2016-2019 City of Seattle WAH16-F001 (SEATTLE) |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Mitigation of homelessness and related issues |
| | Funding | HOPWA: \$2,032,386 |
| | Description | Allocate funds to project sponsors to provide the most effective mix of activities to serve persons living with AIDS and their families. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Housing, case management, support services |
| 11 | Project Name | 2017 HSD: Minor Home Repair |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Affordable Housing Preservation and Development |
| | Funding | CDBG: \$449,917 |
| | Description | Via subrecipient agreement with Senior Services of Seattle / King County, provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Assessment and implementation of minor repairs on owner-occupied housing. |
| 12 | Project Name | 2017 HSD: Community Facility Capital Improvement |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability Economic and neighborhood Development |

| | | |
|-----------|--|---|
| | Needs Addressed | Mitigation of homelessness and related issues Neighborhood Community and Economic Development |
| | Funding | CDBG: \$812,000 |
| | Description | Provide capital improvements and renovations in community facilities serving qualifying low- and moderate-income persons. |
| | Target Date | 12/31/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Provide capital improvement, including ADA improvements, for community facilities serving low- and moderate-income persons. Type of facilities include, but do not exclude: Health Care for the Homeless clinics, facilities serving homeless persons, community/senior centers, and other types of neighborhood centers. |
| 13 | Project Name | 2017 OH: HOME Administration |
| | Target Area | |
| | Goals Supported | Increase Access to Affordable Housing |
| | Needs Addressed | Affordable Housing Preservation and Development |
| | Funding | HOME: \$226,225 |
| | Description | Support costs of staff responsible for the administration of the HOME program. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | City of Seattle, Office of Housing |
| | Planned Activities | Grant administration including program evaluation, reporting, and contracting. |
| 14 | Project Name | 2017 OH: Home Repair Staffing |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Affordable Housing Preservation and Development |

| | | |
|-----------|--|--|
| | Funding | CDBG: \$260,202 |
| | Description | Provide administrative and management staff support to the home repair program. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Program development, financial management, data reporting activities in support of the Home Repair Program. |
| 15 | Project Name | 2017 OH: Home Repair Program |
| | Target Area | |
| | Goals Supported | Homelessness Prev., Intervention & Hous Stability |
| | Needs Addressed | Affordable Housing Preservation and Development |
| | Funding | CDBG: \$350,000 |
| | Description | 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 in them. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Financial assistance in the form of loans to qualifying homeowners. |
| 16 | Project Name | 2017 OH: Homebuyer Education and Counseling |
| | Target Area | |
| | Goals Supported | Increase Access to Affordable Housing |
| | Needs Addressed | Affordable Housing Preservation and Development |
| | Funding | CDBG: \$216,989 |
| | Description | Support CBDO costs of providing education for first-time low- and moderate-income homebuyers |
| | Target Date | 12/31/2017 |

| | | |
|-----------|--|--|
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Homebuyer counseling and education services. |
| 17 | Project Name | 2017 OH: Rental Housing Preservation and Development |
| | Target Area | |
| | Goals Supported | Increase Access to Affordable Housing |
| | Needs Addressed | Affordable Housing Preservation and Development |
| | Funding | CDBG: \$1,000,000 HOME: \$3,308,153 |
| | Description | Provide financial assistance for the preservation and development of multifamily rental affordable housing. |
| | Target Date | 12/31/2020 |
| | Estimate the number and type of families that will benefit from the proposed activities | Approximately 70 units of affordable rental housing will be preserved or developed to serve low-and moderate-income families. |
| | Location Description | Program will be administered by the Seattle Office of Housing, 700 Fifth Avenue, Suite 5700; actual project locations are yet to be determined. |
| | Planned Activities | Capital financing related to preservation, development, or acquisition of affordable rental housing |
| 18 | Project Name | 2017 OH: Housing Affordability Program Development Staffing |
| | Target Area | |
| | Goals Supported | Increase Access to Affordable Housing |
| | Needs Addressed | Affordable Housing Preservation and Development |
| | Funding | CDBG: \$101,139 |
| | Description | Support staff costs associated with development of affordable housing strategies; Consolidated Plan and related documents development; Mayor's Housing Affordability Agenda. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |

| | | |
|----|--|--|
| | Location Description | City of Seattle, Office of Housing |
| | Planned Activities | Development of plans, strategies, evaluations of affordable housing issues; development of Consolidated Plan and related documents. |
| 19 | Project Name | 2017 OED: Alpha Cine |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$94,791 |
| | Description | Repayment of CDBG-backed Section 108 loan for Alpha Cine project |
| | Target Date | 12/31/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Repayment of Section 108 loan on a business that subsequently closed. |
| 20 | Project Name | 2017 OED: Neighborhood Business District - Only In Seattle |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$471,659 |
| | Description | Implementation of comprehensive commercial district action plans that include activities in marketing and promotion, business and retail development, creating a clean and safe business appearance and business district pedestrian environment and organizational development. Specific assistance to businesses and business districts for business promotion and area benefit. |
| | Target Date | 12/31/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | 1,728 businesses are in these neighborhood business districts supported by this work. |
| | Location Description | |

| | | |
|---------------------------|--|---|
| | Planned Activities | Nonprofit capacity building, implementation of marketing and promotion, business and retail development, clean and safe appearance and pedestrian environment projects. |
| 21 | Project Name | 2017 OED: Neighborhood Business District Planning, TA & Staff Support |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$102,000 |
| | Description | Support neighborhood business organizations in the development of comprehensive commercial district action plans that include neighborhood improvement and business support plans. Staffing to implement and monitor all the CDBG-funded neighborhood business district activities and contracts. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| Planned Activities | Development of comprehensive commercial district action plans and related activities. Administration, monitoring, reporting, and management of neighborhood business district contracts and activities | |
| 22 | Project Name | 2017 OED: Small / Microenterprise Business Financial Assistance |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$122,000 |
| | Description | Provide financial assistance to qualifying microenterprises and small businesses for job creation and retention and services to disadvantaged communities. |
| | Target Date | 12/31/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | |

| | | |
|-----------|--|---|
| | Location Description | |
| | Planned Activities | Provide financial assistance to qualifying small businesses and microenterprises |
| 23 | Project Name | 2017 OED: Small Business TA & Entrepreneur Support |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$210,000 |
| | Description | Support subrecipient to deliver technical assistance in the form of business assistance, marketing support, and one-on-one technical support to small business entrepreneurs in the retail, restaurant or service sectors that are located in low- and moderate-income neighborhoods. |
| | Target Date | 7/31/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Delivery of business marketing and technical assistance via one-on-one sessions to existing small business entrepreneurs serving low-income neighborhoods. |
| 24 | Project Name | 2017 OED: Affordable Commercial Development |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$85,000 |
| | Description | Financing to incentivize the development of affordable commercial space in existing or new projects |
| | Target Date | 12/31/2018 |
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |

| | | |
|----|--|--|
| | Planned Activities | Provide financial assistance to develop affordable commercial space |
| 25 | Project Name | 2017 OIRA: ESL for Work |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$400,000 |
| | Description | Provide ESL and job skills training for persons with limited English proficiency via a CBDO. |
| | Target Date | 12/31/2017 |
| | Estimate the number and type of families that will benefit from the proposed activities | Estimate that the total number of families served will be 145. All the participants will be English language learners in need of stable employment and continuing English language learning. |
| | Location Description | Classes and services will be provided at two locations within the geographic area described above in Southeast Seattle. These locations include: <ul style="list-style-type: none"> 1. Asian Counseling and Referral Service, 3629 Martin Luther King Jr. Way South Seattle, WA . 98144 2. Rainier Beach Public Library, 9125 Rainier Avenue South, Seattle WA 98119 |
| | Planned Activities | Via a CBDO(s), provide outreach, orientation, assessments, and placement services. Provide job wraparound services as necessary, and engage employers to support the program. |
| 26 | Project Name | 2017 Parks: Parks Upgrade Project |
| | Target Area | |
| | Goals Supported | Economic and Neighborhood Development |
| | Needs Addressed | Neighborhood Community and Economic Development |
| | Funding | CDBG: \$1,022,390 |
| | Description | Provide capital improvements and renovation in neighborhood parks serving qualifying low- and moderate-income neighborhoods and ADA Improvements. |
| | Target Date | 12/31/2018 |

| | | |
|--|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | |
| | Location Description | |
| | Planned Activities | Installation of park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping. |

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

Seattle is in the midst of unprecedented growth management and housing affordability issues like much of the country. Seattle 2035, the update to the city's growth management plan, provides the overall context for all City departments and agencies to support the response to rapid redevelopment and development investment in a way that protects our environment and quality of life, provides affordable housing for all households in diverse socio-economic statuses, and does not perpetuate lack of equity for protected classes.

Generally, the City uses these funds where their impact will be greatest and where the opportunities arise; rather than based upon geographic areas The City encourages production and preservation of affordable housing throughout the city to maximize choice for low-income residents of Seattle and to promote HUD's affirmatively furthering fair housing goals. Based on the Seattle 2035, HALA, Equitable Development initiative and the 2017 City of Seattle and Seattle Housing Authority Joint Assessment of Fair Housing we are likely to see different approaches to geographically targeting resources both federal, state and local as we move into the new 2018-2022 Consolidated Plan.

The Office of Housing encourages project locations that afford low-income residents the greatest access to amenities such as jobs, quality education, parks and open space, and services. Access to transit will be a priority, as transportation costs are second only to housing costs for many low-income households and many low-income households do not own a car. Guidance for priority allocation based on population and/or geographic area are guided in part by the Housing Administration and Financing Plan, updated and adopted by City Council in June 2017.

Consolidated Plan investments in improving neighborhood business districts are focused on business districts that have a high percentage of low- and moderate-income residents. These neighborhoods usually have a history of disinvestment in their commercial core, which affects the success of the businesses there and their ability to serve the surrounding community. On the other hand, small business lending and business technical assistance activities do not target businesses located in low-income neighborhoods. Rather, these activities identify low- and moderate-income business entrepreneurs, businesses with low- or moderate-income owners, or businesses that commit to the creation of jobs benefitting low- and moderate-income individuals. Moving forward into the new 2018-2022 Consolidated Plan period we expect that allocations will be influenced by the City's adopted Assessment of Fair Housing and the Economic Development Initiative (EDI) that seeks equity for communities that have historically benefitted less from traditional programs and funding initiatives.

Similarly, the Parks Department will use CDBG funds to rehabilitate or modernize neighborhood parks

that serve income-qualified LMI neighborhoods wherever they might exist in the City.

Geographic Distribution

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

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocations to specific geographic areas in the City depend upon the specific activities to be funded. For instance, only qualifying LMI-area benefit neighborhoods will receive CDBG funds to improve or renovate parks serving those neighborhoods. No qualifying area of the City is excluded from the use of those funds. Similarly, qualified neighborhood business districts and organizations serving qualifying LMI areas have an equal footing to receive CDBG economic development assistance. Other prerequisites may exist, such as the formulation of a sound and CDBG-eligible plan for the use of the funds.

Discussion

Use of Consolidated Plan funds for any given activity is dictated by the many factors, including the eligibility of a proposed project, the efficacy of using Consolidated Plan funds vs other funds (City General Fund or Housing Levy funds, for instance), the timeline of the activity, and the capacity of the activity’s sponsor (either a City department or a non-profit organization). All activities funded with Consolidated Plan funds must meet the specific eligibility criteria specific to that fund source.

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 City of Seattle Office of Housing. The rental assistance goal excludes certain homelessness prevention activities funded by the City of Seattle Human Services Department.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 25 |
| Non-Homeless | 730 |
| Special-Needs | 0 |
| Total | 755 |

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

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 0 |
| The Production of New Units | 105 |
| Rehab of Existing Units | 650 |
| Acquisition of Existing Units | 0 |
| Total | 755 |

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable rental housing units funded with HOME funds, and other units in a building or project funded in part with HOME funds may be targeted or limited to specific populations, including: extremely low-income households, homeless, chronically homeless, homeless youth/young adults, homeless families, large low income households, persons with disabilities, and seniors/elderly. Current priorities may also be established by local coordinated housing referral and intake systems. Current targeting, limits, and preferences described in this Action Plan are subject to the Seattle Municipal Code (“SMC”) as well as federal and State law. The preceding sentence does not preclude City use of HOME funds to support projects in which HOME-funded units or other units are subject to limits or preferences, not mandated by the City that might be unlawful under the SMC except for the effect of State or federal funding requirements.

The 2017 City of Seattle and Seattle Housing Authority Joint Assessment of Fair Housing (AFH) report, was submitted to HUD in June 2017 in response to the Affirmatively Furthering Fair Housing Rule. While

the City has consistently worked to affirmatively further fair housing, future resources and/or geographic area targeting will evolve to address the findings and recommendations included in the AFH work plan. The AFH's primary goals included:

- Foster the diversity and strength of communities by overcoming historic patterns of segregation;
- Reduce racial or ethnic concentrations of poverty (as identified by HUD);
- Respond to identified disproportionate housing needs consistent with the policies and protections of the Fair Housing Act of 1968 (as amended); and
- Reduce disparities in housing choice and access to housing and opportunity based on race, color, religion, sex, familial status, national origin, or disability; thereby expanding economic opportunity and enhancing the quality of life.

Future strategies and goals in the 2018-2022 Consolidated Plan may evolve to prioritize issues identified through the AFH report. Some of those goals may involve targeted geographic areas. For 2017, we do not intend to geographically target federal funds for housing.

AP-60 Public Housing – 91.220(h)

Introduction

Seattle Housing Authority (SHA) uses a variety of strategies to address the financial and community needs of its residents, including job placement and referral services, case management, individualized planning and assessment to provide connections to training and education, and support for leadership development through SHA Community Builders.

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

SHA plans to maintain its efforts to connect residents with case management and services through both SHA staff and contracts with agencies such as City of Seattle HSD Aging & Disability Services (ADS). SHA provides support for education, including tutoring and recruitment for College Bound enrollment, as well as job placements and referrals. SHA will also continue the Workforce Opportunities System pilot, which collaborates with local community colleges and workforce support systems to build and test new pathways to living wage employment for residents.

As in the past several years, and for the duration of SHA's redevelopment of the Yesler Terrace neighborhood, the City will continue to monitor SHA for compliance with relocation and resettlement obligations as outlined in the Final Environmental Impact Statement and the Record of Decision for that project.

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

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 public housing communities send representatives to the Joint Policy Advisory Committee (JPAC) and Seattle Senior Housing Program Advisory Council, with which SHA regularly consults on major policy issues. Residents are also involved in planning for the use of HUD's Resident Participation Funds.

SHA supports participants who wish to become homeowners through the Family Self Sufficiency program. SHA is also exploring programs that could enable SHA housing participants to become homeowners in the agency's Scattered Sites portfolio and has established an approved Section 32 Homeownership Plan with Homestead Community Land Trust for this purpose.

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

provided or other assistance

Not applicable: SHA is not a troubled public housing authority.

Discussion

SHA provides a number of services and programs that are intended to address the needs of its residents, including programs that support education, employment, leadership development, and homeownership.

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

Introduction

In November 2015, Seattle Mayor Ed Murray declared a State of Emergency in response to the growing homelessness crisis. The Mayor and Seattle City Councilmembers invested \$7.3M for State of Emergency funds that were allocated in both 2016 and 2017 for key initiatives such as shelter beds and services, encampment outreach and cleanup, targeted vehicle response, collaboration with Seattle Public Schools, a mobile medical van, diversion, Rapid Re-Housing, and more.

In 2016, the Mayor released Pathways Home, a homeless investment policy framework based on the recommendations of an internal 2015 Homeless Investment Analysis (HIA) report and subsequent 2016 external consultant reports by Barbara Poppe and Focus Strategies. Among other findings, the reports noted a lack of system coordination and a lack of adequate investments in long term solutions to homelessness. While the State of Emergency provided funding for immediate crisis relief, Pathways Home outlined a plan to make strategic shifts in investments as part of overall system transformation. The City entered into a formal MOU with King County, All Home (the local CoC), and United Way of King County as part of its system transformation alignment.

In 2017, to advance the Pathways Home plan and further strengthen system performance, HSD will offer many of its homeless investments in a consolidated Request for Proposals, and will score 40% of proposals on performance toward HUD outcomes.

Through our system transformation efforts known as “Pathways Home” the City of Seattle is working to increase our system performance in terms of the decreasing the length of time households spend homeless. For detail on the Pathways Home project go to: <http://www.seattle.gov/pathwayshome>

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

- Homelessness Prevention: providing assistance to prevent people from becoming homeless and needing to enter the shelter;
- Homeless Intervention Services: connecting people who are homeless with 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

Coordinated Entry and Assessment (CEA) has been operational now for several years. CEA conducts VI-

SPDAT assessments on families, young adults and single adults via a RHAP's or Regional Housing Access Points. Outreach providers working with unsheltered persons also conduct VI-SPDAT's and enter the results in CEA. Once assessments are entered into CEA the households are placed on the community queue for housing.

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

3. Planning and program development, in conjunction with All Home/Continuum of Care, to implement coordinated entry and assessment systems for homeless youth/young adults and for homeless individual adults/households without children. A Coordinated Engagement system for youth/young adults was developed and implemented in 2013-2014, and further operationalized as part of Coordinated Entry for All in 2016. 2017 will bring about the implementation of Pathway's Home.
4. Monitoring of City of Seattle funded projects with the King County Family Homelessness Initiative and the continued implementation of the coordinated entry and assessment system for households with children, Family Housing Connection. All projects funded by the City of Seattle that are serving homeless families are required to participate in Coordinated Entry for All (previously piloted as the Family Housing Connection system), with the exception of confidential shelters for victims of domestic violence. Assessment for DV confidential shelters is managed through a separate coordinated system called Day One.
5. Investing, contracting and monitoring of funding for outreach services and day centers, drop-in centers, hygiene service centers and shelter programs. 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, such as the Navigation Teams that visit homeless encampments and connect individuals with services and resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

On the path forward for investments in homeless services, HSD has designated and implemented a three-pronged strategy, which builds upon the 2015 Homeless Investment Analysis and other local and regional planning efforts. The three parts of this strategy are:

1. Develop a Homeless Investment Policy (HIP) Framework in 2016 to guide the City's future investments in homeless services. The framework became the City's Pathways Home person-centered plan to support people experiencing homelessness.
2. Scale recent pilots with continual shift towards housing focused solutions (such as Rapid Re-Housing) and coordinated assessment and access.

3. Pilot a progressive engagement model with selected service providers to shift investments and services, i.e. "Portfolio Pilot".

Planning, program development and system coordination will continue in conjunction with the Committee to End Homelessness (now rebranded as All Home/Continuum of Care) on implementation of initiatives that are specifically targeted to assist homeless families with children, homeless youth/young adults, chronically homeless individuals (Client Care Coordination/Campaign to End Chronic Homelessness), and HIV/AIDS Housing and Services Stakeholders. In 2017, a RFP will be issued for 2018 allocation of funding for homeless intervention strategies. The RFP will encompass CDBG public services, ESG as well as local funds.

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

The one-year goals for addressing the emergency shelter and transitional housing needs of homeless persons include:

1. Investing, contracting and monitoring of funding in housing placement, stabilization & support services. This includes financial assistance, services designed to move a homeless household quickly into permanent and not 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 and move them into housing. Programs are designed to rapidly re-house 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.
2. Planning, program development and system coordination in conjunction with All Home/Continuum of Care 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 and Services Stakeholders).
3. Implementation of All Home Shelter Task Force recommendations, including assessment of housing needs and housing placement for shelter residents with long-term stays. HSD is implementing a By-Name List workgroup for long-term shelter stayers begins in early 2017.

4. Planning, program development and system coordination in conjunction with All Home/Continuum of Care to implement initiatives aimed at reducing homelessness among veterans. Approximately 20% of long term stayers within our emergency shelter indicated they were veterans; and recent efforts nationally, such as the 25 Cities initiative and the Mayor's Challenge to End Veteran's Homelessness, have encouraged the City to leverage regional and national efforts to help address this population.

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.

The Human Services Department works closely with institutions and systems of care to reduce the rate of persons being exited from those programs into homelessness. Our partners working at the County jail work closely with housing providers to ensure that people completing their sentence are exiting to housing whenever possible. The State of Washington has increased support for youth aging out of the foster care system to reduce exits to homelessness. Additionally, the CEA system is funded to provide diversion and prevention assistance to households seeking assistance to retain or maintain housing before entering homelessness.

The Office of Economic Development, uses over \$2 million in General Funds to supports nonprofit service provider programs which train low-income, low-skill individuals to join the workforce. In addition to these training and worker readiness programs, OED staff work with local high demand industry leaders facing worker shortages and with the Community College District to develop worker training certifications aligned with their workforce needs.

OED staff work with a wide range of small business owners directly and indirectly through contract partners. Contracts include conditions which require contract partners to engage and serve at least 20 percent WMBEs (women/minority-owned business enterprises). OED staff encourage WMBE vendors to register and self-identify on the City's Online Business Directory.

In 2016, voters approved the 2016 Housing Levy, which generate \$290 million over seven years to support affordable housing development, rental assistance to prevent homelessness, and support for low income home buyers.

1. Investing, contracting and monitoring of funding in Homelessness Prevention programs that provide financial assistance and housing focused services, such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize and move them 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.

2. Planning, program development and system coordination in conjunction with the All Home/Continuum of Care on implementation of initiatives that prevent homeless families with children, homeless youth/young adults, chronically homeless individuals, and households at-risk of homelessness.
3. 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 of the 2014 - 2017 Consolidated Plan, Special Needs Facilities and Services.

Discussion

Seattle has implemented best and promising practices in response to the homeless crisis. The Mayor has declared a State of Emergency around the homeless situation, freeing up several millions of dollars to be used to respond to the crisis. Included in the response are flexible funds (not Consolidated Plan funds) for homeless prevention, diversion, case management, and rapid rehousing, public health initiatives, and increasing shelter capacity by 100 beds. In 2016, the City invested additional funds in development of a “Navigation Center” model (providing beds 24 hours a day/7 days a week while focusing on exits to permanent housing), and stood up additional crisis services as interim solutions while the Pathways Home strategic plan is implemented.

Other initiatives include increasing affordable housing opportunities, and implementing coordinated assessment and entry for all populations. We continue to focus on outreach to the unsheltered and on finding permanent housing for long-term shelter stayers. By moving long-term shelter users to permanent housing, more shelter capacity becomes available for those facing short-term homeless situations.

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 | 98 |
| Tenant-based rental assistance | 58 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 126 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 0 |
| Total | 282 |

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

Introduction:

The Housing Affordability and Livability Agenda (HALA) acknowledged that a combination of strategies would need to be implemented to fully address the housing affordability crisis, including, generating significant affordable housing resources at the local, state and federal level and reducing barriers to development through land use code changes. One result that effort is the passage in 2017 of Seattle’s Mandatory Housing Affordability ordinance. It will play a critical role in shaping opportunity for more affordable housing during the 2018-2022 Consolidated Plan period.

In June 2017, the City and Seattle Housing Authority submitted a joint Assessment of Fair Housing. 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. The City has consistently worked to affirmatively further fair housing, future resources and/or geographic area targeting will evolve to address the findings and recommendations included in the AFH work plan. The AFH’s primary goals included:

- Foster the diversity and strength of communities by overcoming historic patterns of segregation;
- Reduce racial or ethnic concentrations of poverty (as identified by HUD);
- Respond to identified disproportionate housing needs consistent with the policies and protections of the Fair Housing Act of 1968 (as amended); and
- Reduce disparities in housing choice and access to housing and opportunity based on race, color, religion, sex, familial status, national origin, or disability; thereby expanding economic opportunity and enhancing the quality of life.

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

Please refer to the detailed work plan adopted as part of the 2017 City and SHA Joint Assessment of Fair Housing.

Discussion:

Because of the major planning efforts represented by the HALA, Seattle 2035, Economic Equity Initiative, and submission of the 2017 AFH, we expect significant additions and change to the City approach to housing development, tenant protections, and financing strategies to occur and progress throughout 2018.

AP-85 Other Actions – 91.220(k)

Introduction:

Seattle maintains a strong commitment to housing affordability, livability, and meeting the needs of low- and moderate-income residents. We also have undertaken a strong response to homelessness.

Actions planned to address obstacles to meeting underserved needs

HSD has convened a cohort of five agencies to implement a “Portfolio” contracting pilot. Through this pilot, HSD aims to provide greater program flexibility for agencies and people accessing services while reducing redundant contracts, with the goal of better housing outcomes for our clients. The five cohort agencies currently account for fifty homeless services contracts and approximately 35% of HSD’s total homelessness investments. New Portfolio Pilot contracts began mid-2016. The City is using real-time data dashboards with each participating agency to monitor progress, and convenes the agencies as a cohort for continuous learning and improvement.

Actions planned to foster and maintain affordable housing

The recommendations of the HALA report and Seattle 2035 have moved into implementation in several areas, designed to fulfill Mayor Murray’s goal of building or preserving 20,000 rent and income-restricted homes and building at least 30,000 new market-rate homes. The full HALA report and recommendations are found at http://murray.seattle.gov/wp-content/uploads/2015/07/HALA_Report_2015.pdf. Progress reports on the efforts to date are included on this website.

See also the 2017 Assessment of Fair Housing and future progress reports incorporated into the CAPER.

Actions planned to reduce lead-based paint hazards

The City recognizes the need to identify when there is the risk of lead paint and utilize lead safe work practices. In residential units improved with City or federal funds. Contractors/workers doing repairs or weatherization, through one of the City of Seattle Office of Housing (OH) programs, are required to use lead-safe work practices. OH's property rehabilitation specialists, who specify and subsequently inspect all weatherization work, are all certified in lead-safe work practices. OH owns an X-ray fluorescence spectrum analyzer to accurately determine the presence of lead-based paint in buildings receiving OH HomeWise Program (weatherization) or Home Repair Loan Program services. This equipment allows the identification of lead-based paint whenever it is present in a home. All OH HomeWise and Home Repair Loan Program clients are provided information regarding lead poisoning prevention.

Actions planned to reduce the number of poverty-level families

In 2015 and 2016, the City’s Office of Immigrant and Refugee Affairs provide \$400,000 each year to

community based providers to implement the Ready to Work Program. This program provided ESL Classes, support services, career development and job placement services to residents. The program has been recognized by the United States Department of Labor and the National Skills Coalition www.nationalskillscoalition.org/news/blog/ready-to-work-seattle-creates-new-on-ramp-for-immigrant-english-learners, as “best practice” model of adult education and employment for low income residents. The program will continue into 2017.

Seattle Housing Authority developed the Workforce Opportunities System pilot in partnership with local community colleges and workforce system partners. The program provides access to self-sufficiency assessments, planning, training, and career support for residents with a central goal of increasing income for low-income households through education, training, and connections to jobs and services. SHA and its community partners will track outcomes over time to assess the pilot program’s effectiveness in reducing poverty among participants.

In 2015 Seattle passed landmark legislation raising the minimum wage to \$15 per hour and established a Wage Theft Ordinance. a specific Office of Labor Standards to enforce wage requirements and other issues including paid sick and safe time (effective 9/1/12) and beginning July 1, 2017, Seattle’s new Secure Scheduling requirements for hourly workers in large food and retail businesses to obtain predictable work schedules.

Actions planned to develop institutional structure

In the Fall of 2016 the Human Services Department reorganized its operational divisions to create a more focused and effective response to the homeless crisis facing Seattle. In the past homeless planning and contracting for services were mostly, but not exclusively, under the purview of one division. Homeless planning and contracting for services for youth were held in another division. The reorganization brought these two efforts together and provided a stronger coordinated effort to address homelessness. As part of this reorganization, the McKinney-Vento Homeless funding process was brought under the auspices of the CDBG Administration Unit.

The former CDBG Administration unit has been designated as the Federal Grants Management Unit (FGMU) and is now responsible for all Homeless Strategies and Investments federal grant administration including CDBG, HOME, ESG, and HOPWA and McKinney Vento funding. FGMU is strengthening ties to the City Budget Office, and the Office of Planning and Community Development which oversees City-wide planning efforts to better leverage the use of the federal grants administered by the Human Services Department.

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

Seattle Housing Authority has several strategies intended to increase connections between public housing, Housing Choice Vouchers, and social service agencies, including partnering with social service

agencies to provide service-enriched housing in public housing units and collaborating with local service agencies to pair services with Housing Choice Vouchers. SHA also has initiatives in place to help Housing Choice Voucher households find and maintain housing in the private market, including housing counselors, outreach to private landlords to expand the pool of affordable housing available to voucher holders, and assistance with security deposits and other moving costs that may pose a barrier to renting in high opportunity neighborhoods. SHA is also collaborating with other housing authorities and researchers to develop an initiative to explore how we can most effectively pair vouchers and supports to empower families who wish to live in opportunity neighborhoods. In addition, the agency provides incentive programs for public housing and voucher households whose income has increased to the point where they can afford the private market.

Discussion:

See all prior sections for more detail.

Program Specific Requirements

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

Introduction:

The Federal Grants Management Unit, housed in the Seattle Human Services Department, is responsible for the development of the Consolidated Plan and the annual action plans. Adherence to specific program requirements is done in conjunction with the individual departments administering Consolidated Plan-funded activities.

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 | 1,350,000 |
| 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: | 1,350,000 |

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(l)(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. With our current median price topping \$619,000, 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.

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:

The City 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(l)(4)**

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

See the appendix in AD-25 of the 2014 – 2017 Consolidated Plan for the written standards for ESG assistance.

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 a system-wide centralized coordinated

assessment system in place for families and youth/young adults. Coordinated entry for single adults is in progress and should be fully launched by February 2017.

The coordinated entry and assessment system for families with children began operations in April 2012. Family Housing Connection partners with more than 80 shelter and housing programs in Seattle and King County, including emergency shelter (excluding Domestic Violence shelters), Rental Assistance Rapid Rehousing Programs, Transitional Housing, Service Enriched Housing, and Supportive Permanent Housing Programs. The system uses the local telephone- and Internet-based Community Information Line as a central referral and scheduling point. In 2016, the system added Regional Access Points (RAPs) across Seattle and King County where homeless individuals could come in for coordinated entry assessments and other referrals. The City of Seattle is part of a Coordinated Entry for All Policy Advisory Committee that meets regularly to review data and recommend policy changes to best meet the needs of the homeless population.

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).

The Seattle Human Services Department makes funding awards through procurement processes called Requests for Proposals (RFPs) or Requests for Qualifications (RFQs). These are open and competitive funding allocation processes 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. An RFQ is a more prescriptive request while an RFP invites more variation in service delivery.

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/>.

Requests for Proposals/Requests for Qualifications 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 RFP/RFQ.

All agencies submitting proposals for investment through the competitive RFP or RFQ 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. Beginning in 2017, past performance data in HMIS will comprise 40% of scoring by review panels (50% in 2018).

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.

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. The lead agency for the CoC is All Home (formerly the Committee to End Homelessness), a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to address homelessness in King County. ESG funding decisions are coordinated with All Home.

In addition, in 2016 the City of Seattle conducted a survey of more than 1,000 unsheltered and sheltered homeless individuals in order to gain their insights into how they had become homeless, what services they desired, and what barriers prevented them from accessing current services.

5. Describe performance standards for evaluating ESG.

ESG-funded contracts are monitored monthly for performance, as service invoices for services are received. The basic measure of performance is the number of units of service. Additionally, on-site monitoring occurs on a regular basis for all services-related contracts. Staff of the Human Services Department schedule on-site visits on a rotating basis to ensure that all service providers, whether ESG, CDBG, for General Fund-supported, are providing services in the manner and of the quality called for by the service contracts.

Discussion

The City of Seattle strives to adhere to all requirements for receipt and administration of the Consolidated Plan funds.