



SEATTLE CITY COUNCIL

Finance and Housing Committee

Agenda

Tuesday, December 7, 2021

9:30 AM

Public Hearing

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or
Seattle Channel online.

Teresa Mosqueda, Chair
Lisa Herbold, Vice-Chair
M. Lorena González, Member
Andrew J. Lewis, Member
Dan Strauss, Member
Tammy J. Morales, Alternate

Chair Info: 206-684-8808; Teresa.Mosqueda@seattle.gov

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<http://seattle.gov/cityclerk/accommodations>.



SEATTLE CITY COUNCIL
Finance and Housing Committee
Agenda
December 7, 2021 - 9:30 AM
Public Hearing

Meeting Location:

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Committee Website:

<http://www.seattle.gov/council/committees/finance-and-housing>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Pursuant to Washington State Governor's Proclamation No. 20-28.15 and Senate Concurrent Resolution 8402, this public meeting will be held remotely. Meeting participation is limited to access by the telephone number provided on the meeting agenda, and the meeting is accessible via telephone and Seattle Channel online.

Register online to speak during the Public Comment period and Public Hearings at the 9:30 a.m. Finance and Housing Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Finance and Housing Committee meeting will begin two hours before the 9:30 a.m. meeting start time, and registration will end at the conclusion of the Public Comment period and Public Hearings during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Mosqueda at

Teresa.Mosqueda@seattle.gov

Sign-up to provide Public Comment at the meeting at

<http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

Please Note: Times listed are estimated

A. Call To Order**B. Approval of the Agenda****C. Public Comment****D. Items of Business**

1. [Appt 02086](#) **Appointment of Sally J. Clark as member, Seattle Housing Authority Board, for a term to March 20, 2025.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Rob Brandon, Executive Director, Seattle Housing Authority

2. [Appt 02080](#) **Appointment of Estefana Ramirez De Harry as member, Domestic Workers Standards Board, for a term to February 28, 2022.**

Supporting Documents: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Jasmine Marwaha, Office of Labor Standards

3. [Appt 02081](#) **Appointment of Diana Salazar as member, Domestic Workers Standards Board for a term to, February 28, 2022.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Jasmine Marwaha, Office of Labor Standards

4. [Appt 02082](#) **Appointment of Edna C. Shim as member, Burke Gilman Public Development Authority Governing Council, for a term to December 31, 2023.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Hannah Smith, Office of Intergovernmental Relations

5. [Appt 02083](#) **Reappointment of Chasten Fulbright as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2023.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Hannah Smith, Office of Intergovernmental Relations

6. [Appt 02084](#) **Reappointment of Shalimar M. Gonzales as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2023.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Hannah Smith, Office of Intergovernmental Relations

7. [Appt 02085](#) **Reappointment of Eric Snow as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2024.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Hannah Smith, Office of Intergovernmental Relations

8. **Department of Finance and Administrative Services Race and Social Justice Initiative (RSJI)**

Supporting

Documents:

[Cannabis Equity \(12/7/21\)](#)

[Change Team-Anti Racist Principles \(12/7/21\)](#)

[FAS Complete RET List \(12/7/21\)](#)

[Presentation](#)

Briefing and Discussion

Presenters: Calvin W. Goings, Director, Elisa Young, Daniel Magpali, Liz Alzeer, Anita Adams, Darcy Cinq-Mars, Philip Saunders, Jenifer Chao, and Rick Dimmer, Department of Finance and Administrative Services

9. [CB 120238](#) **AN ORDINANCE relating to funding for housing; adopting a substantial amendment to The City of Seattle 2021 Annual Action Plan of the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development (HUD); authorizing acceptance of grant funds from HUD for programs and activities included in the Annual Action Plan; and ratifying and confirming certain prior acts.**

Attachments: [Att 1 - Substantial Amendment to the 2021 Annual Action Plan](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

[Presentation](#)

[Central Staff Memo](#)

Briefing, Public Hearing, Discussion, and Possible Vote

Presenters: Robin Koskey, Interim Director, Laurie Olson, and Kelli Larsen, Office of Housing; Amy Gore, Council Central Staff

10. 2022 Draft Annual Action Plan

Supporting

Documents:

[Draft 2022 Annual Action Plan](#)

[Human Services Department Memo](#)

Public Hearing

Presenters: Dan Burton, Human Services Department; Amy Gore, Council Central Staff

11. [CB 120227](#) AN ORDINANCE related to street vacations; amending Section 15.62.090 of the Seattle Municipal Code to exempt publicly funded affordable housing projects from compensating the City for vacations.

Supporting

Documents:

[Summary and Fiscal Note](#)

[Central Staff Memo](#)

[Amendment 1](#)

Briefing, Discussion, and Possible Vote

Presenter: Lish Whitson, Council Central Staff

12. [CB 120212](#) **AN ORDINANCE relating to employment in Seattle; requiring employers to provide parking or compensation for parking expenses to construction employees working in Seattle; amending Sections 3.02.125, 3.15.000, and 6.208.020 of the Seattle Municipal Code; and adding a new Chapter 14.35 to the Seattle Municipal Code.**

Supporting

Documents: [Summary and Fiscal Note](#)

[Presentation](#)

[Central Staff Memo](#)

Briefing, Discussion, and Possible Vote

Presenter: Karina Bull, Council Central Staff

E. Adjournment



Legislation Text

File #: Appt 02086, **Version:** 1

Appointment of Sally J. Clark as member, Seattle Housing Authority Board, for a term to March 20, 2025.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Sally J. Clark</i>		
Board/Commission Name: <i>Seattle Housing Authority Board</i>		Position Title: <i>Commissioner</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other:		Term of Position: * 3/21/2021 to 3/20/2025 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: <i>Seward Park</i>	Zip Code: <i>98118</i>	Contact Phone No.: [REDACTED]
Background: <i>Resume Attached</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 10/29/21		Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor</i>

*Term begin and end date is fixed and tied to the position and not the appointment date.

SALLY J. CLARK



Director of the Office of Regional and Community Relations, University of Washington

May 2015-Present

Responsible for helping the University of Washington be the best neighbor and regional citizen it can be. Seek and build connections with local government, surrounding neighborhoods and the greater Puget Sound area in support of UW excellence in academics and service. Advocate with policy makers on behalf of priorities that further the mission of the University.

Responsibilities include working with campus leadership, faculty, staff and students to develop partnerships inside and outside campus, while also serving as a representative and conduit for outside parties seeking University partnership. Key subjects include urban affairs (affordability, homelessness, mobility), neighborhood collaboration and land use. Frequent collaborator in University efforts to increase access affordable housing for lower wage staff and faculty and in amplifying the University's work on ending homelessness. Lead staff person for University's hosting of Tent City 3 in winter 2017 and winter 2021. Participation in regional COVID-19 response and recovery committees.

- U District Partnership Board of Directors
- Downtown Seattle Association, Policy Committee
- Chair of Arboretum Botanical Gardens Committee

Councilmember, City of Seattle, February 2006-April 2015

- Committee on Housing Affordability, Human Services & Economic Resiliency, Chair 2014-2015
- Council President 2012-2013, department operations and budget lead
- Seattle-King County Board of Health, Member 2006-2015
- Association of Washington Cities, Board of Directors
- King County Committee to End Homelessness, Board
- Puget Sound Regional Council Economic Development District, Vice Chair 2015

Appointed to Seattle City Council in January 2006. Three successful citywide elections. Over-arching goal to make Seattle safer, more affordable, and more sustainable. Focus on support for neighborhood-driven urban growth strategies; building development rules that prioritize housing access, equity and community character; job training and safety net support; and housing affordability and community health. Strengths in strategic planning, project execution, stakeholder relations, and advocacy.

Neighborhood-driven urban growth strategies

- Led the effort to revisit and refresh Seattle's neighborhood plans, carried forward through urban design frameworks and transit community planning with a focus on affordability and whole-community health and prosperity.

Development rules that prioritize access, equity and community character

- Led Council's revamp of the City's Multi-Family Code, the design rules for low-scale apartments.
- Partnered with community to define Seattle's Pike/Pine neighborhood as a conservation district preserving the area's historic buildings while welcoming new development.
- Led Council's review and approval of the Seattle Children's Hospital Major Institution Master Plan update and the Yesler Terrace neighborhood rezone for greater density, affordability and livability.

Economic development, job training and safety net support

- Led Council's push for Priority Hire, through which City of Seattle capital projects employ a steadily increasing number of apprentice and journey level workers from low-income zip codes in the Seattle area.
- Brought "Bank-On Seattle-King County" to reality making access to wealth-building possible for previously marginalized communities, primarily people of color.
- Strong proponent of pre-apprenticeship, apprenticeship and WMBE development.

Housing affordability

- Led Council's adoption of Seattle's incentive zoning, the first requirement for affordable housing or payment-in-lieu as a part of new development outside the Downtown Seattle core.
- Worked to build and secure passage of Seattle's 2007 affordable housing levy.

Lifelong AIDS Alliance, July 2004-February 2006

Director, Community Resources

Executive-level program director for this non-profit agency serving people living with HIV/AIDS in King County. Oversaw strategy and day-to-day work of Community Resources Division -- Volunteer Services, HIV Education/Prevention, and Government Affairs (advocacy at regional, state and federal levels). Represented the agency at county, state and federal levels on issues including Ryan White CARE Act funding, HOPWA and Medicaid.

Martin Luther King County Council, January 2004-June 2004

Legislative Aide, Councilmember Bob Ferguson

Devised, implemented communications and community involvement strategy. Lead staff on transportation policy.

Evans School of Public Policy & Governance, 2003

Marketing and Logistics

Marketing and one-on-one student recruitment for the Executive Master of Public Administration program. Lead staff for course materials and student support.

Northwest Association for Housing Affordability, 2002

Program Director for small non-profit dedicated to maintaining housing affordability in rural communities through tax credit renewal.

EDUCATION & PROFESSIONAL DEVELOPMENT

University of Washington

M.P.A. Daniel J. Evans School of Public Policy & Governance

B.A. Political Science

B.A. Spanish

Aspen Rodel Fellow in Public Service Leadership,

Class of 2012

La Universidad de Granada, Granada, Spain

Spanish literature, history, and culture studies

Senior Executives in State & Local Government, John

F. Kennedy School of Government, Harvard University, 2012

El Colegio de Mexico, Mexico City, Mexico

Contemporary Mexican politics and culture studies

BOARDS & VOLUNTEER

City of Seattle Maritime & Industrial Strategy

Advisory Committee

Co-Chair

2019-present

Seattle Jobs Initiative

Boardmember

2015-present

Alliance for Gun Responsibility

Board member

2015-present

King County Sexual Assault Resource Center

Advisory Board, Member

2019-present

PRESENTATIONS/ARTICLES/STUDY MISSIONS

Multiple presentations and panels on regional urban planning and land use

2018-present

Regarding University of Washington's renewal of its Seattle Campus Master Plan, the blueprint for campus development, including equitable development principles, and land use/zoning legislation at the municipal level

ARCADE Architecture/Design in the Northwest

Summer 2011

"Building the Case for Rainier Beach," advocating infrastructure investment in one of Seattle's underserved neighborhood gems.

iSUSTAIN Global Best Practices in Urban Sustainability Study Mission

Copenhagen and Malmo, September 2010

Focus on district energy systems and bicycle infrastructure

iSUSTAIN Global Best Practices in Urban Sustainability Study Mission

Havana, Cuba, February 2010

Focus on urban infrastructure development, including historic preservation

9th New Partners for Smart Growth -- Building Safe, Healthy and Livable Communities

February 2010, Seattle

Presenter: "A Revolutionary Approach: Bringing an Equity Focus to Smart Growth by Engaging Marginalized Communities"

American Planning Association National Conference

March 2009, Minneapolis

Presenter: "Saving Blue Collar Industrial Jobs"

Seattle Housing Authority Board

7 Members: Pursuant to *Resolution 29821 and RCW 35.82*, all members subject to City Council confirmation, 4-year terms:

- # City Council-appointed
- 7 Mayor-appointed
- # Other Appointing Authority-appointed (specify):

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	F	N/A	1.	Resident	Twyla Minor	10/01/18	9/30/22	1	Mayor
2	M	N/A	2.	Commissioner, Vice-chair	Gerald Smiley	3/20/19	03/19/23	2	Mayor
6	M	N/A	3.	Commissioner, Chair	Paul Purcell	12/02/18	12/01/22	2	Mayor
2	M	N/A	4.	Commissioner	Robert Crutchfield	12/02/18	12/01/22	2	Mayor
2	F	N/A	5.	Commissioner	Paula L. Houston	3/20/20	3/19/24	2	Mayor
3	M	N/A	6.	Resident	Rita Howard	3/21/19	3/20/23	1	Mayor
6	F	N/A	7.	Commissioner	Sally J. Clark	3/21/21	3/20/25	1	Mayor

	SELF-IDENTIFIED DIVERSITY CHART				(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	3	4				5				2			
Council													
Other													
Total	3	4				5				2			

Key:

- *D List the corresponding Diversity Chart number (1 through 9)
- **G List gender, M= Male, F= Female, T= Transgender, NB= Non-Binary O= Other U= Unknown
- RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text


File #: Appt 02080, **Version:** 1

Appointment of Estefana Ramirez De Harry as member, Domestic Workers Standards Board, for a term to February 28, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Estefana Ramirez De Harry</i>		
Board/Commission Name: Domestic Workers Standards Board		Position Title: <i>Member</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>DWSB</i>	Term of Position: * 3/1/2019 to 2/28/2022 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>White Center</i>	Zip Code: 98146	Contact Phone No.: [REDACTED]
Background: Estefana currently attends Highline College while working as a Certificate Nursing Assistant. She is active in the local Garifuna community and the National Domestic Workers Alliance, and would like to help represent many workers out there from many backgrounds, particularly in home care.		
Authorizing Signature (original signature):  Date Signed (appointed):	Appointing Signatory: <i>Teresa Mosqueda</i> <i>Seattle City Councilmember, on behalf of the Domestic Workers Standards Board</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Estefana Ramirez De Harry

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Summer of Qualifications

- Ten years of customer services direct contact with clients, patients and families through caregiving to the vulnerable elderly people.
- Nine years working with (FRHC) Family Resources Home Care to ensure that the services provide to the vulnerable adult is always with respect, compassion, confidentiality and sympathy. Through the years my experience include ability to resolve a problem, demonstrated sensibility to client needs, responsible, ability to work under pressure, communication skills, work with diversity family styles and multi-ethnic, open communication with my supervisors and co-worker and more.
- Work with Older adults have given me the opportunity to learn about different cultures, do critical thinking to resolve problems, to be aware of the safety environments, patience.
- Experience in coordinating care includes. Following the care plan, keep open communication with supervisor, health team, family member, and clients, ability to follow order and directions
- Develop good tracking tools of program/services to create a work plan with team and agency.
- Strong personality, fluid in English and Spanish, confident and responsible.
- Strong leadership, problems-solving and conflict resolution skill.
- Manage to work in the computer using work 2016 introducing or chatting sensitive client's or resident's information.
- Direct communication with other in Spanish/English and Garifuna
- Computer knowledge, social media well manage and any internet aspect. (zoom and more)

Employment

**National Domestic Workers Alliance (NDWA)
present**

April 2020 -

Spanish-English interpretation for Training.

- Assist with an interpretation from English to Spanish and Spanish to English.

- Consecutive interpretation.
- Go step by step of clarifying and make clear point of specific topic.
- Translate any documents as needed it.
- Organize, help, analyzed and prepared for any interpretation meeting.

Family Resources Home Care (FRHC)

September 2010 - Present

Float, Caregiver Lead & Certificate Nurse Assistant

- Assist in the office with administration work, performing care plans according to residents need, answering the phone.
- Float, assistant's co-worker for any need the appears through the day.
- Good communications skill that ensure the stability of family and residents.
- High attention to details, always friendly and helpful.
- Drive clients or residents to different appointments.
- Sensitive to privacy on keeping confidentiality all the time.

Providence Mount ST. Vincent West Seattle

October 2019 – 2020

Certificate Nurse Assistant (CAN)

- Working under direction of register nurse, occupational therapy and physical therapy, provide direct contact care to resident or client.
- Report direct to the nurse about any change or need o the residents.
- Family support, client or resident support, evaluate any changes in residents' changes.
- Performing vital signs to ensure the resident stability, resolving different problems according to residents need.
- Teamwork with co-worker, while proving a professional work environment.
- Strong leadership, problems-solving and conflict resolution skill.
- Sensitive to privacy on keeping confidentiality all the time.

Arbor Village

November 2009 – August 2010

Caregiver & Certificate Nurse Assistant.

- Perform resident's assistant with ADL.
- Companionship, compassion, creativity of creating activities to maintain residents in good mood and stability status.

- Participating with management on keep the care plan up the day in any residents or clients need.
- Provide personal care, grooming, shower, dressing, dentures and more.
- Assistant residents in outings, safety environments.
- Provide comfort to residents and family member and many aspects of the care.
- Sensitive to privacy on keeping confidentiality all the time.

A Helping Hand Homecare

December 2007 – November 2009

Caregiving & and client assistant

- Drive around Seattle are performing caregiving to clients in their home assist them to Doct. Appointments.
- Perform resident's assistant with ADL.
- Companionship, compassion, creativity of creating activities to maintain residents in good mood and stability status.
- Participating with management on keep the care plan up the day in any residents or clients need.
- Provide personal care, grooming, shower, dressing, dentures and more.
- Assistant residents in outings, safety environments.
- Provide comfort to residents and family member and many aspects of the care.
- Sensitive to privacy on keeping confidentiality all the time.

Chesterfield Services Inc.

January 2006 - December 2007

Caregiving & clients assistant

- Perform resident's assistant with ADL.
- Companionship, compassion, creativity of creating activities to maintain residents in good mood and stability status.
- Participating with management on keep the care plan up the day in any residents or clients need.
- Provide personal care, grooming, shower, dressing, dentures and more.
- Assistant residents in outings, safety environments.
- Provide comfort to residents and family member and many aspects of the care.
- Sensitive to privacy on keeping confidentiality all the time.
- Report to my supervisor any emergency.

Education

- Instituto Departmental Manuel Bonilla,

- Honduras Centro America. 1999 -2002
- South Seattle Community College
ESL and Computer Classes 2006 - 2009
- Highline College Des Moines, WA
Nurse Assistant Program 2017
- Highline College Des Moines, WA
Medical Interpreter Course 2018
- Highline College Des Moines, WA
Start Zone, Small Business Course 2018
- Highline College Des Moines, WA
Students of Medical Assistant 2019 – present

Community and Volunteer work

- Present Vice-President of ALAGW and
Active member of WeDIB Circle in Washington
And affiliate member of NDWA 2020 present
- Life Center Spanish Church
Teacher at the care center for children’s January 2016 - present
- Smile for Christmas
Welcoming family, assist with registration,
translating Spanish to English (↔) redirecting
family to the right direction, volunteering in
anything the it needs to be done. December 2017 - present
- United Way Tax Volunteer
Spanish speaking tax preparation translating
redirecting, computer skills, sharing information
with the community about the benefits they can
apply for. Communication skills Spanish and English. January 2013
January 2015

Domestic Workers Standards Board

9 Members: Pursuant to CB 119286, all members subject to City Council confirmation, positions 1, 3, 5 and 7 to 2-year terms, positions 2, 4, 6, 8 and 9 to 3-year terms; all subsequent terms shall be 3-years.

- 6 City Council-appointed
- 6 Mayor-appointed
- 1 Other Appointing Authority: Board

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
3	F	NA	1.	Member	Silvia Gonzalez	3/1/21	2/28/24	2	Mayor
6	F	2	2.	Member	Diana Salazar	3/1/19	2/28/22	1	Mayor
6	F	6	3.	Member	Liz Hunter	3/1/21	2/28/24	2	Mayor
6	F	2	4.	Member	Teresa Hills	3/1/19	2/28/22	1	Mayor
	F		5.	Member	Edilka Dominguez	3/1/21	2/28/24	1	City Council
	F		6	Member	Marie Rosembert	3/1/21	2/28/24	1	City Council
6	F	NA	7.	Member	Emily Dills	3/1/21	2/28/24	2	City Council
6	F	3	8.	Member	Dana Barnett	3/1/19	2/28/22	1	City Council
			9.	Member	Estefana Ramirez De Harry	3/1/19	2/28/22	1	Board
6	M	U	10.	Member	Jordan Goldwarg	3/1/20	2/28/22	1	Mayor
2	F	NA	11.	Member	Etelbina Hauser	3/1/20	2/28/22	1	Mayor
			12.	Member	Steven Hooper	3/1/20	2/28/23	1	City Council
6	F	5	13.	Member	Baylie Freeman	3/1/20	2/28/23	1	City Council

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor													
Council													
Other													
Total													

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary, O= Other, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

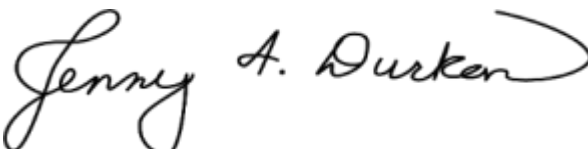
File #: Appt 02081, **Version:** 1

Appointment of Diana Salazar as member, Domestic Workers Standards Board for a term to, February 28, 2022.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Diana Salazar</i>		
Board/Commission Name: <i>Domestic Workers Standards Board</i>		Position Title: <i>Member</i>
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 3/1/2019 to 2/28/2022 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Citywide</i>	Zip Code: <i>98104</i>	Contact Phone No.: [REDACTED]
Background: Diana has been working for the homecare and nursing home workers union, SEIU 775 for two years and has built deep relationships with community organizations through her work. She brings experience as a community organizer, and in policy development across various topics and commitment to racial justice.		
Authorizing Signature (original signature):  Date Signed (appointed): 11/2/21	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Diana Salazar (she/her/ella)

EDUCATION

University of Oregon, 2010 - 2014
Bachelor of Science with Departmental Honors--Double Major
School of Arts and Sciences- Ethnic Studies
School of Architecture and Allied Arts- Planning, Public Policy, and Management

EXPERIENCE

Social Justice Campaigns Manager December 2019 – Present
SEIU 775, Seattle WA

- Develop and facilitate political education curriculum for staff of 150 and membership base of 40,000 homecare and nursing home workers
- Lead our Solidarity Campaigns through coalitions, lobbying, local election campaigning, support partner organization campaigns
- Provide strategic guidance with Leadership to implement racial justice and equity policies for organization transformational change

Leadership Development Coordinator January 2019 - August 2019
SOMOS Mayfair, San Jose, CA

- Coordinate, facilitate multi-lingual and multi-generational learning spaces for organization staff and community leaders. Topics include social justice and skills-based curriculum with a popular education methodology
- Supervise two Program Assistants supporting all program projects

Community Organizer April 2015 - November 2018
Sacred Heart Community Service, San Jose, CA

- Organized four different member organizing committees on policy campaigns including: education justice, gender justice, tenant justice and transportation justice
- Co-lead internal equity policies as a member of the Sacred Heart Organizing Roundtable

SKILLS / TRAININGS

- Fluently bilingual and bicultural in English and Spanish, conversational American Sign Language
- Team oriented and can work independently, attention to detail, takes initiative, meets deadlines
- Microsoft Office 365; Salesforce, Prezi, Canva, Social Media
- Midwest Academy: *Organizing for Social Change* Graduate 2015
- School of Unity and Liberation: *Train the Trainer Popular Education* Training 2015
- Center for Third World Organizing: *Movement Apprenticeship Activist Program*, 2012

Domestic Workers Standards Board

9 Members: Pursuant to CB 119286, all members subject to City Council confirmation, positions 1, 3, 5 and 7 to 2-year terms, positions 2, 4, 6, 8 and 9 to 3-year terms; all subsequent terms shall be 3-years.

- 6 City Council-appointed
- 6 Mayor-appointed
- 1 Other Appointing Authority: Board

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
3	F	NA	1.	Member	Silvia Gonzalez	3/1/21	2/28/24	2	Mayor
6	F	2	2.	Member	Diana Salazar	3/1/19	2/28/22	1	Mayor
6	F	6	3.	Member	Liz Hunter	3/1/21	2/28/24	2	Mayor
6	F	2	4.	Member	Teresa Hills	3/1/19	2/28/22	1	Mayor
	F		5.	Member	Edilka Dominguez	3/1/21	2/28/24	1	City Council
	F		6	Member	Marie Rosembert	3/1/21	2/28/24	1	City Council
6	F	NA	7.	Member	Emily Dills	3/1/21	2/28/24	2	City Council
6	F	3	8.	Member	Dana Barnett	3/1/19	2/28/22	1	City Council
			9.	Member	Estefana Ramirez De Harry	3/1/19	2/28/22	1	Board
6	M	U	10.	Member	Jordan Goldwarg	3/1/20	2/28/22	1	Mayor
2	F	NA	11.	Member	Etelbina Hauser	3/1/20	2/28/22	1	Mayor
			12.	Member	Steven Hooper	3/1/20	2/28/23	1	City Council
6	F	5	13.	Member	Baylie Freeman	3/1/20	2/28/23	1	City Council

SELF-IDENTIFIED DIVERSITY CHART

					(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Male	Female	Transgender	NB/ O/ U	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other	Caucasian/ Non-Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor													
Council													
Other													
Total													

Key:

*D List the corresponding *Diversity Chart* number (1 through 9)

**G List *gender*, M= Male, F= Female, T= Transgender, NB= Non-Binary, O= Other, U= Unknown

RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.



Legislation Text

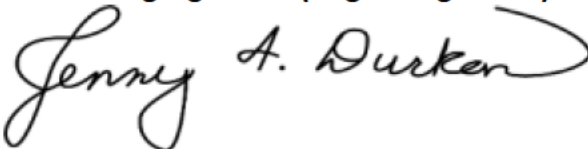
File #: Appt 02082, **Version:** 1

Appointment of Edna C. Shim as member, Burke Gilman Public Development Authority Governing Council, for a term to December 31, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Edna C. Shim		
Board/Commission Name: Burke Gilman Public Development Authority		Position Title: User Group
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment		City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other		Term of Position: * 1/1/2021 to 12/31/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
Residential Neighborhood: District 4	Zip Code:	Contact Phone No.: [REDACTED]
Background: Edna Shim is the Senior Director of Regional Government Affairs & Community Relations at Seattle Children's. In that role, she works to advance public education and advocacy agendas to achieve maximum results in keeping with the mission, vision, values and strategic plan. Achieve stakeholder engagement through government affairs communications, education, and advocacy opportunities. She has worked in City Hall with several councilmembers as a legislative aide from 1996 to 2008.		
Authorizing Signature (original signature):  Date Signed (appointed): 10/25/21		Appointing Signatory: Jenny A. Durkan Mayor

*Term begin and end date is fixed and tied to the position and not the appointment date.

EDNA C. SHIM

PROFESSIONAL WORK HISTORY

SEATTLE CHILDREN'S, Seattle, WA 2011-present
Senior Director, Regional Government Affairs & Community Relations

Advance public education and advocacy agendas to achieve maximum results in keeping with the mission, vision, values and strategic plan.

Achieve stakeholder engagement through government affairs communications, education, and advocacy opportunities.

Collaborate regarding Seattle Children's advocacy and policy initiatives related to healthcare, finance, fee structures, taxation, land use/development, utilities and transportation issues.

Assess legislative, fiscal and policy impacts regarding healthcare, finance, growth management, land use, transportation and public health.

SEATTLE CITY COUNCIL, *Legislative Aide*, Seattle, WA

- Honorable Sally J. Clark 2008-2006
- Honorable Richard J. McIver 2006-2005
- Honorable Jan Drago 2003-2000
- Honorable Margaret Pageler 1999-1996

Consultant, Seattle, WA (partial client list)

- No on Initiative 1082
- WA State Association for Justice (formerly WA State Trial Lawyers)
- Seattle Chinatown International District PDA
- Retain Judge Steven Gonzalez, King County Superior Court
- Retain Judge Mary Yu, King County Superior Court

BOARD & VOLUNTEER COMMITMENTS

Eastrail Partners, Board President 2020 - present
Growth Management Policy Board 2013 – present
Bellevue Downtown Association 2013 – present

EDUCATION & CERTIFICATIONS

UNIVERSITY OF WASHINGTON, Seattle, WA Executive MBA, Foster School of Business
UNIVERSITY OF WASHINGTON, Seattle, WA Bachelor of Arts – Political Science
HARVARD KENNEDY SCHOOL, Cambridge, MA Senior Executives in State & Local Government
LEADERSHIP TOMORROW, Seattle, WA

Burke Gilman Place Public Development Authority

MAY 2021

9 members Pursuant to RCW 35.21.730 and Seattle Municipal Code 3.110, all members subject to City Council confirmation, 3-year terms:

- 9 Mayor-appointed (including 4 user group positions from Seattle Children’s Hospital, PROVAIL, Ronald McDonald House, and The Children Centers)

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
6	M		1	User Group	Mike Hatzenbeler	1/1/18	12/31/20	5	Mayor
			2	Member	Vacant	1/1/18	12/31/20		Mayor
6	F		3	User Group	Jennifer G. Kelty	1/1/18	12/31/20	4	Mayor
1	F		4	User Group	Edna C. Shim	1/1/21	12/31/23	1	Mayor
			5	Member	Vacant	1/1/21	12/31/23		Mayor
6	F	3	6	User Group	Dianna Finnerty	1/1/18	12/31/20	2	Mayor
			7	Member	Vacant	1/1/18	12/31/20		Mayor
			8	Member	Vacant	1/1/20	12/31/22		Mayor
			9	Member	Vacant	1/1/17	12/31/22		Mayor

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other (Specification Optional)	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	3			1					3			
Council													
Other													
Total	1	3			1					3			

- Key:** *D List the corresponding Diversity Chart number (1 through 9) – Diversity information is self-identified & voluntary
 **G List gender, M = Male, F= Female, T= Transgender, U= Unknown
 RD Residential Council District number 1 through 7 or N/A



Legislation Text

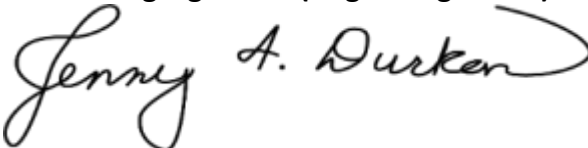
File #: Appt 02083, **Version:** 1

Reappointment of Chasten Fulbright as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Chasten Fulbright</i>		
Board/Commission Name: <i>Community Roots Housing Public Development Authority</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/1/2020 to 3/31/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>District 7</i>	Zip Code: <i>98109</i>	Contact Phone No.:
Background: Chasten Fulbright has been engaged in the Capitol Hill community for over 20 years, leading a homeless ministry from 1995-1998, managing over 30 buildings, and calling it home for many of those years. With over fifteen years of experience in real estate management, Chasten is a founding Principal and “Creative Innovator” at Blanton Turner, where he oversees predevelopment consulting, marketing, and real estate operations.		
Authorizing Signature (original signature):  Date Signed (appointed): 10/25/21	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Chasten Fulbright

Purpose

Having lived, worked, played, and volunteered on Capitol Hill in various capacities for the past 20 years, the neighborhood is my world. I desire to use my expertise and influence to give back to the neighborhood, ensuring a socially, economically, and environmentally sustainable future.

Boards

Capitol Hill Housing
EcoDistrict Steering Committee, 2016-current
Property Management Committee, 2016-current
Broadway BIA
Board Member, 2016-current
IREM, Western Washington Chapter 27
President, 2012-2013
Executive Council, 2009-2014
Jackson Street Corridor Association
Secretary, 2010

Career

Blanton Turner

Principal | Creative Innovator

Seattle, WA
5/2011-current

- Founding partner along with four colleagues.
- Oversee marketing, predevelopment consulting and a book of clients.
- Currently managing 4,011 apartments and 1.15Msqft of commercial space amongst 55 buildings with a team of ~165 employees.
- Opened 30 new buildings in Seattle in the last 6 years

Lorig Management Services, LLC

Portfolio Manager

Seattle, WA
11/2006-5/2011

- Developed a condominium management division
- Managed 15 properties totaling 1,200 units.

Wilkinson 1031, LLC

Vice President of Asset Management

Yakima, WA
9/2005 – 11/2006

- Created a property management company (Wilkinson Asset Management) to oversee properties throughout the Midwest.
- Managed relationships with third-party property management companies for five apartment communities.

Darco, Inc.

Operations Manager

Seattle, WA
11/2001 – 9/2005

- Managed 17 multi-family buildings in Seattle, Bellevue and Tacoma.

Education

Northwest University – B.A., 1999

WA Real Estate Broker – current

Institute of Real Estate Management (IREM) – CPM, 2009

Community Roots Housing Public Development Authority

OCTOBER 2021

No less than 11 members and no more than 15 members: Pursuant to RCW 35.21.730 and Seattle Municipal Code 3.110, *all* members subject to City Council confirmation, 3-year terms:

- 3 Mayor-appointed
- 8 to 12 Other Appointing Authority-appointed (specify): CHH Governing Council

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	M	5	1.	Member	George Staggers	4/1/20	3/31/23	2	Governing Council
3	M	3	3.	Member	Frank F Alvarado III	4/1/21	3/31/24	4	Governing Council
	F		3.	Member	Sarah Cubillos	4/1/20	3/31/23	1	Governing Council
2	F	4	4.	Member	Michelle Purnell-Hepburn	4/1/20	3/31/23	1	Governing Council
6	M	3	5.	Member	Paul Breckenridge	4/1/20	3/31/23	2	Governing Council
6	F	3	6.	Member	Jill Cronauer	4/1/20	3/31/23	2	Governing Council
6	F	3	7.	Member	Rachel Ben-Shmuel	4/1/19	3/31/22	3	Governing Council
2	F	N/A	8.	Member	Michelle Morlan	4/1/20	3/31/23	1	Governing Council
6	M	3	9.	Member	Bob Fikso	4/1/20	3/31/23	2	Governing Council
2	F	3	10.	Member	Barbara Nabors-Glass	4/1/21	3/31/24	3	Governing Council
6	M	3	11.	Member	Drew Porter	4/1/18	3/31/21	3	Governing Council
6	M	3	12.	Member	Eric Snow	4/1/21	3/31/24	2	Mayor
6	M	7	13.	Member	Chasten Fulbright	4/1/20	3/31/23	2	Mayor
9	F	7	14.	Member	Shalimar M. Gonzales	4/1/20	3/31/23	2	Mayor
4	M	3	15.	Member	Derrick Belgarde	4/1/19	3/31/22	2	Governing Council

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other (Specification Optional)	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	1								2			1
Council	6	6				4	1	1		5			
Other													
Total	8	7				4	1	1		7			1

- Key:** *D List the corresponding *Diversity Chart* number (1 through 9) – Diversity information is self-identified & voluntary
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Legislation Text

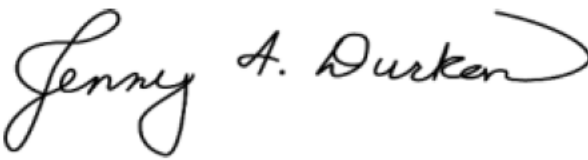
File #: Appt 02084, **Version:** 1

Reappointment of Shalimar M. Gonzales as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2023.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: <i>Shalimar M. Gonzales</i>		
Board/Commission Name: <i>Community Roots Housing Public Development Authority</i>		Position Title: <i>Member</i>
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Fill in appointing authority</i>	Term of Position: * 4/1/2020 to 3/31/2023 <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: <i>Hillman City</i>	Zip Code: <i>98118</i>	Contact Phone No.: [REDACTED]
Background: Shalimar is a seventeen-year YMCA professional who started her career working in arts-based youth programs. Shalimar is the current District Executive overseeing YMCA operations in South King County, West Seattle, and Newcastle. She is engaged in national level change management, community development, diversity, inclusion, and equity work, and global capacity building. Shalimar’s affiliations include the following organizations: White Center Community Development Association, Totem Star, and Capitol Hill Housing.		
Authorizing Signature (original signature):  Date Signed (appointed): 10/25/21	Appointing Signatory: <i>Jenny A. Durkan</i> <i>Mayor of Seattle</i>	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Shalimar M. Gonzales



PROFILE

Visionary YMCA leader with excellent organizational management, problem solving and community development skills. Goal oriented manager with proven experience in fundraising, staff and volunteer support and cross-cultural program development.

SKILL SUMMARY

- | | |
|--|---|
| + Organizational and Project Management | + Staff and Volunteer Supervision and Development |
| + Marketing and Communications | + Program Innovation and Expansion |
| + Financial Resource Development and Grant Writing | + Community Partnership Creation |
| + Cultural Competency Training and Awareness | + Volunteer Recruitment and Retention |

PROFESSIONAL EXPERIENCE

Organizational Management

- Provide organizational leadership, direction and supervision for 189 paid staff, 227 volunteers.
- Developed and implemented an Association-wide Member Engagement, Involvement, and Retention strategy resulting in 200% prospect growth, 4% membership growth, and 2% retention growth.
- Developed, managed and executed strategic plan to deliver high quality services in the areas of youth development, volunteer development, family programs, membership, wellness programs multiple YMCAs.
- Create and manage budget responsibilities for all program areas, totaling over \$8 million annually representing a 63% growth in two years.
- Negotiated and implemented government contracts totaling \$2.5 million annually.
- Provide department leadership, direction and supervision for 10 paid staff and over 45 volunteers.
- Developed and implemented youth recreation and leadership programs emphasizing leadership development through experiential learning opportunities, for over 3,000 low-income youth.

Financial Development

- Cultivated strategic relationships with community leaders and donors to further develop and enhance their connection, commitment and support of youth work and securing individual gifts ranging from \$10,000- \$30,000.
- Identified, researched and executed grant writing for programs from private and public funding sources.
- Functioned as fundraising lead, raising over \$200,000 annually.
- Grew \$1,000+ donors from 15 to 45 within a two year period.

Program Design and Expansion

- Trained and cultivated YMCA staff in principles of innovative design thinking and human centered design processes.
- Worked with multiple cross-functional teams to develop, prototype and implement new program offerings throughout the national YMCA movement including *LiveStrong at the YMCA*, *Youth Violence Prevention (My Brother's Keeper)*, and the *Diabetes Prevention Program*.

Community Partnership and Collaborations

- Developed regional partnerships with health agencies such as International Community Health Services, Yesler Community Collaborative, and Seattle Indian Health Board resulting in new programs and funding for the YMCA of Greater Seattle.
- Developed and managed partnership with Blue State Digital to increase marketing penetration resulting in a 110% increase in online traffic and online guest pass downloads for the YMCA of Metropolitan Los Angeles.

Volunteer Management and Supervision

- Grew board of directors from 3 members to 10 members in less than 2 years, growing board fundraising from \$14,000

Community Roots Housing Public Development Authority

OCTOBER 2021

No less than 11 members and no more than 15 members: Pursuant to RCW 35.21.730 and Seattle Municipal Code 3.110, *all* members subject to City Council confirmation, 3-year terms:

- 3 Mayor-appointed
- 8 to 12 Other Appointing Authority-appointed (specify): CHH Governing Council

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
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3	M	3	3.	Member	Frank F Alvarado III	4/1/21	3/31/24	4	Governing Council
	F		3.	Member	Sarah Cubillos	4/1/20	3/31/23	1	Governing Council
2	F	4	4.	Member	Michelle Purnell-Hepburn	4/1/20	3/31/23	1	Governing Council
6	M	3	5.	Member	Paul Breckenridge	4/1/20	3/31/23	2	Governing Council
6	F	3	6.	Member	Jill Cronauer	4/1/20	3/31/23	2	Governing Council
6	F	3	7.	Member	Rachel Ben-Shmuel	4/1/19	3/31/22	3	Governing Council
2	F	N/A	8.	Member	Michelle Morlan	4/1/20	3/31/23	1	Governing Council
6	M	3	9.	Member	Bob Fikso	4/1/20	3/31/23	2	Governing Council
2	F	3	10.	Member	Barbara Nabors-Glass	4/1/21	3/31/24	3	Governing Council
6	M	3	11.	Member	Drew Porter	4/1/18	3/31/21	3	Governing Council
6	M	3	12.	Member	Eric Snow	4/1/21	3/31/24	2	Mayor
6	M	7	13.	Member	Chasten Fulbright	4/1/20	3/31/23	2	Mayor
9	F	7	14.	Member	Shalimar M. Gonzales	4/1/20	3/31/23	2	Mayor
4	M	3	15.	Member	Derrick Belgarde	4/1/19	3/31/22	2	Governing Council

SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other (Specification Optional)	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	1								2			1
Council	6	6				4	1	1		5			
Other													
Total	8	7				4	1	1		7			1

Key:*D List the corresponding *Diversity Chart* number (1 through 9) – Diversity information is self-identified & voluntary
 **G List *gender*, M = Male, F= Female, T= Transgender, U= Unknown
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Legislation Text

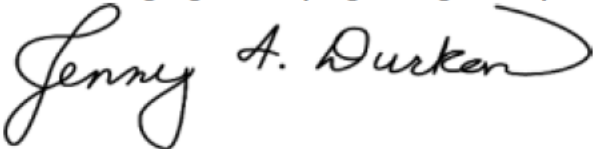
File #: Appt 02085, **Version:** 1

Reappointment of Eric Snow as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2024.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Eric Snow		
Board/Commission Name: Community Roots Housing Public Development Authority		Position Title: Member
<input type="checkbox"/> Appointment <i>OR</i> <input checked="" type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other	Term of Position: * 4/1/2021 to 3/31/2024 <input type="checkbox"/> Serving remaining term of a vacant position	
Residential Neighborhood: Capitol Hill	Zip Code: 98102	Contact Phone No.: [REDACTED]
Background: <i>Eric is currently the President/COO for The Fresh Toast, a new media startup. Prior to that, he served in both regional and national leadership roles for the American Heart Association, including COO and other strategic planning positions. Eric has been a resident of Capitol Hill for over 10 years and a Seattle resident his whole life. He has extensive nonprofit board experience including serving as President of the Board of Lifelong and Past President and board member of Coyote Central. He brings over 25 years' experience in technology and operations leadership and has a proven track record of leading organizations through major change initiatives. Eric is a graduate of the University of Washington with a BA in Economics and lives with his husband and two children in north Capitol Hill.</i>		
Authorizing Signature (original signature):  Date Signed (appointed): 10/25/21	Appointing Signatory: Jenny A. Durkan Mayor	

*Term begin and end date is fixed and tied to the position and not the appointment date.

Eric Snow



Leadership

Over 25 years' experience in technology and operations leadership positions from both a staff and board perspective. Proven track record of leading for-profit and non-profits through major change initiatives including mergers, leadership changes, and financial challenges. Delivering value to an organization through the use of a strong strategic planning process and development of key performance indicators. Current experience in media, healthcare, social services and childhood education. Strong IT, Finance, Facilities and HR experience within large (\$800 million) and small (\$2 to \$15 million) organizations.

Work Experience:

Digital Director

Project Coco

2015-Present

Providing technological oversight and leadership for new media company based in Seattle and New York with a January 2016 launch. Main focus on delivering a digital content platform enabling the distribution to multiple endpoints by working with design Firms and consultants in the media industry.

- Overall Strategic Planning
- Digital Engagement Strategies
- Organizational Planning
- Program Management

IT/CIO/COO Consulting

Center for Digital Business Transformation

2014-Present

Focused on providing both **Advisory** and **Consulting** Services to small and mid-sized companies in the non-profit sectors including:

- Overall Strategic Planning
- Interim CIO/COO Staffing
- Digital Engagement Strategies
- Talent Development
- Organizational Planning
- IT Assessments
- Building Business Technology Frameworks
- Program Management

Coyote Central

Vice President - Board of Directors (Present)

Coyote Central challenges young adolescents to build competence and creativity through hands-on workshops with professionals in creative fields. Independent problem-solving with sophisticated skills at Coyote builds adolescents' confidence and expands their sense of personal possibility.

Mary's Place

Pro-Bono Consulting (Present)

Empowering homeless women and families to reclaim their lives by providing shelter, nourishment, resources, healing and hope in a safe community.

American Heart Association

Director, Business Relationship Management

2006 – 2013

- Built a Business Relationship Management team (8-10) which provided day to day integration into business units for the purpose of developing technology solutions that deliver on the organizations strategic plan.
- Developed tools to enable facilitation of solution scenario planning sessions, creating/tracking technology roadmaps, developing funding proposals and quantifying and validating business value through a business technology framework.
- Team supported over 20 lines of business with a technology spend of \$5-6 million per year.
- Led architecture review team for the purposes of consistent enterprise solution strategy based on business directions.

American Heart Association

Director, Program Management Office

2006 – 2013

- Responsible for building and maintaining a Program Management Office team (20+) including Project Managers, Business Analysts, Trainers and Change Management staff.
- This team delivered high priority solutions for the organization by adopting industry best practices around methodologies and standards (Waterfall, agile, ITIL, etc.), along with demand management practices based on a governance framework.
- Track and report on Key Performance Indicators for the organization.
- Typical Portfolio included managing an average of 40 projects costing \$15-20 million per year including staff costs.
- Major accomplishments included multiyear development of organization grant application system (grants@heart), major ERP implementations and 30+ Web property based projects,

American Heart Association

Senior Vice President, Corporate Operations (COO)

2003-2006

- Responsible for all operations within a 10 state region (Pacific Mountain Affiliate) with Revenues of \$35 million.
- Successfully oversaw the merger of three existing regions into one with consolidation of systems, staff, facilities, policies and procedures and volunteer management in a twelve month period.
- Facilities: Opened, moved or closed over 30 sites during 4 year period. Included lease negotiation, build outs, staffing and training with onsite personnel.
- Finance: Overall budgeting responsibilities and development of financial metrics with reporting responsibilities to volunteer committee.
- Human Resources: Managed overall aspects of HR for 250 staff including hiring and development.
- Information Technology: Significant responsibility to drive operational efficiencies through the use of technology and general oversight of IT strategies and daily operations.
- Grants: Responsible for regions participation in the grant application process covering the budgeting, review and reporting processes.
- Board & Committees: staffed and supported both the Board of Directors and the Operations and Finance committee. Responsible for recruitment, relationship building and reporting.

Lifelong

Board of Directors (President 2010)

2006-2012

Lifelong's mission is to empower people living with or at risk of HIV/AIDS to lead healthier lives. Responsible for overall strategic planning and oversight for the \$20-\$25 million organization.

- Spokesperson for the organization including involvement in the international ANSA (AIDS Nutrition Services Alliance)
- On the ground visit to Cape Town Townships and the local Ikamva Labantu organization.
- Led Executive Director Search committee during 2011.

American Heart Association

Vice President, Information Technology - Northwest Affiliate

1998-2002

- Responsible for all aspects of Information Technology within the Northwest Affiliate (Alaska, Idaho, Montana, Oregon and Washington).
- Responsibilities included Infrastructure, networking, customer support, project management, staff management, and budget development.

Education:

University of Washington

B.S., Economics

Center for Creative Leadership

Strategic Leadership Course

Rome Betts Award Winner (Technology)

Skills:

Strategic Planning, Relationship building, Team Development, Portfolio Management, KPI, Exchange, Lync, Microsoft Dynamics, Vendor Negotiations, Budget Management, Security, Infrastructure, Mobile, KT Decision Making, SharePoint, Governance Structure design, Program/Project Management, Microsoft SharePoint, Office365, Dynamics, ATG, Exact Target, Blackbaud, PeopleSoft, Oracle E1, Workforce, Siebel, Microsoft Project.

Community Roots Housing Public Development Authority

OCTOBER 2021

No less than 11 members and no more than 15 members: Pursuant to RCW 35.21.730 and Seattle Municipal Code 3.110, *all* members subject to City Council confirmation, 3-year terms:

- 3 Mayor-appointed
- 8 to 12 Other Appointing Authority-appointed (specify): CHH Governing Council

Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	M	5	1.	Member	George Staggers	4/1/20	3/31/23	2	Governing Council
3	M	3	3.	Member	Frank F Alvarado III	4/1/21	3/31/24	4	Governing Council
	F		3.	Member	Sarah Cubillos	4/1/20	3/31/23	1	Governing Council
2	F	4	4.	Member	Michelle Purnell-Hepburn	4/1/20	3/31/23	1	Governing Council
6	M	3	5.	Member	Paul Breckenridge	4/1/20	3/31/23	2	Governing Council
6	F	3	6.	Member	Jill Cronauer	4/1/20	3/31/23	2	Governing Council
6	F	3	7.	Member	Rachel Ben-Shmuel	4/1/19	3/31/22	3	Governing Council
2	F	N/A	8.	Member	Michelle Morlan	4/1/20	3/31/23	1	Governing Council
6	M	3	9.	Member	Bob Fikso	4/1/20	3/31/23	2	Governing Council
2	F	3	10.	Member	Barbara Nabors-Glass	4/1/21	3/31/24	3	Governing Council
6	M	3	11.	Member	Drew Porter	4/1/18	3/31/21	3	Governing Council
6	M	3	12.	Member	Eric Snow	4/1/21	3/31/24	2	Mayor
6	M	7	13.	Member	Chasten Fulbright	4/1/20	3/31/23	2	Mayor
9	F	7	14.	Member	Shalimar M. Gonzales	4/1/20	3/31/23	2	Mayor
4	M	3	15.	Member	Derrick Belgarde	4/1/19	3/31/22	2	Governing Council

SELF-IDENTIFIED DIVERSITY CHART

	(1)		(2)		(3)		(4)		(5)		(6)		(7)		(8)		(9)	
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other (Specification Optional)	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial					
Mayor	2	1								2			1					
Council	6	6				4	1	1		5								
Other																		
Total	8	7				4	1	1		7			1					

Key:*D List the corresponding *Diversity Chart* number (1 through 9) – Diversity information is self-identified & voluntary
 **G List *gender*, M = Male, F= Female, T= Transgender, U= Unknown
 RD Residential Council District number 1 through 7 or N/A



Legislation Text

File #: Inf 1865, **Version:** 1

Department of Finance and Administrative Services Race and Social Justice Initiative (RSJI)

CANNABIS EQUITY

PRIMARY DEPARTMENT: FAS INVOLVED DEPARTMENTS: OED AND SDCI

EXECUTIVE SUMMARY

In 2012, Washington voters passed Initiative 502, legalizing possession of limited amounts of cannabis, its production, sale and regulation. In 2015, the Department of Finance and Administrative Services (FAS) began regulating cannabis businesses operating in Seattle through regulatory licensing (SMC 6.500) and inspections. In 2018, FAS recognized that Seattle cannabis businesses are owned primarily by white men. This is also reflected nationally, as entry into the industry requires personal/generational wealth and a clean criminal record. The Washington State Liquor and Cannabis Board (LCB) released ownership demographic data to FAS in 2018 and 2020 that confirms this disparity. As of January 2020, 42 of Seattle's 48 cannabis retail stores had white majority ownership, of those 37 by white men.

In 2018, FAS began a Racial Equity Toolkit (RET) project to understand the root causes of licensing disparity and how to address them. The team's membership includes members from Office of Economic Development (OED) and Seattle Department of Construction and Inspection (SDCI) and nine FAS employees. The team has combined stakeholder/community engagement with research. The team has met with dozens of stakeholders, conducted two surveys, interviewed municipal and state social equity cannabis program administrators and reviewed available data and research.

After initial stakeholder engagements and research, it was clear that a City-sponsored, social equity in cannabis program would help eliminate racial disparities in access to licensing while also reinvesting in communities historically impacted by the War on Drugs.

EXPLANATION OF ISSUE

The team's initial proposed outcome was to add diversity to cannabis business ownership. We have since conducted engagement with community members, prior industry members, other departments, agencies and jurisdictions to gather recommendations and comments for developing a City social equity in cannabis program. As the team hears stories of lived experiences and researches the causes of the disparity and learns the impacts of arrests and incarceration on individuals, their families and communities, our proposed outcomes have expanded to include:

- Access to licenses, business locations and capital
- Access to business education and mentorship
- Access to prior medical dispensary BIPOC operators to licensure
- Community Reinvesting: affordable housing, healthcare, education, re-entry support
- Small Business Association (SBA) business plan support
- Flexibility in the application and licensing process to pivot quickly as new barriers arise
- Reinvest proceeds into the community, and
- Rebuilding generational wealth

The team is working on a high-level program framework incorporating interdepartmental collaboration with OED and SDCI: OED to help support business development, and SDCI to support expansion of cannabis zoning for social equity licenses. Funding and community partners still need to be identified. Potential funding includes the City's disbursement of the cannabis excise tax, \$1.3M to \$1.4M annually. The tax is currently distributed into the General Fund. Potential community partners include recipients of funds through The Equitable Communities Initiative.

In 2020, Washington legislators passed House Bill 2870, creating a social equity in cannabis licensing program, a technical assistance and mentorship grant fund, and forming a task force to develop recommendations to implement the programs. The legislation's intent is to address the disparities in the industry and the impacts of the War on Drugs. House Bill 1443, passed during the 2021 legislative session, expanded the eligibility requirements and the scope of the task force's work. The social equity program will provide licensing and technical support and mentorship opportunities for qualifying social equity applicants. These applicants will have lived in a disproportionately impacted area, have been arrested, convicted and/or incarcerated for a marijuana or other drug conviction, or have a family member who has been arrested, convicted and/or incarcerated for a marijuana or other drug conviction. The program will not address many concerns stakeholders have shared. The state's grant fund is \$1.1 million per year, inadequate compared to Oakland, CA's \$6.2 million grant program. The initial statewide license issuance will be for 38 retail licenses, 22 of which are in jurisdictions with bans, license caps or moratorium. The task force can and will likely recommend additional licenses following the issuance of the first 38.

Seattle will receive at least two social equity licenses, per the existing statute framework. King County Equity Now and Black Excellence in Cannabis have demanded the City ask for 30 social equity licenses. Seattle does not have a cap or moratorium; however, existing zoning and land use restrictions make it difficult to site even two new stores. Stakeholders have asked to expand more of Seattle's land use to allow social equity retail licenses.

UPCOMING DECISION/ACTION POINTS

Fall 2021 – RET team completes high-level recommendations for a social equity program

2022 – State begins accepting social equity cannabis applications

DEPARTMENT STAFF

Calvin W. Goings -- Department Director, FAS

Elisa Young -- Equity and Policy Director, FAS

Beth Gappert -- Division Director, FAS

Jenifer Chao -- Deputy Director, FAS

Cherie Macleod – Strategic Advisor, FAS

KEY DOCUMENTS

[ACLU – Report: The War on Marijuana in Black and White](#)

[ACLU – A Tale of Two Countries: Racially Targeted Arrests in the Era of Marijuana Reform](#)

[Cannabis Equity Survey and Analysis](#)

[Cannabis Equity in Our Community – A Racial Equity Toolkit Project](#)

[National Evaluation of Weed & Seed: Case Study, Seattle, WA](#)

The People's Institute for Survival and Beyond believes that an effective, broad-based movement for social transformation must be rooted in the following Anti-Racist Principles:

Analyzing Power

As a society, we often believe that individuals and/or their communities are solely responsible for their conditions. Through the analysis of institutional power, we can identify and unpack the systems external to the community that create the internal realities that many people experience daily.

Developing Leadership

Anti-racist leadership needs to be developed intentionally and systematically within local communities and organizations.

Gatekeeping

Persons who work in institutions often function as gatekeepers to ensure that the institution perpetuates itself. By operating with anti-racist values and networking with those who share those values and maintaining accountability in the community, the gatekeeper becomes an agent of institutional transformation.

Identifying and Analyzing Manifestations of Racism

Individual acts of racism are supported by institutions and are nurtured by the societal practices such as militarism and cultural racism, which enforce and perpetuate racism.

Learning from History

History is a tool for effective organizing. Understanding the lessons of history allows us to create a more humane future.

Maintaining Accountability

To organize with integrity requires that we be accountable to the communities struggling with racist oppression.

Sharing Culture

Culture is the life support system of a community. If a community's culture is respected and nurtured, the community's power will grow.

Undoing Internalized Racial Oppression

Internalized Racial Oppression manifests itself in two forms:

- Internalized Racial Inferiority
The acceptance of and acting out of an inferior definition of self, given by the oppressor, is rooted in the historical designation of one's race. Over many generations, this process of disempowerment and disenfranchisement expresses itself in self-defeating behaviors.
- Internalized Racial Superiority
The acceptance of and acting out of a superior definition is rooted in the historical designation of one's race. Over many generations, this process of empowerment and access expresses itself as unearned privileges, access to institutional power and invisible advantages based upon race.

Undoing Racism®

Racism is the single most critical barrier to building effective coalitions for social change. Racism has been consciously and systematically erected, and it can be undone only if people understand what it is, where it comes from, how it functions, and why it is perpetuated.

Department of Finance and Administrative Services (FAS) Racial Equity Toolkits (RETs)

The vision of the Seattle Race and Social Justice Initiative is to eliminate racial inequity in the community. To do this requires ending individual racism, institutional racism and structural racism. The Racial Equity Toolkit lays out a process and a set of questions to guide the development, implementation and evaluation of policies, initiatives, programs, and budget issues to address the impacts on racial equity. For more information regarding Racial Equity Toolkits at the Department of Finance & Administrative Services, please contact the equity and policy director at Elisa.Young@seattle.gov.

RET PROJECT NAME	STAFF LEAD	FAS DIVISION
1. Minority Business Enterprises (MBE) on Community Workforce Agreement Projects <i>Completed Dec 2020</i>	Anita Adams	Purchasing and contracting
2. Shared Mobility by City Employees <i>Completed Dec 2020</i>	Darcy Cinq-Mars	Fleet Management
3. Equity in Marijuana Licensed Businesses	Cherie MacLeod	Consumer Protection
4. Joint Enforcement Team (JET) Outreach and Engagement	Laura Beck	Consumer Protection
5. Customer Service Bureau (CSB) Preferred Language Line	Katie Harmston	Customer Service
6. Mobile Customer Service Center Destinations	Rolanda Carriere	Customer Service
7. Business License Application Accessibility	Jackie Mitchell	License and Tax Administration
8. Seattle Animal Shelter (SAS) Service Fee Waivers	Jocelyn Bouchard	Seattle Animal Shelter
9. Minority Business Enterprises (MBE) and the City Surplus Program	Philip Saunders	Logistics and Emergency Management
10. HRIS Project <i>Launching 2022</i>	Daniel Magpali	Business Systems

Finance and Administrative Services: 2021 Race and Social Justice

Seattle City Council
Finance and Housing Committee

12/7/2021

Department of Finance and Administrative Services



City of Seattle

Introductions and Briefing Objective

- Team introductions
- Briefing objective:
 - FAS RSJI Accomplishments
 - FAS RSJI Challenges
 - Racial Equity Toolkits
 - Brief Description of the Spirit of RSJI at FAS in 2020



Five Pillars of FAS



Excellent customer service



Economic opportunity through City contracting



Respectful, equitable and collaborative workplace



Stewardship of City assets



Continuous improvements and financial accountability



Five Pillars of FAS



Respectful, equitable and collaborative workplace



Economic opportunity through City contracting

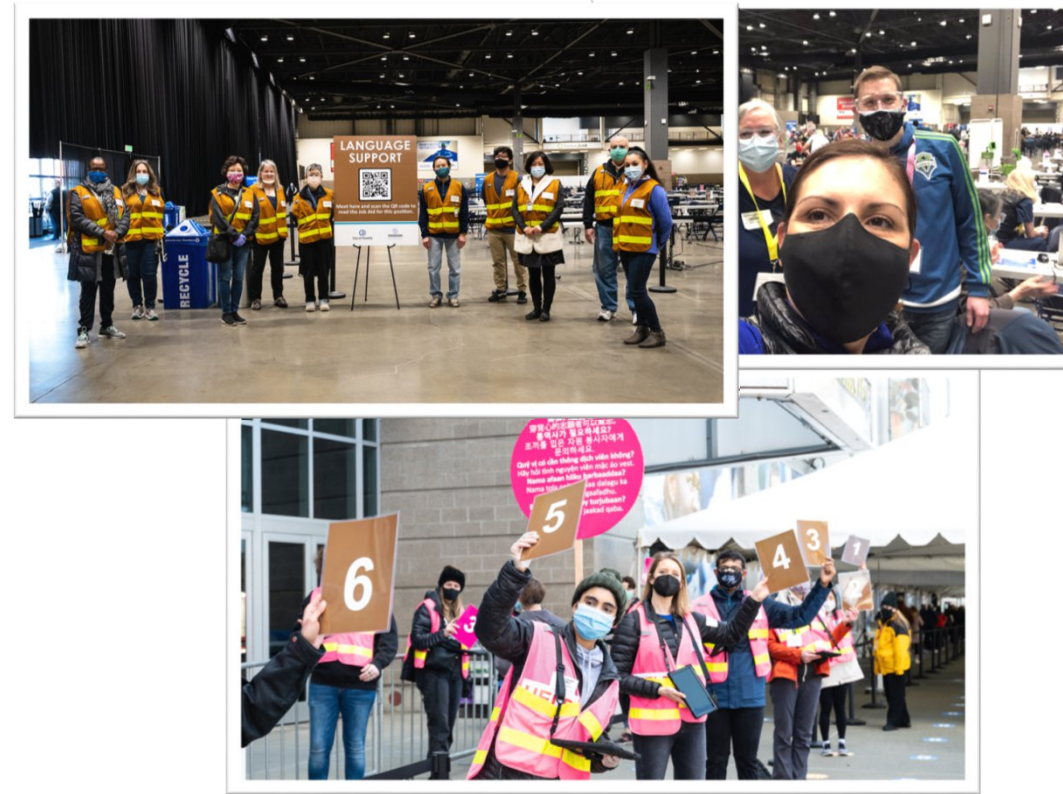
RSJI Departmentwide Initiatives

- Diversifying our Leadership Team
- Expansion of RSJI & WMBE mandatory training
- Change Team partnership with leadership
- Division-specific initiatives
- Language Access
- Racial Equity Toolkits



Community Vaccination Site at Lumen Field

- 44% of those served were BIPOC
- 200-plus languages available, 35-plus in-person interpreters, and materials in 8 languages
- 33 percent of FAS purchase orders for the site were with WMBE firms



FAS RSJI Change Team

The work:

Build relational culture founded on anti-racist principles.

- Identify manifestations of systemic racism
- Guide our principal bodies of work:
 - HR, Budget, Communication, & Education/ Outreach
- Engage in difficult conversations within our divisions & various city departments

2020 Data on Women- and Minority-Owned Businesses (WMBEs)

FAS Goal	FAS Actual	City Goal	City Actual
Purchasing Spend			
18%	26.3%	19%	23%
Consulting Spend			
23%	36.2%	27%	23%
2020 Construction WMBE Spend on Completed Projects			
N/A	44.7%	N/A	17.9%

Prompt Pay

FAS paid its consultants on time – within 30 days of invoice receipt – 95% of the time.

2020 FAS BIPOC Business Utilization

Purchasing:

26.3% of total spend

Of that number...

Black: 8.8%

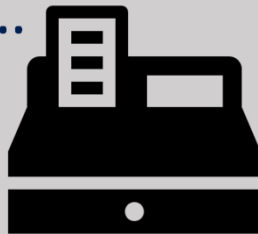
Asian: 31.1%

Hispanic: 3.6%

Native American: 27.9%

White women: 26.4%

Other: 0.5%



Consulting:

36.2% of total spend

Of that number...

Black: 2.4%

Asian: 31.8%

Hispanic: 11.6%

Native American: 1.8%

White women: 52.2%

Other: 0%



Through Dec. 29, 2020

WMBE – FAS/Citywide 2020/21 Activities

- Reporting/forecasting
- FAS WMBE Program Training
- MBE/Black-owned firm outreach
- Language access
- WMBE Advisory Committee
- Disparity study

Workforce---Priority Hire

- Economically distressed ZIP codes (EDZs)
 - Workers living in EDZs worked about 110% more hours since the program started.
 - Translates to an additional \$20 million in direct wages, for a total of \$45 million.



Workforce ----Priority Hire

- People of color
 - Apprentices of color earned more than \$35 an hour on Priority Hire projects in 2020. This is considered a “career job” in Washington – livable wages, benefits and career growth.
 - African Americans on Priority Hire projects in 2020 earned double the income earned by the average African American worker in our region.
- Worker retention
 - Workers and pre-apprentice students received over 1,200 trainings to reduce bullying, hazing and harassment on jobsites

Racial Equity Toolkit: WMBEs on Community Workforce Agreement Projects

- Desired outcome: Increase participation by African American, Latino, Asian American, and Native American contractors (i.e., MBEs) on City construction projects covered by a community workforce agreement (CWA)
- Research and outreach:
 - Focus groups with MBE contractors, women-owned business enterprises (WBEs) and prime contractors
 - Feedback sessions with Priority Hire Advisory Committee members, labor unions, the National Association of Minority Contractors, Tabor 100, community organizations, City staff and others

Racial Equity Toolkit: WMBEs on Community Workforce Agreement Projects

- What we've done:
 - Complete engagement with stakeholders
 - Identify opportunities to better support MBEs on projects covered by a CWA
 - Report back on the engagement and opportunities



Tracy Freeman accessed City construction as a Priority Hire and now MBE Contractor

Racial Equity Toolkit: Shared Mobility for City Employees

- Desired outcome: Promote economic advancement of people of color through a shared mobility service contract for use by City employees for City business travel
- Strategy Tested: Seattle Orange Cab corporate account for City of Seattle staff

Racial Equity Toolkit: Shared Mobility for City Employees

- Challenges: Technology disparities, demand for app-based dispatching, COVID-19.
- Next steps: sharing lessons learned; reducing the regulatory burden on medallion owners.

Racial Equity Toolkit: City Surplus with focus on MBE's

- Desired outcome: To create an equitable City Surplus program by being intentional on the focus of MBE's that have been systemically harmed in the community and providing:
 - Increased awareness to MBE's on surplus items available (free or at a cost)
 - Easier access to surplus warehouse via appointments
 - Establishment and access of Mailing or Listserv for MBE partners of upcoming surplus events
 - Increased MBE participation in overall Surplus program



Racial Equity Toolkit: City Surplus with focus on MBE's

- What We've Done:
 - Developed a new process by incorporating Lean Six Sigma processes and tools
 - Established a robust list of MBE stakeholders
 - Completed drafting of outreach materials
- Challenges:
 - Notifying community MBE's in a timely manner
 - Engaging with MBE business community during pandemic
- Next steps: Meeting with the confirmed list of MBE stakeholders to build and improve process based on feedback

Racial Equity Toolkit: Licensing Cannabis Businesses

Desired outcomes: Eliminate racial disparities by building a new systemic structure and centering BIPOC communities through:

- Access to licenses and capital
- Access to business education and mentorship
- Access to prior medical dispensary BIPOC operators to licensure
- Community Reinvesting: affordable housing, healthcare, and education
- Small Business Association (SBA) business plan support
- Flexibility in the process to pivot quickly as new barriers arise
- Reinvest proceeds into the community, and
- Rebuilding generational wealth

Racial Equity Toolkit: Licensing Cannabis Businesses

What we've done:

- Community engagements
 - Former operators, other cities/states, BIPOC, most impacted by War on Drugs and Black clergy community.
- Preliminary report which explores equity policies and practices for addressing past harm due to historic cannabis enforcement.

Challenges

- Identifying funding and business partners for mentorship.
- Identifying viable and compliant locations



**HOW CAN WE
UNDO THE HARM ?**

*Help to remedy the lasting inequity
of the War on Drugs and its negative impacts
on Seattle's Black community*

WEDNESDAY, JULY 14, 6-7:30 P.M.

Share your ideas in a Zoom discussion!
Register at <http://bit.ly/seattlecannabisequity>
or email: cannabis@seattle.gov



2021 Racial Equity Toolkits

- Other FAS Racial Equity Toolkits
 - Joint Enforcement Team Outreach and Education
 - Preferred Language Line for Customer Service Bureau
 - Business License Application Accessibility
 - Animal Shelter Service Fee Waivers
 - Mobile Customer Service Center Destinations
- New RET to launch in Fall of 2021



Wrap-Up

- Thank you for your attention to our critical work
- Questions?





Legislation Text

File #: CB 120238, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to funding for housing; adopting a substantial amendment to The City of Seattle 2021 Annual Action Plan of the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development (HUD); authorizing acceptance of grant funds from HUD for programs and activities included in the Annual Action Plan; and ratifying and confirming certain prior acts.

WHEREAS, the United States Department of Housing and Urban Development (HUD) has required each local jurisdiction seeking access to HOME-American Rescue Plan (HOME-ARP) federal assistance authorized under the American Rescue Plan Act of 2021 to provide a substantial amendment to its current annual action plan; and

WHEREAS, Ordinance 126332 adopted The City of Seattle’s (“City”) 2021 Annual Action Plan (AAP) to the 2018-2022 Consolidated Plan for Housing and Community Development (“Consolidated Plan”); and

WHEREAS, the Mayor has proposed a substantial amendment to the AAP to the Consolidated Plan; and

WHEREAS, a 15-day comment period and public information session were provided regarding the proposed activities for the City’s \$12,200,684 of HOME-ARP funding in accordance with HUD’s September 13, 2021, Notice CPD-21-10: Requirements for the Use of Funds in the HOME-American Rescue Plan Program; and

WHEREAS, Ordinance 126237 adopted the City’s 2021 Annual Budget and Ordinance 126371 amended the 2021 Annual Budget to allocate the funds covered by this legislation; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Findings.

A. This legislation is necessary to comply with federal grant funding application requirements as part of the 2018-2022 Consolidated Plan in accordance with 24 CFR 91.105(b)(3) on Citizen Participation requirements.

B. This legislation adopting the substantial amendment to the Annual Action Plan is a routine part of implementing The City of Seattle’s (“City”) intent to fund specific projects in 2021 using federal grant allocations, and the Plan serves as the application to the Department of Housing and Urban Development (HUD) for these purposes.

Section 2. The Seattle City Council adopts the substantial amendment to the 2021 Annual Action Plan (AAP) to the 2018-2022 Consolidated Plan for Housing and Community Development, attached to this ordinance as Attachment 1.

Section 3. The Mayor and the Director of Human Services (“Director”) or their designees are authorized to submit the adopted AAP, together with any necessary supplementary material, to the United States Department of Housing and Urban Development (HUD) as the application by the City for financial assistance under certain HUD programs; to represent the City in seeking HUD approval of the AAP; to make and submit to HUD such modifications to the AAP as HUD may require, provided that no substantial policy changes are involved; and to sign and deliver on behalf of the City such assurances and certifications as may be necessary to obtain HUD approval. The Director or Director’s designee is further authorized to make such technical and conforming changes to the AAP as may be deemed reasonably necessary, and to amend the AAP, if necessary or appropriate under federal regulations, to reflect funding of specific activities, final appropriations in any Adopted Budget or amendments to an Adopted Budget, or changes in activities that are consistent with the policies and priorities established in the City’s 2018-2022 Consolidated Plan for Housing and Community Development (“Consolidated Plan”). Any substantial amendment as defined by the Citizen Participation Plan of the Consolidated Plan shall require approval by the Council by ordinance or resolution.

Section 4. The allocations set forth in the AAP do not constitute appropriations and are not final

decisions to undertake any project or to award any subgrant or contract. The authority of the respective City departments and offices to implement the activities set forth in the AAP is subject to sufficient appropriations, which were granted in Ordinance 120093. Implementation of any specific project or program is also subject to a final determination by the appropriate office or department after completion of any necessary review under environmental and related laws. No part of the AAP is intended to confer any legal rights or entitlements on any persons, groups, or entities.

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

A. HOME-American Rescue Plan (HOME-ARP): \$12,200,684

HOME-ARP funds, when received, shall be deposited into the Low Income Housing Fund (16400). The Mayor or the Mayor’s designee is further authorized to execute and deliver such other documents relating to the agreements as may be required.

Section 6. Unspent funds appropriated in this ordinance shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance.

Section 7. Execution of the agreements authorized in Section 5 of this ordinance and other acts pursuant to the authority of this ordinance taken after its passage and prior to its effective date are ratified and confirmed.

Section 8. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1 - Substantial Amendment to the 2021 Annual Action Plan

HOME-ARP Allocation Plan Template

Guidance

- To receive its HOME-ARP allocation, a PJ must:
 - Engage in consultation with at least the required organizations;
 - Provide for public participation including a 15-day public comment period and one public hearing, at a minimum; and,
 - Develop a plan that meets the requirements in the HOME-ARP Notice.
- To submit: a PJ must upload a Microsoft Word or PDF version of the plan in IDIS as an attachment next to the “HOME-ARP allocation plan” option on either the AD-26 screen (for PJs whose FY 2021 annual action plan is a Year 2-5 annual action plan) or the AD-25 screen (for PJs whose FY 2021 annual action plan is a Year 1 annual action plan that is part of the 2021 consolidated plan).
- PJs must also submit an SF-424, SF-424B, and SF-424D, and the following certifications as an attachment on either the AD-26 or AD-25 screen, as applicable:
 - Affirmatively Further Fair Housing;
 - Uniform Relocation Assistance and Real Property Acquisition Policies Act and Anti-displacement and Relocation Assistance Plan;
 - Anti-Lobbying;
 - Authority of Jurisdiction;
 - Section 3; and,
 - HOME-ARP specific certification.

Participating Jurisdiction: City of Seattle

Date: 11/9/2021

Consultation

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

Summarize the consultation process:

Seattle Office of Housing conducted individual outreach to the organizations listed below specifically to discuss the best use of HOME-ARP funds.

The Consolidated Plan relies on multiple planning efforts from a variety of sources to inform the

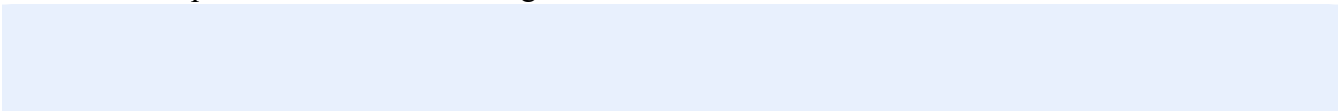
allocations of the Consolidated Plan funds. The consultation process illustrates how HUD funds are part of a much larger funding picture for housing, human services, and community development in the City of Seattle. Through the Area Agency on Aging, King County Regional Homelessness Authority, Seattle/King County Continuum of Care, the Mayor’s Emergency Task Force on Unsheltered Homelessness, the City’s Housing Affordability and Livability Advisory (HALA) Committee, Seattle 2035 Comprehensive Plan Update, the City’s planning efforts inform changes and updates to our homelessness prevention and service system, while providing key opportunities for consultation and public input. In addition, the City’s 2021 Adopted (first year of biennial budget) and 2022 Proposed Budget include significant general public input and discussion to shape policy and budget priorities. The budget is passed by City Council in November each year. A draft of the Substantial Amendment to the 2021 Annual Action Plan was publicized and made available for public comment for a 15- day public comment period beginning November 5, 2021, and the first notice of public hearing was posted October 23, 2021.

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
King County Regional Homelessness Authority	Continuum of Care	Meetings to align housing investments with other resources to serve people experiencing homelessness and align with CoC goals to serve people experiencing homelessness with Emergency Housing Vouchers.	Coordination and strategy for HOME-ARP funds to be deployed alongside efforts to utilize Emergency Housing Vouchers.
Low Income Housing Institute, Chief Seattle Club, SeaMar, Pioneer Human Services, Plymouth Housing, YWCA, El Centro de la Raza, DESC, Catholic Housing Services	Homeless Service Provider	Individual meetings with homeless service providers to discuss potential future projects.	Homeless service and housing providers have worked at the highest intensity level during the COVID-19 pandemic. They have taken on significantly more work, and want to do more to contribute to ending homelessness in our community. They ask that government funders streamline requirements and reduce barriers wherever possible. YWCA and DESC requested new construction to match their clients’ needs.

			Some concern shared about Qualified Populations and referral process.
Chief Seattle Club; YWCA; Mayor’s Office on Domestic Violence and Sexual Assault	Domestic Violence Service Provider	Individual meetings with each of these groups. Also attended Mayor’s domestic violence stakeholder committee.	General support for more permanent housing and considering ways to coordinate across offices to benefit people who have experienced DV/SA.
Catholic Community Services; VA and PHA’s VASH coordination	Veterans’ Groups	Individual outreach from Office of Housing	None.
Seattle Housing Authority	Public Housing Agency	In addition to regular coordination meetings, we have been meeting with SHA for several months about coordination of new federal housing investments.	Excited to partner Emergency Housing Vouchers with HOME-ARP projects; supportive of affordable housing investments in the City of Seattle.
King County, State of Washington, WSHFC, partnering with state HTF	Public agencies that address the needs of the qualifying populations	Monthly meeting	Coordinating funding programs to achieve maximum impact and leverage. King County and Washington State are both developing HOME-ARP plans concurrently.
Office of Civil Rights	Fair Housing Organization	Individual outreach from Office of Housing	None.
Office of Civil Rights, ACLU	Civil Rights Organization	Individual outreach from Office of Housing	None.

If additional space is needed, insert image of table here:



Public Participation

PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Public comment period: start date - 10/23/2021 end date - 12/7/2021***
- ***Public hearing: 12/7/2021***

On November 9, 2021 the Seattle Office of Housing hosted a public hearing on the HOME-ARP Allocation Plan. Laurie Olson, Capital Investments Manager presented the amount of HOME-ARP City of Seattle will receive; \$12,200,684 and stated that the planned range of activities include the acquisition, rehabilitation, construction, and/or preservation of multifamily rental housing to serve Qualified Populations.

Describe any efforts to broaden public participation:

The City is providing an extended period for public comment, and two public hearings; first in the November 9 public comment hearing presented by Office of Housing, and second in a City Council meeting. Council must approve the substantial amendment before its submission to HUD.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

Sharon Lee, Executive Director Low Income Housing Institute (LIHI) stated that LIHI is happy these funds are being made available and wishes it were more than \$12M. LIHI believes there are opportunities to acquire buildings, especially brand new buildings, for permanent supportive housing and they encourage OH to use the dollars for this purpose as the most efficient way to house people experiencing homelessness. The highest priority should be for purchasing existing buildings to serve people experiencing homelessness and people who are Black or Indigenous, and people of color. There might also be some opportunities for preservation of existing housing, especially in areas experiencing displacement. Sharon also asked whether these funds are part of

the 2022 budget that City Council is considering now. Laurie Olson replied that these funds are included in the 2021 budget and should be available after approvals. The City also concurs with the use and prioritization of funds suggested by LIHI.

Derrick Belgarde, Executive Director of the Chief Seattle Club stated that they support the City's stewardship of the \$12.2M award. He stated that the City's support has been instrumental for Chief Seattle Club to create housing and shelter focused on serving Indigenous people, who are very over-represented in Seattle's homeless population. Chief Seattle Club supports the City's intentions with HOME-ARP Funds.

Kimberly Arrington White, Chief Supportive Housing Officer, Plymouth Housing stated that they are currently struggling to increase wages to retain quality staff to serve residents. They have 48 vacancies out of 200 some service staff. Laurie Olson responded that the City Office of Housing acknowledges these staffing difficulties and stands behind Plymouth in its attempts to address the issue.

The hearing was also attended by Karen Peterson, Kelli Larsen, and Jamie Madden.

Summarize any comments or recommendations not accepted and state the reasons why:
n/a

Needs Assessment and Gaps Analysis

PJs must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	1696	436	3119	#	75								
Transitional Housing	1522	430	577	#	107								
Permanent Supportive Housing	1280	425	4969	#	1540								
Other Permanent Housing						1328	403	21	#				
Sheltered Homeless						1171	3967	342	#				
Unsheltered Homeless						1309	4368	502	#				
Current Gap										#	#	#	#

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

OPTIONAL Housing Needs Inventory and Gap Analysis Table

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	193101 city		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	8161city		
Rental Units Affordable to HH at 50% AMI (Other Populations)	8165 city		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		60445 county	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		44710 county	
Current Gaps			29,710 city

Suggested Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

According to the 2020 Point in Time Count, 11,751 individuals in Seattle/King County were experiencing homelessness 72% of whom were staying in the City of Seattle. Roughly half are unsheltered, with the 2020 count reporting that 47% of those experiencing homelessness were living without shelter.

Compared to the overall population of Seattle/King County, homelessness disproportionately impacts people of color. Black/African Americans (7% of the general population; 25% of population experiencing homelessness), American Indian/Alaska Native (1% of the general population; 15% of population experiencing homelessness), Native Hawaiian/Other Pacific Islander (1% of the general population; 4% of population experiencing homelessness) experience disproportionately higher rates of homelessness according to the 2020 count. Additionally, compared to the Seattle/King County general population, homelessness disproportionately affects Hispanic/Latinx individuals (of any race). Seattle/King County is comprised of 10% Hispanic/Latinx individuals, yet 15% of individuals experiencing homelessness in 2020 identify as Hispanic/Latinx.

From 2017-2020, males experience higher rates of homelessness compared to female, transgender, and gender non-conforming groups. However, the rate of females experiencing homelessness has continued to increase since 2018 to 41% of the 2020 count.

1,190 Families with Children representing 3,743 adults and children were experiencing homelessness on the early morning of January 24, 2020. Of these, approximately 100 families (comprised of 251 individuals) are from youth parenting households. Approximately, 71% of individuals in families with children were sheltered, and 29% were unsheltered.

1,211 individuals experiencing homelessness were fleeing from domestic violence in 2020. This is about 10% of the total homeless population and an increase of about 700 individuals from 2019. Domestic violence includes dating violence, sexual assault, and/or stalking. About 69% of domestic violence survivors/victims are unsheltered and 15% have children with them.

813 veterans were experiencing homelessness on the morning of the count. Approximately 51% were sheltered and 49% were unsheltered. Since 2017, there has been a decline in veterans experiencing homelessness.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- ***Sheltered and unsheltered homeless populations;***
- ***Those currently housed populations at risk of homelessness;***
- ***Other families requiring services or housing assistance or to prevent homelessness;***
and,
- ***Those at greatest risk of housing instability or in unstable housing situations:***

As reported in the most recent Point in Time Count, Seattle is home to approximately 4,400 people experiencing homelessness with shelter, and 3,700 people experiencing homelessness without shelter. It is largely believed that we will see an increased count of people living without shelter as a result of the COVID-19 pandemic, which has negatively impacted thousands of households in Seattle. According to the U.S. Census 2019 ACS 5 year Estimates, 47% of Seattle renter households are cost burdened, paying more than 30% of their income toward rent. The sample size in this ACS Estimate is over 100,000 households. The cost burdens are more serious for households with the lowest incomes (at or below 30% of Area Median Income), with 65% severely cost burdened (paying more than 65% of their income toward rent) and another 17% cost burdened (paying more than 50% of their income toward rent). These significant housing cost burdens affect over 35,000 Seattle residents, and it is critical that we continue developing and purchasing new affordable housing for people with the lowest incomes in our community. The Regional Affordable Housing Task Force reported that the majority of King County residents living with cost burdens have incomes below 50% of Area Median Income, are disproportionately people of color, and are more often older adults (65 or older) or younger adults (25 or younger). As these numbers demonstrate, Seattle requires thousands of affordable homes to adequately house members of the Qualifying Populations. The City of Seattle is rapidly expanding Permanent Supportive Housing and permanently affordable housing in response to these unmet needs.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

A 2021 Seattle City Council study on shelter capacity found 2,349 permanent shelter beds, with an additional 286 temporary and 215 planned. The pandemic required reductions in shelter capacity to increase social distancing in shelter programs. The 2021 Adopted Budget included \$18 million of Emergency Solutions Grant (ESG) COVID funds to pilot the use of hotels for shelter. Those funds led to the creation of 197 temporary shelter spaces at the King's Inn and Executive Hotel Pacific by April 2021. Combined with the reopening of some shelter beds and the expansion funded for 2020, total capacity reached 2,436 beds by July 2021, an increase of 152 beds compared to the end of 2019 (see Chart 1). Other acquisitions, such as the new shelter operated by Africatown Land Trust in The Community Home at Keiro, will add permanent shelter capacity for the City, bringing permanent shelter capacity to 2,564.

Seattle Housing Authority received authority for 500 Emergency Housing Vouchers, and approximately 250 may be paired with HOME-ARP and related projects addressing the needs of Qualified Populations.

Affordable and permanent supportive housing developments in Seattle have long wait lists and typically conduct lotteries for affordable units or lease units to Qualified Populations through Coordinated Entry for All. Coordinated Entry generally assesses thousands of people each year, and offers housing to a small fraction. There are at least 8,000 people experiencing homelessness

and tens of thousands of cost burdened renters in Seattle – additional affordable and permanent supportive housing is desperately needed.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The serious deficit of homes affordable and available to the qualified populations is both the root cause of the problem, as well as a massive hinderance to strategies focused on connecting qualified populations to housing and shelter. Additionally, Seattle relied heavily on congregate shelter prior to COVID, and roughly half of our neighbors experiencing homelessness are unsheltered. In response to the pandemic, the shelter and housing ecosystem in Seattle/King County has been attempting to rapidly expand Permanent Supportive Housing and non-congregate shelter options, including through opportunistic acquisitions of existing multifamily buildings, hotels, and motels.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

Living in over-crowded housing and staying with friends or family are often the form of housing instability that can escalate to staying in a car, tent, or shelter.

Identify priority needs for qualifying populations:

People without homes need homes. High and rapidly escalating housing costs combined with rapid economic displacement in Seattle create harmful instability for the qualified populations. It is difficult for members of qualified populations to find affordable housing of any kind in Seattle. Whatever personal needs or challenges they were facing become exponentially worse on the streets, adding trauma and stress to individuals surviving outside, and further overwhelming the system of programs and providers.

According to the 2020 Point in Time Count, 94% of all individuals experiencing homelessness reported they would move inside safe/affordable housing if available; 21% are employed; and 40% reported economic reasons including job loss, inability to afford rent, eviction, or foreclosure as the primary reason for experiencing homelessness. The top three most used services by individuals experiencing homelessness are: Free meals (58%) Bus passes (41%) Hygiene services (40%). When asked about issues while trying to access services, the most common issues were: Lack of transportation to access a service (29%); Not having an ID or personal document needed to receive a service (29%); Not knowing where to go for help (28%); and not hearing back after applying for services (20%) were the most cited issues experienced when attempting to access services. Data and experience show that investing in permanent supportive housing allows services to be accessed and for individuals to begin their own path to recovery. Without safe, quality, affordable housing, our qualified populations are unable to thrive.

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

A significant evidence base, data, and experience demonstrate that investing in permanent supportive housing allows services to be accessed and for individuals to recover. Without safe, quality, affordable housing, our qualified populations are unable to thrive.

HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The PJ will administer activities directly through the City of Seattle Office of Housing. OH will solicit applications through a Notice of Funding Availability and prioritize projects quickly and efficiently to produce permanent supportive housing and permanently affordable housing serving the qualified populations.

If any portion of the PJ's HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

n/a

PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 12,200,684		
Non-Profit Operating	\$ 0	# %	5%
Non-Profit Capacity Building	\$ 0	# %	5%
Administration and Planning	\$ 0	# %	15%
Total HOME ARP Allocation	\$ 12,200,684		

Additional narrative, if applicable:

Enter narrative response here.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

As demonstrated by the data herein as well as in innumerable other reports, the shortage of permanent, affordable, and/or supportive housing options in Seattle is one of the primary causes of homelessness and the primary impediment to helping individuals and families exit homelessness. Accordingly, the plan to fund eligible activities focuses on the acquisition, construction, preservation, and/or rehabilitation of housing serving the Qualified Populations.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

165

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ's priority needs:

The Affordable Housing One Year Goals in the 2021 Annual Action Plan were:

AP-55 Affordable Housing – 91.220(g) Introduction

One Year Goals for the Number of Households to be Supported

Homeless 254

Non-Homeless 608

Special-Needs 109

Total 971

One Year Goals for the Number of Households Supported Through

Rental Assistance 340

The Production of New Units 47

Rehab of Existing Units 30

Acquisition of Existing units 417

Total 971

HOME-ARP Funds allow these goals to be increased by 165 new units serving Qualified Populations.

Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

There will be no additional preferences. Working with the King County Regional Homelessness Authority, Seattle Housing Authority, and community housing partners, projects funded by these HOME-ARP dollars will use project-specific affirmative marketing and waitlists, and they will serve Qualified Populations by utilizing Coordinated Entry for All to enroll households with Emergency Housing Vouchers.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or category of qualifying population, consistent with the PJ's needs assessment and gap analysis:

n/a

If a preference was identified, describe how the PJ will use HOME-ARP funds to address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the preference:

n/a

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

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.

- ***Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.***

n/a

- ***State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.***

n/a

- ***Specify the required compliance period, whether it is the minimum 15 years or longer.***

n/a

- ***State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.***

n/a

- ***Other requirements in the PJ's guidelines, if applicable:***

n/a

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Office of Housing	Becky Guerra / 206-233-0066	Miguel Jimenez / 206-684-5805

* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to funding for housing; adopting a substantial amendment to The City of Seattle 2021 Annual Action Plan of the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development (HUD); authorizing acceptance of grant funds from HUD for programs and activities included in the Annual Action Plan; and ratifying and confirming prior acts.

Summary and background of the Legislation: This legislation adopts a substantial amendment to The City of Seattle 2021 Annual Action Plan of the 2018-2022 Consolidated Plan and authorizes its submission to the United States Department of Housing and Urban Development (HUD). This substantial amendment is responsive to requirements in HUD's September 13, 2021, *Notice CPD-21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program*.

The funds have already been appropriated through Ordinance #126371. To implement the funds, jurisdictions have been directed to amend their most current Annual Action Plan.

Funds have been allocated to the Office of Housing to support the acquisition, rehabilitation, construction and/or rehabilitation of housing to support people at-risk of or experiencing homelessness and other Qualified Populations as detailed in HUD's September 13, 2021, *Notice CPD-21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program*.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?
No.

Is there financial cost or other impacts of *not* implementing the legislation?

Not implementing this legislation will cause the City to forgo approximately \$12.2 million in federal assistance that supports housing for low-income persons in Seattle.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

No.

b. Is a public hearing required for this legislation?

Yes.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes.

d. Does this legislation affect a piece of property?

No.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

Programs and activities supported by these funds are specifically intended address homelessness and housing insecurity amongst low-income, homeless, at-risk, and other qualified persons and families. According to the 2020 Point in Time Count, Black and Indigenous people are disproportionately over-represented in Seattle/King County's homeless population.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?

N/A

List attachments/exhibits below:

HOME-ARP Substantial Amendment

Council Finance & Housing Committee



Background

- HOME-ARP funds were released as part of the American Rescue Plan in March 2021, Seattle received \$12.2 million.
- In September, HUD issued guidance for HOME-ARP funds, which requires Seattle to develop a HOME-ARP allocation plan with stakeholders
- The allocation plan must be submitted to HUD as a Substantial Amendment to the FY 2021 Annual Action Plan. It must specifically describe how HOME-ARP funds will be administered.

Background and Timeline

Date	Action
April 2021	HUD awarded \$5 billion to 651 jurisdictions nationally Seattle received \$12.2 million
June 2021	Spending authorized in Seattle Rescue Plan (CB 120093)
Sept 2021	HUD released Notice with extensive regulations OH initiated public consultation, review of gaps analysis, and Substantial Amendment process
Spring 2022	Goal for OH to award HOME-ARP funds to nonprofit partners to develop or acquire new affordable rental housing

Engagement Process

Stakeholder consultation

- Nonprofit housing provider outreach and meetings
- Strategic partnership with KCRHA and SHA to align use of federal housing investments with Emergency Housing Vouchers
- Public hearing and consideration of comments received

Departmental communications

- Newsletter announcement and formal public posting

Next Step

- Dec. 7 Finance & Housing Committee public hearing and possible vote

Proposed Substantial Amendment and Allocation Plan

- Significant housing needs persist in Seattle, particularly at 0-30% AMI
- HOME-ARP will provide critical capital investments in permanently affordable rental housing, likely acquisition
- Projects will serve HOME Qualified Populations
- Pair strategically with other federal and local resources, such as Emergency Housing Vouchers, Seattle payroll tax, and State OMS

December 3, 2021

MEMORANDUM

To: Finance and Housing Committee
From: Amy Gore, Analyst
Subject: Council Bill 120238: Substantial Amendment to the 2021 Annual Action Plan and 2022 Draft Annual Action Plan

On Tuesday, December 7th, 2021, the Finance and Housing Committee (Committee) will consider two items related to the City's Annual Action Plan (AAP), which describes how the City will spend funds from four federal grants. First, the Committee will hold a public hearing and potentially vote on [Council Bill \(CB\) 120238](#), which would adopt a significant amendment to the 2021 AAP. Second, the Committee will hold a public hearing on the Draft 2022 AAP which does not require committee action at this time.

This memo provides background information on the AAP, describes the annual adoption and amendment processes, and outlines next steps.

Background

Annual Action Plan

The AAP is adopted annually by City Council and submitted to the U.S. Department of Housing and Urban Development (HUD). The Plan describes how the City will spend four federal grants: Community Development Block Grants (CDBG), Housing Opportunities for People with AIDS (HOPWA), Emergency Solutions Grants (ESG) and Home Investment Partnerships Program (HOME) funds. The City generally uses the funds as follows:

- CDBG funds are used to provide services to homeless persons and families; develop and retain affordable housing; provide for economic development opportunities for neighborhoods and individual businesses and job training; support the goals of the Equitable Development Initiative; and improve neighborhood parks.
- HOME funds are dedicated to developing and preserving affordable housing.
- ESG funds are used by the Human Services Department (HSD) to support shelter, hygiene services, and rapid re-housing.
- HOPWA funds are used to provide short- and long-term rental assistance in addition to costs related to acquiring housing.

The AAP is guided by the [5-Year Consolidated Plan for Housing and Community Development](#) and should be consistent with the City's annual adopted budget.

AAP Adoption and Amendment Process

Because the annual program entitlements from the four grants described in the AAP are usually not known until the congressional appropriations are approved in the first quarter of each calendar year, HUD has developed a two-step process for submitting AAPs. First, a jurisdiction develops a draft AAP based on an estimate of grant funding. This draft plan is subject to a public comment period and requires that a public hearing be held before the City submits the Plan to HUD prior to the subject year. After the annual entitlements are determined by Congress, the City updates and finalizes the Plan to reflect these appropriations. The City allows for additional public comment and holds a second public hearing. The final Plan is then approved by the Council and submitted to HUD by HSD. Adhering to this process allows for “pre-award spending” so that the City can spend grant funds during the period between the draft and final plans and before HUD begins distributing the funds, allowing for the uninterrupted provision of services.

If a jurisdiction deviates from the adopted AAP, it must adopt “a significant amendment” to the relevant AAP. The distribution of additional HOME grant funds through the American Rescue Plan Act (ARPA) has resulted in the need to revise the City’s 2021 AAP.

CB 120238

In May, Council adopted the 2021 Annual Action Plan which accepted \$22.3 million in federal funds in 2021 ([Ordinance \(ORD\) 126332](#)). In June, after passage of the American Rescue Plan Act (ARPA), Council adopted [ORD 126371](#) which accepted \$128.4 million of federal COVID-19 relief funding, including an additional \$12.2 million of ARPA HOME grant funds to be used for permanent affordable housing. In September, HUD released guidance requiring that the City adopt a significant amendment to the 2021 AAP before spending the ARPA HOME funds.

CB 120238 would adopt a significant amendment to the 2021 AAP. The proposed significant amendment (1) demonstrates consultation with local organizations, (2) demonstrates compliance with the public participation process, including a public comment period and public hearing, (3) presents a needs assessment and gap analysis, and (4) documents the planned use of the ARPA HOME funds. Consistent with ORD 126371, the substantial amendment indicates that the funds will be used to for the acquisition, construction, preservation, and/or rehabilitation of affordable housing.

2022 Draft Annual Action Plan

The 2022 Draft Annual Action Plan estimates that the City will receive a total of \$16.5 million in federal entitlement in 2022, in addition to \$1.4 million of program revenue (typically from loan repayment). The Draft AAP identifies eighteen projects and programs to be funded by the four grants (See Attachment 1). Because the draft plan was developed and published for public comment before the adoption of the 2022 Budget, the project list will need to be updated and corrected to reflect the adopted budget and actual entitlements before the final plan is adopted by Council in 2022.

Table 1: Estimated 2022 Grant Revenues

Grant	Entitlement	Program Income	Total
CDBG	\$ 9,207,578	\$ 400,000	\$ 9,607,578
HOME	\$ 3,304,427	\$ 1,000,000	\$ 4,304,427
ESG	\$ 801,321	\$ -	\$ 801,321
HOPWA	\$ 3,150,304	\$ -	\$ 3,150,304
Total	\$ 16,463,630	\$ 1,400,000	\$ 17,863,630

Next Steps

If the Committee votes to recommend approval of CB 120238 at its meeting on Tuesday, December 7, 2021, final Council action would occur at the City Council meeting on December 13, 2021. The Finance and Housing Committee, or its successor, will take up the final AAP for 2022 following approval of the annual entitlements by Congress; this will include updating the 2022 Project list to align with the 2022 adopted budget.

Attachments:

1. Draft 2022 Project List

cc: Esther Handy, Director
Aly Pennucci, Policy and Budget Manager

Attachment 1. Draft 2022 Project List*

Project	Source	Funding	Description
HSD Human Services Admin & Planning	CDBG	\$1,012,527	Manage and administer the CDBG program and oversight of all Consolidated Plan funds.
HSD Homeless Services (KCHRA subrecipient grants)	CDBG	\$3,151,628	Emergency shelter operations and case management to move people to permanent housing. These funds will be administered by King County Regional Homeless Authority as a subrecipient of the City.
HSD Homeless Services (KCHRA admin)	CDBG	\$24,600	Support the administrative obligations of King County Regional Homeless Authority as a subrecipient of CDBG funds and as a participant in the consolidated planning process.
HSD ESG	ESG	\$801,321	Fund operations at two shelter sites and fund a Rapid Re -Housing program for families. These funds will be administered by King County Regional Homeless Authority as a subrecipient of the City.
HSD HOPWA	HOPWA	\$3,150,304	Provide funding for housing stabilization including Tenant-based Rent Assistance (TBRA) and Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Permanent Housing Placement along with Supportive Services for employment.
HSD Community Facilities - Clinic Development	CDBG	\$1,000,000	A single recipient will be identified to develop this project, which will target elders at risk of displacement due to chronic health and functional limitations. The clinic will provide comprehensive and coordinated care.*
HSD Mt Baker	CDBG	\$155,734	Family Resource Center available to low-income families with services such as: health education, housing stability services, diversion referrals for families experiencing homelessness, childcare placement services, and play and earn groups for kids.
HSD Minor Home Repair	CDBG	\$449,917	The Minor Home Repair program serves younger disabled homeowners, low-income family homeowners, and older adult homeowners who are faced with the challenge of affording home repairs, such as fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and windowpanes, building wheelchair ramps, and installing grab bars.
OH Home Repair Revolving Loan Program	CDBG	\$605,462	Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program.

Project	Source	Funding	Description
OH Homebuyer Assistance Revolving Loan Program	CDBG	\$315,004	Provide direct assistance to low-and moderate-income (LMI) households to purchase existing homes to create access to housing stability and wealth building and provide access to affordable homeownership for LMI households in Seattle.
OH Office of Housing CDBG Admin & Planning	CDBG	\$160,972	Support OH staff costs associated with CDBG and HOME program planning and contracted services.
OH Rental Housing Preservation and Development Revolving Loan Program	CDBG	\$366,435	Capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.
OH Office of Housing HOME Admin & Planning	HOME	\$330,442	Administration of HOME activities.
OH Rental Housing Preservation and Development HOME Program	HOME	\$3,973,985	Funds will be used, with other funds, for capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.
OED Small Business Support	CDBG	\$1,364,000	Provide technical assistance on the stabilization and financial aspects of maintaining a business, providing working capital grants for businesses after a destabilizing event (for example, disruption of customers caused by nearby construction) and by financing necessary tenant improvements.
OIRA ESL for Work (Ready to Work)	CDBG	\$650,200	Provide English language learning and digital literacy classes and employment services including outreach, learning assessments, classroom instruction, case management, educational and career planning, job placement and employer engagement to support the program.
OPCD Equitable Development Initiative	CDBG	\$430,000	Fund Equitable Development Projects, which are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity.
PARKS Seattle Conservation Corp Park Upgrades	CDBG	\$808,000	Installation of up to 6 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
<p>* The draft project funding does not total the estimated grant revenues, which will be corrected in the Final AAP.</p> <p>** The 2022 Adopted Budget used General Funds for this project and uses \$1.0 million CDBG for childcare facilities, which will be corrected in the Final AAP.</p>			



Legislation Text

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2022 Draft Annual Action Plan

DRAFT 2022 AAP – City of Seattle

Executive Summary

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

1. Introduction

The 2022 AAP applies to HUD for origin year 2022 funds from the Community Development Block Grant (CDBG), HOME, Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS programs (HOPWA). The Annual Action Plan encapsulates the fifth year of the 2018-2022 Consolidated Plan for Housing and Community Development. Funding priorities will continue to be used to support emergency shelter and services for homeless persons, to provide for affordable housing, small business and microenterprise financial assistance and business district planning, job training and readiness services, and for park upgrades and Americans with Disabilities Act (ADA) improvements. For program year 2022, a total of approximately \$17.8 million in entitlement and estimated program income is governed by this annual plan. CARES Act funding is reflected in Substantial Amendments to the 2019 Annual Action Plan Significant policy and funding changes will impact 2021 programs: 1) the update of the Housing Levy Administration and Financial Plan and Policies; 2) the transition to the new King County Regional Homelessness Authority (KCRHA) during 2021; and 3) changes in the approach to Economic Development funding 4) Receipt of \$41.2M CDBG-CV and ESG-CV CARES Act funding

Housing Policy: Seattle's Office of Housing (OH) updated the Housing Levy Administration and Financial Plan and Housing Funding Policies in 2021, for program years 2021-2023. This biennial update applies to the taxpayer-approved Housing Levy passed in 2016, which includes \$290 million for affordable housing over a span of 7 years. As part of the 2019-2020 update, the Office of Housing standardized affirmative marketing requirements for City-funded affordable housing developments. The update also created policy around the use of community preference in City-funded affordable housing developments in areas at high risk of displacement. The City has developed community preference guideline in consultation with several department including the Office for Civil Rights and stakeholders.

Homeless Services Consolidation with King County: Seattle's Human Service Department's (HSD) 2021 investments in homelessness response project increases in the numbers of households served (it's important to note that Covid-19 will play a major role in increased numbers), as well as increases in the rates of permanent housing exits, notably among key focus populations (Black/African American and American Indian/Alaska Native households). In 2022, the City will continue to build on this impact, merging contracts with King County and the Continuum of Care to create a new King County Regional Homelessness Authority (KCRHA). This entity will provide a unified regional response to homelessness.

Economic Development Policy: While Seattle historically had a strong economy, prosperity has not been broadly shared across racial groups. Similarly, the impacts of the pandemic are unequally felt by Black, Indigenous, and People of Color (BIPOC), with higher unemployment rates and mortality due to COVID-19 infections. The current challenges are particularly poignant for our BIPOC small business community,

particularly members from low-income neighborhoods. In 2021, the Office of Economic Development's (OED)s programs assisted business owners to weather the pandemic with increased funding for the Small Business Stabilization Fund. **CARES Act Funding:**The City received \$41.2M in additional federal funding and allocated those dollars through substantial amendment of the 2019 Annual Action Plan. These activities will continue through 2022.

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 2018 - 2022 Consolidated Plan funding are to 1) support the delivery of emergency shelter and related services for homeless persons and families; 2) develop and preserve affordable rental and homeownership housing; 3) support low- and moderate-income neighborhoods, businesses and business districts with infrastructure and economic development assistance; 4) support job training activities as part of an anti-poverty strategy; 5) assist the City's response to the coronavirus pandemic locally; and advance the objectives of affirmatively furthering fair housing.

3. Evaluation of past performance

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

In 2020, the City of Seattle pivoted to respond to the COVID-19 pandemic and deployed funds to meet new needs including:

- Making grants to 394 microenterprises impacted by reduced revenue
- Providing emergency rental assistance to 614 households to prevent them from taking on excessive arrears and being evicted
- Providing employment services and job training to 124 individuals who lost their jobs because of the pandemic
- Funding the expansion of non-congregate shelters and providing meals and cleaning supplies to shelters across the City.

In addition to this work, the City was able to undertake the following activities:

- Performing repairs to the homes of over 350 people with low- and moderate incomes who are also elderly and/or living with a disability

- Making accessibility upgrades to three parks serving approximately 26,800 residents.
- Providing rental assistance to over 230 people living with HIV/AIDS.
- In 2021, the Office of Planning and Community Development's (OPCD), Equitable Development Initiative awarded \$9.8 million to 21 community-initiated projects as well as partnering with HSD in supporting the acquisition of an at-risk childcare center with \$430,000 of CDBG dollars to support LMI communities. The projects are intended to serve high-risk of displacement communities throughout Seattle.

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. The consultation process illustrates how HUD funds are part of a much larger funding picture for housing, human services, and community development in the City of Seattle.

The City's conduct of planning efforts through the Area Agency on Aging, the Seattle / King County Committee to End Homelessness, the Mayor's Emergency Task Force on Unsheltered Homelessness and the City's Housing Affordability and Livability Advisory (HALA) Committee, Seattle 2035 Comprehensive Plan Update, the Mayor's Commercial Affordability Advisory Committee, the Human Services Department's Pathways Home plan development to evolve our homeless prevention and service system each provided key opportunities for consultation and public input. In addition, the City's 2020 Adopted (second year of biennial budget) and 2021 Proposed Budget will include significant general public input and discussion to shape budget priorities. The budget is passed by City Council in November each year.

A draft of the 2021 Annual Action Plan was publicized and made available for public comment for a 30-day public comment period beginning November 8, 2022, with a Council public hearing on December, 2021

After confirmation of the City's final HUD allocation, a second round of public comment began on XXXXXXXX. An additional public hearing at Council's Finance and Neighborhoods committee was held on XXXXX.

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.

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

7. Summary

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

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	SEATTLE	
CDBG Administrator	SEATTLE	Human Services Department, Fed. Grants Mgt. Unit
HOPWA Administrator	SEATTLE	Human Services Department, FGMU
HOME Administrator	SEATTLE	Office of Housing (OH)
ESG Administrator	SEATTLE	Human Services Department, FGMU
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

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

As noted above, the City and King County are transitioning to a new regional model of governance to ensure coordinated, effective coverage for a range of services to people experiencing homelessness. The City and King County planning and contracting work will sunset in December of 2021 when KCRHA becomes operational January 1, 2022. King County Regional Homelessness Authority (KCRHA) will administer homelessness diversion, prevention and intervention services previously held by the city and King County. The City anticipates that federal CDBG and ESG public services funding will continue through 2021 and will be included in the Master Agreement from HSD to the KCRHA once operational. A

contract exhibit regarding priorities for City federal grant funds by the KCRHA in accord with the City's 2018-2022 Consolidated Plan and in compliance with all HUD certifications and requirements for use of these grant funds will be executed effective January 1, 2022.

Consolidated Plan Public Contact Information

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

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, and Office of Planning and Community Development.

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

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

Please see attachment for supplemental answers that do not meet the 4,000 character limit.

Seattle 2035 Comprehensive Plan is a 20-year vision and broad roadmap for Seattle’s future that guides City decisions, and processes for working with others, to manage growth and provide services. This includes the City’s Growth Strategy to focus growth in jobs and housing in urban centers and urban villages, along with long-range policies for improving our transportation system; making capital investments such as utilities, sidewalks, and libraries; and enhancing community wellbeing. The Comprehensive Plan also includes broad policies to guide the types of housing the City aims for and the tools the City uses to fund and incentivize housing for low-income households. New to the plan was a Growth and Equity Analysis which resulted in an Equitable Development Implementation Plan. Federal grant funding for the Equitable Development Initiatives noted in this AAP grew out of this community engagement and planning. (additional info in supplement).

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

The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC will be the King County Regional Homeless Authority (KCRHA), which convenes government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Continuum of Care in King County. City will continue to align its work with King County

through the new King County Regional Homelessness Authority. The Continuum of Care will be integrated into the structure of the new authority. Including coordinating its ESG and CoC Program funding decisions. For more information about KCRHA please visit <http://regionalhomelessnessystem.org>.

The CoC's work benefits persons experiencing homelessness or at risk of homelessness across all populations (single adults, young adults, couples, families, and veterans). Examples of coordination include co-developing service delivery standards, identifying training needs and delivering training, contributing resources to support HMIS and coordinated entry, serving on the various Boards and other CoC policy committees, and engaging with people with lived experience of homelessness.

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 of Seattle's federal grants team assists in determining ESG allocations. The City worked in partnership with the CoC (All Home), King County, and United Way of King County to develop shared system-wide performance standards used in all contracts. These standards were included in the City's 2017 RFP and performance against the measures are monitored quarterly. The City's data team provides management reports and supports programs with as-needed technical assistance. It also works collaboratively with the King County System Performance Committee to review system trends and modeling. Examples of performance requirements include Exit Rate to Permanent Housing, Length of Stay (days), Return Rates to Homelessness, and Entries from Literal Homelessness.

King County is the Homeless Management Information System (HMIS) lead and Bitfocus is the system administrator. The City of Seattle works collaboratively with King County and Bitfocus to ensure the HMIS policies and procedures address the needs of its users and are effectively communicated in writing or through virtual on-line trainings. The three stakeholders meet monthly to discuss upcoming changes, policy and procedures. The City of Seattle provides as needed technical and more specifically the Seattle Data Team creates and analyzes reports around performance and provides recommendations for improvement, as needed.

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	All Home
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	See full list in attachment of supplemental question answers.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		See full list in attachment of supplemental question answers.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Consolidated Plan funds are allocated to several City departments for implementation of programs benefitting low- and moderate-income clients and other eligible populations. The Human Services Department utilizes CDBG, ESG, and HOPWA funds to provide public services for homeless and low- and moderate-income persons and for minor home repair services to low- and moderate-income homeowners. The Office of Housing (OH) uses CDBG and HOME funds to provide for the preservation and development of affordable housing and assistance to qualifying homeowners in need of home repairs. CDBG funds used by many City departments address a variety of community needs, including business development, revitalization, workforce development, community and neighborhood facilities, infrastructure and park improvements as well as improved accessibility for those with mobility impairments. All CDBG-funded projects are reviewed by the FGMU for compliance with applicable federal rules and regulations.

Changes coming for Seattle homeless service system: In May 2018, the Mayor of Seattle and the Executive of King County signed an MOU committing to deeper partnership and stronger regional coordination. As a result of the MOU, the City and County contracted with a national consultant (National Innovation Service, or NIS) who recommended creation of a new regional authority—a stand-alone entity that would be responsible for homelessness planning and investments. In 2019, NIS worked with the City and County to design the legal framework for what will become the new King County Regional Homelessness Authority. Another consultant, CSH, is in the final stages of developing a Regional Action Plan to lay out a strategic workplan for the work ahead.

The King County Regional Homelessness Authority is expected to become operational in January of 2022. The KCRHA will be managing all aspects of funding, contracting and planning for homelessness response previously held by two distinct entities into one Inter Local Agreement governed by a governing board, an implementation board, an advisory board and a Chief Executive Officer. The Continuum of Care will be integrated into the structure of the new authority.

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

As illustrated by AP-10 and AP-12 tables included in this report, the City and Seattle Housing Authority commits significant time and resources to on-going citizen participation and outreach efforts for its multiple planning and initiative processes to increase the scope and potential impact of activities funded with federal, state and local funds. The City' Race and Social Justice Initiatives requires all City actions to be filtered through the process of determining how the action (or lack thereof) might impact people and communities of color. The Department of Neighborhood's Community Liaison program hires people from underrepresented communities of color, national origin, religious and language minorities for the express intent of connecting City programs and services more effectively. Like most grantees, we rely on digital forms of communication to support broader participation of all citizens without having to come to meetings during the workday or at night during off hours for other priorities. We are also working to increase the accessibility of our webpages, written materials and presentations to be inclusive of those who have sight, hearing and/or mobility limitations. Additionally, City departments work hard to ensure inclusion of LMI people and those with lived experience of homelessness on advisory groups and planning committees.

Please see attachments for Supplement to Questions for the full listing of participation and outreach activities.

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)
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1	Focus Groups	Residents of Public and Assisted Housing	<p>From November 2016 through March 2017, SHA staff attended a number of resident events to discuss issues related to the Assessment of Fair Housing. Overall, staff attended 24 events reaching at least 390 residents and voucher holders.</p>	<p>Seattle's biggest fair housing challenge is the cost of living. High rents and home prices are displacing low- and middle-income households; impacting the ability of voucher holders to successfully find a unit. Lengthy wait times for SHA units and the homeless population are evidence that the demand for affordable housing</p>		<p>See summary of public comments in Executive Summary of the Assessment of Fair Housing at http://www.seattle.gov/Documents/Departments/HumanServices/CD</p>
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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)
				surpasses the stock.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Overall resources in 2022 from the Consolidated Plan funds are expected to remain similar to recent years. The City of Seattle coordinates HUD's Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax (REET) to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

Additionally, CARES Act CDBG-CV and ESG-CV funding has been or will be reflected in amendments to the 2019 AAP depending on when the City

receives these funds and according to instructions from HUD and/or CARES Act waiver instructions as released.

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	\$9,207,578	\$400,000	\$0	\$9,607,578	\$0	Final year of ConPlan

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 Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,304,427	\$1,000,000	\$0	\$4,304,427	\$0	Final year of ConPlan

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$3,150,304	\$0	\$0	\$3,150,304	\$0	Final year of ConPlan

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	\$801,321	\$0	\$0	\$801,321	\$0	Final year of ConPlan

Other	public - local	Acquisition Economic Development Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Overnight shelter Permanent housing in facilities Permanent housing placement Public Improvements Public Services Rapid re-housing (rental assistance) Rental Assistance Short term or transitional housing facilities STRMU	0	0	0	0	0	Seattle and King County funds including General Funds; e.g. Seattle Housing Levy, Move Seattle Levy, Seattle Families Education Preschool and Promise Levy, Seattle Mandatory Housing Affordability Revenue, Seattle Park and Recreation
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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: \$		
		Supportive services Transitional housing						

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

OH: federal funds are leveraged in multiple ways:

- City of Seattle Housing Levy (2017-2023): Authorized in 2016, the Seattle Housing Levy (Levy) authorizes an estimated \$290 million to provide, produce, and/or preserve affordable housing and assist low-income Seattle residents. The Levy funds five programs: 1) Rental Production and Preservation, 2) Operating and Maintenance, 3) Homeownership, 4) Acquisition and Preservation, and 5) Homeless Prevention and Housing Stability Services. In total, approximately \$41 million in annual funding is available to implement these programs.
- MF Rental and Home Repair Programs leverages other local funding including the City’s Incentive Zoning Program, Mandatory Housing Affordability Program, repaid loans from investments of prior City levies, investment earnings, and City surplus property sales. Beginning in 2020, local City revenue for housing will also include the Real Estate Excise Tax, which is available for housing purposes between the years of 2020 and 2025, and the Local Option Bond, which is allowable beginning in 2020 due to a State legislative change.
- Some HOME and CDBG funds leverage King County DCHS funding, estimated at approximately \$1.5 million in Vets and Human Services Levy and Document Recording Fee funding, in addition to approximately \$6 million in Transit Oriented Development bonding authority. In addition, State Housing Trust Fund, with approximately \$10 million towards Seattle projects and the Low-Income Housing Tax Credits and private debt will be used.
- To meet match requirements for HOME, the City of Seattle tracks and reports on Yield Foregone.

HSD: For 2022, the City will allocate nearly \$4 million in Consolidated Plan funds for services supporting homeless and low-income persons and families. This leverages \$25 million in federal Coronavirus Local Fiscal Recovery (CLFR) and approximately \$115 million in other federal, state and local General Fund resources for addressing the needs of people experiencing homelessness. (Proposed 2022 Budget Summary).

OPCD: CDBG funds designated for the EDI are leveraged with \$5 million in local government funding. Projects frequently have significant amounts of both private and public dollars from additional sources. In 2021, the EDI program spent an additional \$9.8 million in one-time funding.

OIRA: The high community interest and demand for this service, and the continuing success of the Ready to Work model led to consolidating two additional classes in economic distressed zip codes under CDBG funding in 2021. In 2022 and 2023, the City will direct an additional \$250,000 to address negative economic impacts of the pandemic on low-wage, limited-English-proficiency immigrant adults by expanding educational and training pathways. Additionally, the funding will support digital equity goals by providing laptops to all RTW students to keep upon successful completion of the program.

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

The City of Seattle considers many strategies to address homelessness, including considering public land. Previous strategies used include siting emergency shelters or sanctioned encampments on public land/buildings. Examples in the Human Services Department include the Seattle Navigation Center and permitted encampments known locally as “villages.” The City has also used strategies of selling land/buildings to finance new shelter beds or housing.

The Office of Housing is working on several projects using publicly owned land:

- **K-Site:** In June of 2018, the City issued a Request for Proposal for an 11,000 square foot surplus property in the Uptown neighborhood of Seattle. The city prioritized homeless housing and awarded the property and \$8 million dollars to Plymouth Housing. Plymouth proposes to develop 72 units of “graduation” housing for formerly homeless individuals and 19 permanent supportive housing units. The project includes an arts component on the ground floor, housing “Path with Arts”, a nonprofit who transforms lives of people recovering from homelessness addiction and other trauma, by harnessing the power of creative engagement as a bridge and path to stability.
- **Yesler Terrace:** Per a Cooperative Agreement signed by the City and SHA in 2012, the two parties continue to coordinate on the execution of housing covenants between the City, SHA, and private developers, in conjunction with sales of SHA-owned land in the Master Planned Community Yesler Terrace (MPC-YT) zone. Additionally, the City continues to track SHA’s progress toward development and affordability goals, as stated in the Cooperative Agreement and its subsequent amendments.
- **SCL properties: Seattle City Light has** transferred two City-light owned properties at no cost to non-profit developers for the creation of permanently affordable homes. All homes created will be available to first-time, low-income homebuyers at or below 80% AMI. One site will be transferred to Habitat for Humanity for the creation of 7 townhomes along with a \$720,000 funding award from the Office of Housing. The other site will be transferred to Homestead Community Land Trust along with a \$1.5 million funding award from the Office of Housing.
- **Yakima:** The City will transfer this site to Homestead Community Land Trust at no cost for the development of 10 permanently affordable homes for low-income, first-time homebuyers at or below 80% AMI. The Office of Housing is also providing a \$900,000 funding award. Construction will begin this spring.

Discussion

The City’s use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CPD: Increase homeless services	2018	2022	Homeless		AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes	CDBG: \$3,151,628 ESG: \$801,321	Homeless Persons 7,200 assisted Overnight Shelter: 3,800 bed nights
2	CPD: Increase Small Business Assistance	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Lack Private Investment in Specific Neighbhds AFH: Lack of Educational/Employment Spprt for LMI	CDBG: \$1,364,000	Businesses assisted: 133
3	CPD: Access to Nature and Physical Activities	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Inaccessible Infrastructure	CDBG: \$808,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	AFH/CPD:Resources for at-risk renters/owners	2018	2022	Affordable Housing Non-Homeless Special Needs		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Access to financial services AFH: Access publicly supprted hsg for ppl w/disabil AFH: Impediments to mobility AFH: Private Discrimination AFH: Access to Medical Services	CDBG PI: \$605,462 HOPWA: \$3,150,304	Homeowner Housing Rehabilitated:20 Household Housing Unit HIV/AIDS Housing Operations: 290

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	AFH/CPD: Preserve and increase affordable housing	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Lack Public Investment in Specific Neighbhds. AFH: Community Opposition AFH: Insufficient Investment in Affordable Housing AFH: Access to financial services AFH: Availability/Type of Public Transport. AFH: Impediments to mobility AFH: Private Discrimination AFH: Scarcity/High Costs of Land	CDBG PI: \$681,439 HOME: \$4,304,427	Rental units constructed: 22 Rental unit rehabbed: 26 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	AFH/CPD: Initiatives support marginalized groups	2018	2022	Non-Housing Community Development		AFH: Impediments to mobility AFH: Lack Private Investment in Specific Neighbhds AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land	CDBG: \$805,934	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 220 Persons Assisted Individuals Served: 1350 unduplicated served at Mt. Baker
8	AFH/CPD: Equitable investment across communities	2018	2022	Public Housing Non-Housing Community Development		AFH: Impediments to mobility AFH: Lack Private Investment in Specific Neighbhds AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land AFH: Historic Siting of Publicly Supported Housing AFH: Historic Disinvestment in Public Hsg Community	CDBG: \$430,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted (seniors)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH/CPD: Provide housing/services to seniors	2018	2022	Affordable Housing Public Housing		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford. in-Home/Com Based Spprt Serv. AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Lack of Hsg Accessibility Modification Assist AFH: Lack Private Investment in Specific Neighbhds	CDBG: \$449,917	Rental units rehabilitated: 500 Household Housing Unit
10	CPD: Increase Disaster Readiness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	AFH: Engage communities in civic participation	2018	2022	Outreach		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Lack Public Investment in Specific Neighbhds. AFH: Community Opposition AFH: Admissions, occupancy policies & procedures AFH: Impediments to mobility AFH: Lack Private Investment in Specific Neighbhds AFH: Marketing/Screening Practices in Private Hsg AFH: Historic Siting of Publicly Supported Housing		Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	AFH: Services to those with different abilities	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Location & Type of Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access publicly supprted hsg for ppl w/disabil AFH: Admissions, occupancy policies & procedures AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Lack of Hsg Accessibility Modification Assist AFH: Private Discrimination AFH: Access to Medical Services		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	AFH: Provide more housing choices for families	2018	2022	Affordable Housing Public Housing		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures AFH: Lack Private Investment in Specific Neighbhds		Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	AFH: Increase housing options for homeless families	2018	2022	Homeless		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Private Discrimination AFH: Source of Income Discrimination		Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	AFH: Promote equitable growth in new development	2018	2022	Affordable Housing Public Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Impediments to mobility AFH: Scarcity/High Costs of Land		Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	AFH:Strong community despite displacement pressure	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Land Use and Zoning Laws AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Impediments to mobility AFH: Lack Private Investment in Specific Neighbhds AFH: Scarcity/High Costs of Land		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	AFH: Stay accountable to Comprehensive GM Plan	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Lack Public Investment in Specific Neighbhds. AFH: Land Use and Zoning Laws AFH: Community Opposition AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Availability/Type of Public Transport. AFH: Impediments to mobility AFH: Private Discrimination AFH: Scarcity/High Costs of Land		Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	AFH: All communities are environmentally sound	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Land Use and Zoning Laws AFH: Lack Private Investment in Specific Neighbhds AFH: Location of Environmental Health Hazards		Other: 3 Other
19	AFH: Pursue best practices to end biases	2018	2022	Non-Housing Community Development		AFH: Land Use and Zoning Laws AFH: Community Opposition AFH: Impediments to mobility AFH: Lack Private Investment in Specific Neighbhds AFH: Private Discrimination AFH: Source of Income Discrimination AFH: Marketing/Screening Practices in Private Hsg		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	AFH: Combat institutional racism and barriers	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Insufficient Investment in Affordable Housing AFH: Lack of State/Local Fair Housing Laws AFH: Private Discrimination AFH: Source of Income Discrimination		Other: 3 Other
21	AFH: Create supp hsg, reduce barriers for homeless	2018	2022	Affordable Housing Public Housing Homeless		AFH: Location & Type of Affordable Housing AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford. in-Home/Com Based Spprt Serv. AFH: Access publicly supprted hsg for ppl w/disabil AFH: Admissions, occupancy policies & procedures AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	AFH/CPD: Increase access to government facilities	2018	2022	Non-Housing Community Development		AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services		Other: 1 Other
23	AFH: Equitable access and amenities throughout city	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing		Other: 1 Other
24	AFH: Partnerships to imp public health outcomes	2018	2022	Public Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford. in-Home/Com Based Spprt Serv. AFH: Location of Environmental Health Hazards AFH: Access to Medical Services		Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	CPD: Increase homeless services
	Goal Description	
2	Goal Name	CPD: Increase Small Business Assistance
	Goal Description	
3	Goal Name	CPD: Access to Nature and Physical Activities
	Goal Description	
4	Goal Name	AFH/CPD:Resources for at-risk renters/owners
	Goal Description	
5	Goal Name	AFH/CPD: Preserve and increase affordable housing
	Goal Description	
7	Goal Name	AFH/CPD: Initiatives support marginalized groups
	Goal Description	
8	Goal Name	AFH/CPD: Equitable investment across communities
	Goal Description	
9	Goal Name	AFH/CPD: Provide housing/services to seniors
	Goal Description	
10	Goal Name	CPD: Increase Disaster Readiness
	Goal Description	
11	Goal Name	AFH: Engage communities in civic participation
	Goal Description	
12	Goal Name	AFH: Services to those with different abilities
	Goal Description	
13	Goal Name	AFH: Provide more housing choices for families
	Goal Description	
14	Goal Name	AFH:Increase housing options for homeless families
	Goal Description	

15	Goal Name	AFH: Promote equitable growth in new development
	Goal Description	
16	Goal Name	AFH: Strong community despite displacement pressure
	Goal Description	
17	Goal Name	AFH: Stay accountable to Comprehensive GM Plan
	Goal Description	
18	Goal Name	AFH: All communities are environmentally sound
	Goal Description	
19	Goal Name	AFH: Pursue best practices to end biases
	Goal Description	
20	Goal Name	AFH: Combat institutional racism and barriers
	Goal Description	
21	Goal Name	AFH: Create supp hsg, reduce barriers for homeless
	Goal Description	
22	Goal Name	AFH/CPD: Increase access to government facilities
	Goal Description	
23	Goal Name	AFH: Equitable access and amenities throughout city
	Goal Description	
24	Goal Name	AFH: Partnerships to imp public health outcomes
	Goal Description	

Projects

AP-35 Projects – 91.220(d)

Introduction

This annual action plan is developed in the context of the City of Seattle’s overall budget of \$6.5 billion (Mayor’s 2021 Proposed Budget). Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City’s goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG-funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes.

Projects

Project Number	Title	Total Plan \$
1	HSD Human Services Admin & Planning	\$1,012,527
2	HSD Homeless Services (KCHRA subrecipient grants)	\$3,151,628
3	HSD Homeless Services (KCHRA admin)	\$24,600
4	HSD ESG	\$801,321
5	HSD HOPWA	\$3,150,304
6	HSD Community Facilities - Clinic Development	\$1,000,000
7	HSD Mt Baker	\$155,734
8	HSD Minor Home Repair	\$449,917
9	OH Home Repair Revolving Loan Program	\$605,462
10	OH Homebuyer Assistance Revolving Loan Program	\$315,004
11	OH Office of Housing CDBG Admin & Planning	\$160,972
12	OH Rental Housing Preservation and Development Revolving Loan Program	\$366,435
13	OH Office of Housing HOME Admin & Planning	\$330,442
14	OH Rental Housing Preservation and Development HOME Program	\$3,973,985
15	OED Small Business Support	\$1,364,000
16	OIRA ESL for Work (Ready to Work)	\$650,200
17	OPCD Equitable Development Initiative	\$430,000
18	PARKS Seattle Conservation Corp Park Upgrades	\$808,000

Table 7 - Project Information

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

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

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

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

CARES Act CDBG-CV and ESG-CV funding has been or will be reflected in amendments to the 2019 AAP and at <http://www.seattle.gov/humanservices/funding-and-reports/federal-funding-and-reports>.

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

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

If increases are not substantial or significant enough to enhance or fund an activity, funds may be placed

in contingency for programming late in the year or in the next program year.

If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address otherwise HUD eligible activities that address the disaster conditions. Such a response would not be treated as a Substantial Amendment to this Plan but would be handled according to the Citizen Participation Plan adopted as part of this Consolidated Plan (see attachments). See AP-90 for applicability of the Residential Anti-displacement and Relocation Assistance Plan (RARAP).

AP-38 Project Summary

Project Summary Information

Project Number	1
Project Name	HSD 2022 Admin & Planning
Annual Goals	
Priority Needs Addressed	
Amount & grant source	\$1,012,527 CDBG
Description	The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.
Target Date for Completion	12/31/2022
Location Description	City-wide

Estimate the number and type of families that will benefit from the proposed activities	The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts
Planned Activities	Provide internal staffing capacity to adequately and effectively manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan.
Goal & unit of measure	
Project Number	2
Project Name	Homeless Services (KCHRA Subrecipient grants)
Annual Goals	CPD: Increase homeless services
Priority Needs Addressed	Public service activities other than Low/Moderate Income Housing Benefit
Amount & grant source	\$3,151,628 CDBG
Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income

	and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.
Planned Activities	Provide emergency shelter operations and case management to move people to permanent housing via two subrecipient agreements. These funds will be administered by King County Regional Homeless Authority as a subrecipient of the City.
Goal & unit of measure	7,200 Persons
Project Number	3
Project Name	Homeless Services (KCRHA admin)
Annual Goals	
Priority Needs Addressed	
Amount & grant source	\$24,600 CDBG
Description	Starting in 2022, King County Regional Homeless Authority is the City's CoC and responsible for homelessness response. These funds will be used to support the City's development of consolidated plans and other CDBG related administrative activities.
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	

Planned Activities	Support the administrative obligations of King County Regional Homeless Authority as a subrecipient of CDBG funds and as a participant in the consolidated planning process.
Goal & unit of measure	
Project Number	4
Project Name	ESG22 Seattle
Annual Goals	CPD: Increase homeless services
Priority Needs Addressed	Homeless Person Overnight Shelter
Amount & grant source	\$801,321 ESG
Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 4,802 individuals will benefit from the ESG funding in combination with CDBG entitlement funds
Planned Activities	The 2022 ESG allocation will be used to fund operations at two shelter sites and fund a Rapid Re-Housing program for families. The amount of funds going to emergency shelter will not exceed the amount spent on emergency services in 2010 and no more than 7.5% of the 2022 allocation will be used for administration. These funds will be administered by King County Regional Homeless Authority as a subrecipient of the City.
Goal & unit of measure	3,800 Overnight beds
Project Number	5

Project Name	2022 - 2024 City of Seattle WAH22-F001 (SEA) HOPWA
Annual Goals	CPD: Increase homeless services
Priority Needs Addressed	AFH/CPD: Resources for at-risk renters/owners
Amount & grant source	\$3,150,304
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 for Completion	12/31/2024
Location Description	King & Snohomish Counties
Estimate the number and type of families that will benefit from the proposed activities	Low and moderate-income and persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 290 households will benefit from the HOPWA housing assistance funding.
Planned Activities	Provide funding for housing stabilization including Tenant-based Rent Assistance (TBRA) and Short Term Rent, Mortgage, and Utility (STRMU) assistance, and Permanent Housing Placement along with Supportive Services for employment.
Goal & unit of measure	Households: 290
Project Number	6
Project Name	Community Facilities – Clinic Development
Annual Goals	AFH/CPD: Equitable investment across communities
Priority Needs Addressed	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
Amount & grant source	\$1,000,000
Description	Funds will be used to support the acquisition or construction of a clinic in the Seattle area.

Target Date for Completion	12/31/2024
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	It is anticipated that at least 100 elderly persons with chronic health conditions and functional limitations will benefit from this activity, which will target people at risk of being displaced from their communities.
Planned Activities	A single recipient will be identified to develop this project, which will target elders at risk of displacement due to chronic health and functional limitations. The clinic will provide comprehensive and coordinated care.
Goal & unit of measure	100 Persons Assisted
Project Number	7
Project Name	Mt Baker
Annual Goals	AFH/CPD: Promote financial security for LMI HHS
Priority Needs Addressed	Public service activities other than Low/Moderate Income Housing Benefit
Amount & grant source	\$154,734 CDBG
Description	The Paul G. Allen Foundation has provided \$30 million dollars capital support for the development of affordable housing for families. On the ground floor of the building is a Family Resource Center (FRC). This center is available to low-income families many of whom face housing instability.
Target Date for Completion	12/31/2022
Location Description	Rainier Valley
Estimate the number and type of families that will benefit from the proposed activities	Mercy Housing, Mary's Place, Childcare Resources and Refugee Women's Alliance will partner to provide services in the Family Resource Center. While the families in the building will be able to access the services, the FRC is intended to provide services to the surrounding community more than the families living in the building.
Planned Activities	A wide variety of family support services will be offered at the FRC including, health education, housing stability services, diversion referrals for families experiencing homelessness,

	<p>childcare placement services, and play and earn groups for kids</p> <p>Estimated client service numbers for 2022:</p> <ul style="list-style-type: none"> • 900 unduplicated adults will participate in diversion, stabilization, or resiliency program services • 360 unduplicated adults will receive basic needs items from the Resource Room
Goal & unit of measure	900 Persons Assisted
Project Number	8
Project Name	Minor Home Repair
Annual Goals	AFH/CPD: Provide housing/services to seniors
Priority Needs Addressed	Homeowner Housing Rehabilitated
Amount & grant source	\$449,917 CDBG
Description	Provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes via sub-recipient service provider.
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income seniors and younger disabled adults. These persons are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts. It is estimated 500 homeowners in 2022 will be assisted with this minor home repair program, enabling the homeowner to stay in their home longer, as well as preserve older housing stock in Seattle. This program has been funded at the same level since 2014 with CDBG funding

	and historically assisted a majority of households of color throughout Seattle. Specifically, 67% of 556 households assisted in 2016 identified as households of color; 65% of 623 for 2015, 64% of 673 in 2014, and 65% of 682 in 2013, and 66% of 709 households in 2012. It is anticipated that a similar percentage of households assisted will also identify as households of color in 2021. Historically this program has assisted homeowners of which 85% identify as senior and of which over 60% are Female Heads of Household. Additionally, over 80% of the households have incomes that are half (50%) of Area Median Income.
Planned Activities	The Minor Home Repair program serves younger disabled homeowners, low-income family homeowners, and older adult homeowners who are faced with the challenge of affording home repairs. Subrecipient staff provide parts and labor to make minor home repairs for homeowners who are on limited incomes. Subrecipient staff conduct an assessment and implementation of minor repairs on owner-occupied housing. Repairs include, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and windowpanes, building wheelchair ramps, and installing grab bars.
Goal & unit of measure	500 Household Housing Unit
Project Number	9
Project Name	Home Repair Revolving Loan Program
Annual Goals	AFH/CPD: Resources for at-risk renters/owners
Priority Needs Addressed	Homeowner Housing Rehabilitated
Amount & grant source	\$605,462 CDBG PI (RLF)
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 there.
Target Date for Completion	12/31/2022
Location Description	City-wide

Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeowners will receive financial assistance for major home repair. Assisted households typically include seniors and others on low, fixed incomes. The Home Repair Loan Program helps prevent displacement of low-income homeowners by helping them remain safely in their homes. Homeowners of color are more likely than their white counterparts to be severely cost burdened, meaning that they pay more than 50% of their income towards housing. Therefore, homeowners of color may be more likely to not have access to resources needed for critical home repairs like roof replacements or side sewers
Planned Activities	Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program.
Goal & unit of measure	20 Household Housing Unit
Project Number	10
Project Name	Homebuyer Assistance Revolving Loan Program
Annual Goals	AFH/CPD: Preserve and increase affordable housing
Priority Needs Addressed	Public service activities other than Low/Moderate Income Housing Benefit
Amount & grant source	\$315,004 CDBG PI (RLF)
Description	This project will continue to provide direct assistance to low- and moderate-income (LMI) households to purchase existing homes, to the extent there are funds available in this Revolving Loan Fund (RLF) It is the goal of the City Homebuyer Assistance Program to create access to housing stability and wealth building through provide access to affordable homeownership for LMI households in Seattle.
Target Date for Completion	
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	Six households of color, or other historically disadvantaged Seattle residents will benefit from the proposed activities.
Planned Activities	<ul style="list-style-type: none"> • <i>How will activities/recipients of funds be identified?</i> • <i>How many activities do you plan to undertake?</i>

	<ul style="list-style-type: none"> When will the activities be undertaken & finished?
Goal & unit of measure	6 Persons Assisted
Project Number	11
Project Name	OH 2022 Planning
Annual Goals	
Priority Needs Addressed	
Amount & grant source	\$160,972 CDBG
Description	Support OH staff costs associated with CDBG and HOME program planning and contracted services.
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	
Planned Activities	Planning activities related to the development of affordable housing.
Goal & unit of measure	
Project Number	12
Project Name	Rental Housing Preservation and Development Revolving Loan Program
Annual Goals	AFH/CPD: Preserve and increase affordable housing
Priority Needs Addressed	Rental units rehabilitated

Amount & grant source	\$366,435 CDBG PI (RLF)
Description	The balance remaining in the Revolving Loan Fund (RLF) rather than entitlement funds will provide financial assistance for the preservation and development of multifamily rental affordable housing.
Target Date for Completion	12/31/2024
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system.
Planned Activities	The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.
Goal & unit of measure	26 Household Housing Unit
Project Number	13
Project Name	OH 2022 HOME Admin
Annual Goals	
Priority Needs Addressed	
Amount & grant source	\$330,442 HOME
Description	Administration of HOME activities
Target Date for Completion	12/31/2022
Location Description	City-wide

Estimate the number and type of families that will benefit from the proposed activities	
Planned Activities	Administration of HOME activities
Goal & unit of measure	
Project Number	14
Project Name	OH 2022 HOME
Annual Goals	AFH/CPD: Preserve and increase affordable housing
Priority Needs Addressed	Rental units constructed
Amount & grant source	\$3,973,985 HOME
Description	<p>Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2021. An estimated 48 households will be assisted in total.</p> <p>Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system.</p>
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups.

	Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system.	
Planned Activities	This year's allocation of HOME funds will likely go towards the production of approximately 20+ units of rental housing, some of which may be developed by a CHDO. The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.	
Goal & unit of measure	22 Household Housing Unit	
Project Number	15	
Project Name	OED 2022 Small Business Support	
Annual Goals	CPD: Affordable Commercial Opportunities	CPD: Increase Small Business Assistance
Priority Needs Addressed	Businesses assisted	
Amount & grant source	\$1,364,000 CDBG	
Description	This project flexibly responds to emergent business needs multiple ways: by providing technical assistance on the stabilization and financial aspects of maintaining a business, providing working capital grants for businesses after a destabilizing event (for example, disruption of customers caused by nearby construction) and by financing necessary tenant improvements. This includes \$172,000 for planning related to the Only in Seattle project, which is otherwise funded by non-Federal funds.	
Target Date for Completion		
Location Description	City-wide	
Estimate the number and type of families that will benefit from the proposed activities	The program prioritizes outreach for business technical assistance to women, minority and immigrant owned businesses.	
Planned Activities	<ul style="list-style-type: none"> • Approximately 100 small businesses will be supported with technical assistance. • Approximately 3 small businesses will be supported with financing for tenant improvements. 	

	<ul style="list-style-type: none"> Approximately 30 small businesses will be supported with working capital grants. Support 8 business district organizations establish and implement plans and strategies to provide resources and technical assistance to small businesses in their neighborhoods
Goal & unit of measure	3 Business 400 Business
Project Number	16
Project Name	OIRA ESL for Work (Ready to Work)
Annual Goals	AFH/CPD: Initiatives support marginalized groups
Priority Needs Addressed	Public service activities other than Low/Moderate Income Housing Benefit
Amount & grant source	\$650,200 CDBG
Description	Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO.
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	The total number of families served is estimated to be 220. Participants will be English language learners in need of stable employment and ongoing access to English language learning and digital literacy programs. Currently immigrant and refugee jobseekers who have low levels of English language proficiency succeed in college certificate, job training, and basic skills programs at a significantly lower rate than native-born English proficient individuals. The outcomes of this program will demonstrate course completion and educational advancement rates that exceed those of traditional college-based ESL programs.
Planned Activities	Via a CBDO, and subcontracted community-based organizations, provide English language learning and digital literacy classes and employment services including outreach, learning assessments, classroom instruction, case

	management, educational and career planning, job placement and employer engagement to support the program.
Goal & unit of measure	220 Persons Assisted
Project Number	17
Project Name	OPCD Equitable Development Initiative
Annual Goals	AFH/CPD: Equitable investment across communities
Priority Needs Addressed	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
Amount & grant source	\$430,000 CDBG
Description	Provide support for community-based organizations pursuing investment strategies that will mitigate displacement within high-risk neighborhoods.
Target Date for Completion	12/31/2023
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	<p>Funding will be awarded to eligible organizations through a competitive Notice of Funds Availability (NOFA) process in early 2019. CDBG funds will support at least 2 neighborhoods pursuing an anti-displacement strategy.</p> <p>The EDI Fund addresses displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The EDI fosters community leadership and supports organizations to promote equitable access to housing, jobs, education, parks, cultural expression, healthy food and other community needs and amenities. The EDI Framework integrates people and place to create strong communities and people, as well as great places with equitable access. The Framework, with its equity drivers and outcomes, functions as an analytical tool to guide implementation to reduce disparities and achieve equitable outcomes for marginalized populations. The following are the indicators that inform the displacement Risk Index that EDI projects are focusing on:</p> <p>1. People of color: Percentage of population that is not non-Hispanic White</p>

	<p>2. Linguistic isolation: Percentage of households in which no one 14 and over speaks English only or no one 14 and over speaks both a language other than English and English "very well"</p> <p>3. Low educational attainment: Percentage of population 25 years or older who lack a Bachelor's degree</p> <p>4. Rental tenancy: Percentage of population in occupied housing units that are renters</p> <p>5. Housing cost-burdened households: Percentage of households with income below 80% of AMI that are cost burdened (> 30% of income on housing) and Percentage of households with income below 80% of AMI that are severely cost burdened (> 50% of income on housing)</p> <p>6. Household income: Percentage of population with income below 200% of poverty level</p> <p>7. Proximity to transit: Number of unique transit trips within 0.25-mile walking distance of a location</p>
Planned Activities	Equitable Development Projects are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process in 2022. Anticipate that two projects in two different neighborhoods will begin in 2023.
Goal & unit of measure	100 Persons Assisted
Project Number	18
Project Name	Parks Seattle Conservation Corp. Parks Upgrades
Annual Goals	CPD: Access to Nature and Physical Activities
Priority Needs Addressed	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
Amount & grant source	\$808,000 CDBG

Description	Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low- and moderate-income neighborhoods.
Target Date for Completion	12/31/2022
Location Description	City-wide
Estimate the number and type of families that will benefit from the proposed activities	Park improvements occur in parks that serve low income neighborhoods. The neighborhoods disproportionately serve people of color and other historically disadvantaged people. The residents within an approximate 1.5-mile radius of each park benefit from the improvements.
Planned Activities	Installation of up to 6 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
Goal & unit of measure	35,000 Persons Assisted

AP-50 Geographic Distribution – 91.220(f)

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

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

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

2. The City's Equitable Development Initiative (EDI); part of the AFH work plan, focuses on areas with a high potential for gentrification and displacement, particularly areas that have been high minority concentrations as a result of racially restrictive covenants and/or redlining. Organizations prioritized for funding from EDI are expressly rooted in impacted communities and geographies.

3. Mandatory Housing Affordability (MHA) requires new development to include affordable homes or contribute to a City fund for affordable housing. The City adopted citywide MHA legislation in spring of 2019, expanding MHA affordable housing requirements in 27 urban villages. The series of upzones needed to expand MHA took effect on April 19, 2019.

The MHA legislation was the product of over two years of consultation and engagement with other City departments, the Seattle Housing Authority, regional agencies, residents, and other community stakeholders. The expansion of MHA added capacity for an additional 72,000 homes and addresses needs heard from community stakeholders, including creating more affordable income-restricted housing for low-income people; minimizing displacement of existing residents; supporting more housing choices, including home ownership and family-size housing; and developing more opportunities for people to live near parks, schools, and transit. The rezones allow for new areas for townhouse and multi-family development in high-opportunity amenity-rich areas of the city. With the expansion of MHA, all multifamily and commercial development now contributes to rent- and income-restricted housing, making MHA the largest new contributor to affordable housing since the establishment of the

voter-approved Seattle Housing Levy in 1981.

Areas upzoned through MHA legislation [may rise in priorities for investment of CDBG/HOME, State trust fund or local Levy funding. The HUD federal grants may be used for eligible high priority developments that directly benefit LMI households. EDI projects are active in most MHA areas that have high percentages of people of color who are most likely to be affected by displacement due to upzones.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

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

Another tool that City departments commonly use to help inform geographic prioritization is the City's Race and Social Equity Index, which combines data on race, ethnicity, and related demographics with data on socioeconomic disadvantage, disability, and health disadvantages to identify neighborhoods where marginalized populations are a relatively large share of residents. Responding to guidance in the Comprehensive Plan and Equitable Development Implementation Plan, the Office of Planning and Community Development launched an Equitable Development Monitoring Program (EDMP) in 2020 to aid City leaders and partners in making policy, planning, and investment decisions to advance equitable development and address displacement. The monitoring program includes analysis of community indicators of wellbeing and livability by neighborhood, with a special focus on how priority areas in the

Race and Social Equity Index are faring on the indicators relative to other neighborhoods in the city.

Insights from tracking of Heightened Displacement Risk Indicators, which comprise another part of the EDMP, will supplement the City's existing, longer-range Displacement Risk Displacement Index in informing investments.

Discussion

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Office of Housing’s 2020 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 16, 2020 and included approximately \$20 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds.

One Year Goals for the Number of Households to be Supported	
Homeless	254
Non-Homeless	583
Special-Needs	109
Total	971

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	340
The Production of New Units	22
Rehab of Existing Units	584
Acquisition of Existing Units	0
Total	971

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

Discussion

The Office of Housing’s 2020 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 16, 2020 and included approximately \$20 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds.

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

Funding for rental housing production and preservation is awarded following the priorities and

procedures adopted in OH's Housing Funding Policies (link in PR-10 of the Consolidated Plan).

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

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

AP-60 Public Housing – 91.220(h)

Introduction

SHA is a public corporation which provides affordable housing to more than 37,200 people through a variety of opportunities including SHA owned/managed units, subsidizing collaborative units operated by non-profit partners and tenant-based vouchers that provide subsidy to participants to rent in the private market. Over 31,500 of these residents live within the City of Seattle. About one-third of SHA's participants in Seattle are children and another one-third are seniors or adults with disabilities. More than 80 percent of SHA households have annual incomes below 30 percent area median income.

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

In 2022, SHA will continue to innovate and adopt practices and policies that can increase access to affordable housing for more households in Seattle. While the Seattle housing market has grown increasingly expensive over the years, SHA has played a critical role in helping low-income households find stable, safe and affordable housing while remaining in Seattle. See Seattle Housing Authority's 2016-2020 Strategic Plan, 2021 Annual Moving to Work Plan and 2022 Annual Budget for SHA's proposed actions to address Seattle's public housing needs, all of which are publicly available at www.seattlehousing.org.

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

Residents play an active role at SHA. SHA Community Builders support residents in becoming involved in management, working with interested residents to form and sustain elected resident councils and issue-specific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing JPAC, which SHA regularly consults on major policy issues, the Annual MTW Report and the Annual Budget. Residents are also involved in planning for the use of HUD's Resident Participation Funds. Finally, SHA's Board of Commissioners has two resident Commissioners who provide valuable points of view in SHA's governance. SHA's JobLink program connects residents to employment, education, and resources, putting more residents on a path toward increased economic self-sufficiency. For some participants, services include financial management workshops preparing them for homeownership.

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

provided or other assistance

Seattle is not a troubled housing authority.

Discussion

While the need for safe, decent, affordable housing has always been greater than the supply, Seattle's income inequality gap is widening and the ability for people with low incomes to live in our city without additional support grows increasingly difficult. The majority of households we serve are comprised of seniors or people with disabilities who don't have a chance to earn higher incomes to cover increasing rents and other costs of living. Those who are able to work need stable, affordable housing, as well as access to quality low-cost childcare, job training and other services as well as access to living wage jobs so they can participate in the workforce, benefit from the City's economy and stand a chance of paying market rate rents without subsidy. Thus, in addition to providing affordable housing, SHA will continue to help residents access other services to ensure residents stay housed and Seattle remains a place for people of all income levels to live.

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

Introduction

Seattle is responding to the needs of people experiencing homelessness through a coordinated Continuum of Care (CoC), formerly All Home and by KCHRA in 2022. The City invests in services to prevent homelessness and to help people experiencing homelessness access and retain permanent, affordable housing with direct grants through contracts with community-based organizations. The City also invests in the development of affordable, permanent housing for homeless and low-income individuals and families.

To provide more effective and efficient services, the City of Seattle is merging its homeless services with King County and All Home the CoC to create a new King County Regional Homelessness Authority (KCRHA) in 2022 COVID-19 has resulted in a significant delay for this transition. All three organizations continue to coordinate on shared goals and outcomes, such as increasing rates of exits to permanent housing, and addressing racial inequities.

Through consolidation into a new regional authority, the City, King County and CoC will formalize goals around investment priorities and outcomes. Until that time, we continue to share goals around outcomes such as increasing permanent housing exits through housing interventions and diversion, reducing inflow, and reducing returns to homelessness. Additional strategies to meet these goals include consolidating government homeless services, releasing requests for proposals, strengthening our Coordinated Entry for All (CEA) system, providing targeted technical assistance, and further engaging customer voice in the design of homelessness prevention and response. Goals will be refined through a new Regional Action Plan, which will be complete in 2023 The KCRHA will be required to complete a 5-year plan 18 months post CEO hire that will address specific measurable actions, outcomes and goals for the entire King County region.

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

HSD makes funding awards through competitive procurement processes. The specific requirements for requests for funding are detailed in procurement materials. Funding opportunities and materials are posted on the HSD Funding Opportunities web page: <http://www.seattle.gov/humanservices/funding-and-reports/funding-opportunities>. All agencies submitting proposals for investment through the competitive process demonstrate their ability to deliver established outcomes for clients by providing specific services.

Applications in each process are reviewed for ability to deliver services that meet investment outcomes

and goals. Applicants are also asked to demonstrate how they will incorporate specific standards and principles, such as cultural, linguistic, and RSJI relevance, in their program model.

A similar model of funding process is expected in the new King County Regional Homelessness Authority.

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

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

The City of Seattle funds traditional street outreach services across several contracted service providers that have population and culturally specific focus. Seattle’s Navigation Team is an innovative 7-day/week outreach approach that combines behavioral health-trained outreach workers, and field workers in identifying unsheltered households camping in unsafe conditions and connecting them to shelters or other safe spaces. Although the Navigation team will remain at HSD while all other homeless services will move to KCHRA in 2021, focus will be on additional gap analysis, further collaboration, and continuous improvement between KCHRA, the navigation team and the whole outreach continuum of providers we fund for outreach services.

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the City of Seattle and King County invested in hundreds of new shelter beds in 2019 and 2020, adding beds to existing facilities and repurposing spaces. Both the City and County continued to further shift to “enhanced” shelter models that offer 24/7 services, right of return, storage, hygiene, meals and amenities, with staffing support to quickly exit households to permanent housing and create space for inflow. The City continued to hold peer “learning circles” and targeted technical assistance to support grantee success. In 2020, the City worked with homeless service providers to de-intensify shelter spaces to reduce transmission of COVID-19. These changes will be maintained into 2021 and the focus will continue to be on refining the enhanced model and identifying potential new spaces to increase bed capacity as resources allow.

In late 2020, the City will launch a new bridge shelter program that will help up to 300 unsheltered people move from the streets into housing. Using ESG-CV funds, vacant hotel rooms will be secured to temporarily shelter individuals while they work with Rapid Rehousing service providers to identify rental units. A new 125 bed enhanced shelter will also be opened using the ESG-CV funds to offer bridge shelter to new PSH units expected to come online in 2021 and 2022.

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

Several regional efforts are underway to help homeless households' transition to permanent housing:

- Providing staffing at crisis centers (shelters, day centers, regional access points) to provide coordinated entry assessments, diversion, and housing support
- Expanding the Housing Connector, a public-private partnership engaging landlords in offering housing to households experiencing homelessness
- Shifting to a Dynamic Prioritization model in CE designed to move households to PH more quickly
- Adding employment and education connections and siting employment navigators sited (trained to create employment pathways) at each coordinated entry access point; Continuing weekly case conferencing to review by-name households by population type who are eligible for housing placement

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 City of Seattle uses a vulnerability tool to identify households at highest risk of becoming homeless, then supports those households through culturally competent, effective homelessness prevention program. The City will continue to target prevention services toward households on the waitlist for Seattle Housing Authority housing choice vouchers and who are at high risk of homelessness.

System partners are engaged regularly in homelessness response, and partners continue to focus attention on reducing system exits into homelessness. The CoC End Youth Homelessness Now! Campaign which, ended in 2020, actively engaged child welfare and other systems to focus on reducing exits into homelessness. These system partners will continue to be involved in the shift to the new King County Regional Homelessness Authority throughout 2022

Also, in 2022, OPCD's EDI allocations will continue to prioritize CDBG funding for qualifying projects in

high risk of displacement neighborhoods.

Discussion

Public Housing Impact on Homelessness: Seattle Housing Authority serves more than 18,000 households. In 2019, 49% of new households admitted into SHA's subsidized housing programs were homeless. Additionally, about 80% of all households served are extremely low-income at 30% or less of area median income. Without housing supports, many of these families and individuals could be at risk of homelessness. Specific housing supports are also targeted to individuals and families experiencing homelessness. For example, 19% of SHA's housing capacity is designated for previously homeless households, including 1,900 vouchers supporting permanent supportive housing in partnership with local government and community nonprofits. In addition, 300 vouchers were committed to the City of Seattle's 2016 Housing Levy projects, 154 vouchers are dedicated to non-elderly adults with disabilities who are homeless or at risk of homelessness and 569 Veterans Affairs Supportive Housing vouchers are designated for homeless veterans and their families. SHA's homelessness commitment also includes support for families with children, through 275 Family Unification Project vouchers, which help to reunite families who have been separated due to homelessness or foster youth who are aging out of the foster system.

Seattle Housing Authority believes in keeping people stably housed, working with residents and service providers to be flexible and supportive. The agency recognizes that residents may have few, if any, other options for stable affordable housing and staff strive to work with residents to remain housed. SHA meets residents where they are and works with them to be successful in housing while still holding them accountable and being mindful of impacts on the health and safety of the community. This is done by investing in services in partnership with community-based organizations that provide case management, wellness and physical and behavioral health services. SHA also invests in adult education, employment and asset-building programs.

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	96
Tenant-based rental assistance	194
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	290

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

Introduction:

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

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

The City released its community preference guideline, which was developed through cross-departmental efforts by the Office of Housing and the Office for Civil Rights and informed by many months of stakeholder and community engagement. A number of non-profit housing developers in Seattle have already expressed interest in implementing community preference as part of affirmative marketing for new subsidized rental housing projects.

The City’s 2020 CAPER reflects the accomplishments for projects committed to in the 2017 AFH. See the full report at <http://www.seattle.gov/Documents/Departments/HumanServices/Reports/2020-CAPER-final.pdf>

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

HUD required the AFH to address prioritized Contributing Factors (which include public and private action or inaction regarding public policies, land use controls, tax policies affecting land zoning ordinances, growth limitations, etc.) by developing fair housing Goals and Objectives which the City

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

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

Discussion:

The City and SHA continued with implementation of the 2017 Assessment of Fair Housing Goals and Priorities as documented by the plan. While the Biden Administration has only recently reinstated the Affirmatively Furthering Fair Housing Rule (AFFH), the City remains committed to the local and state laws and programs that support this rule. As soon as HUD provides guidance to grantees as to the updated requirements for future FH assessment, the City, SHA and our partners will respond as

appropriate.

We will continue to balance potentially competing strategies:

- HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not “prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities free from discrimination.” However, HUD makes it clear that “for a balanced approach to be successful, it must affirmatively further fair housing...specific to local context, including the actions a program participant has taken in the past.”
- Jurisdictions are to balance place-based strategies (to create equity, reduce poverty and mitigate displacement risk) and housing mobility strategies (to encourage integration and provide people in protected classes more options for housing city-wide). HUD describes place-based strategies as “making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity” and “maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs.” Housing mobility strategies include “developing affordable housing in areas of opportunity to combat segregation and promote integration.”
- The challenge of influencing and/or changing policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.
- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low- and moderate-income people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.

It is also clear that the federal government’s role is changing. Shifting priorities in direct federal allocations; decreasing priority for enforcement of fair housing violations; and cuts in funds for domestic programs which directly impact protected classes will leave cities in a vacuum of resources to address the issues identified in Assessments.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City's EDI funds (including CDBG) target areas that have historically been under-invested in and have significant disparities in positive outcomes for residents compared to more affluent areas of the City.

In addition, the City plans several actions, completed or underway which have been informed by underserved homeless communities, including:

- The LGBTQ work plan was developed and implemented by the LGBTQ+ work group, which is comprised of individuals from Ingersoll Gender Center, the Pride Foundation, Seattle's LGBTQ Commission, SOCR, HSD and HSI. Developed and launched in 2019, the plan set out to promote safe shelter for trans and non-binary people. Ingersoll Gender Center facilitated focus groups and the information gathered was used to develop a LGBTQ+ cultural competency training for shelter providers. Angeline's Women's Shelter was the first provider to receive the training. Continuing work on this project is on hold. Funding for Ingersoll Gender Center was used from performance pay underspend—a source of funding that is no longer available due to the COVID-19 crisis.
- Continued community engagement, partnerships, data analysis, and contract language for inclusive sheltering for all gender identities are bodies of work slated to move over to KCRHA.
- The City of Seattle received technical assistance from Native-serving organizations on how to best support service providers serving American Indian/Alaska Natives
- In supportive housing buildings, the City is coordinating to have the same case managers in each building, creating increased trust, referrals and service utilization and decreasing hospitalization and evictions
- The City is working with the Seattle Housing Authority to identify stability needs and reduce evictions among households receiving Housing Choice Vouchers

Actions planned to foster and maintain affordable housing

Please see section PR-10, PR-15, and the Needs Assessment and Market Analysis elements of the 2018-2022 Consolidated Plan for detailed analysis and links to work plans that address Seattle's on-going commitment to foster and maintain affordable housing. Or visit the City Office of Housing website at <http://www.seattle.gov/housing>.

Actions planned to reduce lead-based paint hazards

Please refer to SP-65 of Consolidated Plan for details on the scope of LBP hazard in Seattle's housing

stock and for actions planned by the City Office of Housing, the Seattle Housing Authority and during our environmental reviews of federally funded capital project for LBP removal.

Actions planned to reduce the number of poverty-level families

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

For example, the Office of Immigrant and Refugee Assistance ESL for Work RTW program participants obtain stable employment and continue the ESL studies leading to more family economic stability. Emphasis is on referral and placement for clients in ongoing community based social and other services for which participants are eligible. In addition, the City's Equitable Development Initiative's project selection criteria emphasize actions that support economic mobility for people living in under-investment areas of the City as part of an effort to lift communities out of poverty.

In addition, OED's business technical assistance and business financing support for low-income small business owners helps to reduce the number of families in poverty, by supporting those owners to be more successful in managing their business. OED's CDBG funded Business Stabilization Fund program prioritizes making investments in small businesses dealing with commercial affordability and displacement issues.

Actions planned to develop institutional structure

Please refer to SP-40 in the 2018-2022 Consolidated Plan for a description and issues regarding development of institutional structure to carry-out the work of the federal grant activities funded by the City of Seattle.

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

Please refer to Consolidated Plan PR-10 and AP-10 in this report for previously provided answers to a similar question. In addition, the City's Human Services department (particularly Homeless Strategies and Investment Division), the Office of Housing and Seattle Housing Authority have consistent interaction, project teams, and collaboration on RFPs, contracting, monitoring and joint reporting which sustains the commitment to our coordination.

For example, City of Seattle helped set up Housing Connector, a public-private partnership where landlords offer housing to households experiencing homelessness, and service providers deliver time-limited services those households. The City will continue to increase coordination with housing authorities through a variety of projects including a homelessness prevention pilot for households

awaiting housing vouchers.

The Office for Economic Development collaborates with the Office of Housing to include commercial space geared towards low-income small business owners and nonprofit organizations serving the community where low-income housing development investment are made by the City.

Discussion:

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

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	400,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	400,000

Other CDBG Requirements

1. The amount of urgent need activities	1
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.	70.00%

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

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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 \$430,000 for homes in Seattle. In Seattle's high-cost market, there is extremely limited inventory available for income-eligible buyers. The City could request a waiver to increase the maximum sales price based on a market study reflecting the higher median sales price; however, HUD requires this study to be updated on an annual basis and the City cannot justify the costs at this time. Therefore, Seattle will use HOME funds solely for rental housing activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

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

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

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

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

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

ESG is governed by the same requirements, priorities, and contract processes as other fund sources included in the City's Request for Proposal funding processes.

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

Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment system (CEA) for all population groups. Managed by King County, the system has been operational under a new platform since June of 2016. Five Regional Access Points (RAPs) with assigned geographic catchment areas covering Seattle and all of King County are the front door to

the CoC Coordinated Entry (CE) system. Materials are available in 12 languages and interpreters are available & accessible. If households are unable to access a RAP, staff are deployed to meet them where accessible and have auxiliary aids and services for effective communication (e.g., Braille, audio, large type, assistive listening, sign language). RAPs are responsible for outreach within their region including designated outreach workers for hard-to-reach pops (i.e., unsheltered CH, YYA, veterans) who are trained to complete assessments in the field. Young Adults, Veterans, and Victims of Domestic Violence can also access CE at population-specific sites. Access to homeless housing resources is prioritized based on vulnerability to ensure households who most need assistance can receive it in a timely and consistent manner. Recently shifted to a Dynamic Prioritization model designed to move households to permanent housing more quickly.

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

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

The City of Seattle's Human Services Department facilitated an open and competitive funding process for homelessness services and support in 2017 for a range of projects including Homelessness Prevention, Diversion, Outreach & Engagement, Emergency Services, Transitional Housing, Rapid Re-Housing and Permanent Supportive Housing. Funding recommendations reflected regional priorities such as person-centered service, results/impact, and addressing racial disparities. The next funding process is expected to be facilitated by 2022 under the new King County Regional Homelessness Authority.

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

All Home brings together local governments, religious institutions, non-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a

coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. As a critical part of that consultation, All Home includes the Consumer Advisory Council which serves as a forum to incorporate consumer feedback within policy and strategic decisions and action items under the Strategic Plan. Consumers ensure that the effort to end homelessness in King County incorporates the expertise of people who experience homelessness – including those who are at risk of becoming homeless or were formerly homeless – at all levels of implementation, evaluation, and plan revision.

All Home brings together local governments, religious institutions, non-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. As a critical part of that consultation, All Home convenes the Consumer Advisory Council and the Youth Action Board which serve as forums to incorporate consumer feedback within policy and strategic decisions and action items under the Strategic Plan. Each of the All Home system committees also make an effort to include participation from persons with lived experience. These efforts ensure that the effort to end homelessness in King County incorporates the expertise of people who experience homelessness – including those who are at risk of becoming homeless or were formerly homeless – at all levels of implementation, evaluation, and plan revision.

5. Describe performance standards for evaluating ESG.

The City of Seattle worked in partnership with the CoC, King County, and United Way of King County to develop shared performance standards used in all contracts. These standards were included in the City's 2017 RFP. Examples of performance requirements include Exit Rate to Permanent Housing, Length of Stay (days), Return Rates to Homelessness, and Entries from Literal Homelessness.

In 2022 the King County Regional Homeless System (KCRHA) will issue an RFP which will include the City's ESG funds. This process may include revision of the performance standards for evaluating ESG. The City will retain compliance oversight for the ESG program.

Attachments (Grantee Unique Appendices)

Supplemental Answers Final 2022 AAP

Seattle 2035 Comprehensive Plan is a 20-year vision and broad roadmap for Seattle’s future that guides City decisions, and processes for working with others, to manage growth and provide services. This includes the City’s Growth Strategy to focus growth in jobs and housing in urban centers and urban villages, along with long-range policies for improving our transportation system; making capital investments such as utilities, sidewalks, and libraries; and enhancing community wellbeing. The Comprehensive Plan also includes broad policies to guide the types of housing the City aims for and the tools the City uses to fund and incentivize housing for low-income households. New to the plan was a Growth and Equity Analysis which resulted in an Equitable Development Implementation Plan. Federal grant funding for the Equitable Development Initiatives noted in this AAP grew out of this community engagement and planning.

Seattle's Office of Housing continues to coordinate with Seattle Housing Authority (SHA) particularly for:

Coordinated acquisitions: The City and SHA partnered on acquisitions of existing HUD Multifamily rental housing at risk of being converted to market-rate housing. One transaction included the preservation of three buildings, and over 260 units; OH invested \$15 million dollars to preserve them for another 20 years. The City and SHA also collaborated to acquire eight acres of “naturally affordable” housing near the Northgate light rail station. This preserved over 200 units of “naturally affordable” housing, while also creating an opportunity for future redevelopment and upwards of 1,600 units of affordable housing.

Yesler Terrace Cooperative Agreement: Per a Cooperative Agreement signed by the City and SHA in 2012, the two parties continue to coordinate on the execution of housing covenants between the City, SHA, and private developers, in conjunction with sales of SHA-owned land in the Master Planned Community Yesler Terrace (MPC-YT) zone. Additionally, the City continues to track SHA’s progress toward development and affordability goals, as stated in the Cooperative Agreement and its subsequent amendments.

Tenant-based vouchers in Multifamily Tax Exemption (MFTE) units: The City and SHA continue to coordinate on affirmative marketing of MFTE units to SHA’s list of Housing Choice Voucher (HCV) shoppers. This coordination helps SHA staff place HCV holders in MFTE units in newly constructed multifamily properties.

Section 18 conversion of scattered sites: As allowed by Section 18 of the U.S. Housing Act of 1937, SHA is applying to HUD to convert funding for 228 Scattered Site units from low-income public housing to project-based vouchers. City staff coordinated with SHA on its application and outreach to City elected officials.

City supported housing projects coordinate with mental health services programs:

Harborview Medical Center – Non-profit affordable housing developers supported by the City receive referrals, mental health, and medical services from Harborview Medical Center. These relationships and coordination with the behavioral health unit at Harborview include, but are not limited to, Plymouth Healing Communities, DESC, Plymouth Housing Group, YWCA, and other nonprofit housing developers.

Western State Hospital – OH supports projects that provide affordable housing for people with severe and persistent mental illness, like Community House and Transitional Resources, which coordinate with Western State Hospital for referrals and mental health services.

The Human Services Department coordinates with health, mental health and services systems and housing in multiple ways:

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.

King County Community and Human Services & Seattle/King County Public Health - The City has a strong, collaborative, ongoing relationship with Public Health Seattle & King County (PHSKC) and King County's Department of Community and Human Services (DCHS), which includes regular meetings and shared priorities. In 2020/2021, the partnership expanded to support the regions efforts to address the COVID-19 pandemic through shelter deintensification efforts, vaccination access, COVID testing and isolation needs. In 2022 the City, PHSKC, DCHS and KCRHA will expand planning efforts to deepen connections to regional efforts.

Housing Connector developed in 2019, and supported by public funding, this program incentivizes private and non-profit property owners and managers to open their units to individuals in need of a home, while ensuring they have a steady revenue stream and protecting their bottom line. In the process, Housing Connector streamlines how households looking for a home are connected to available units and reduces the time spent searching for housing. We also anticipate a higher utilization of this service in 2021 due to an increase in onetime ESG CV dollars that will be used toward RRH in 2021 both from city and King County.

AP-10 Table 11 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KCHRA (Formerly All Home)
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Seattle / King County Continuum of Care (CoC) includes King County plus the cities of Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is the newly formed King County Regional Homeless Authority (KCRHA), a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people. ESG funding decisions are coordinated through KCRHA, as lead CoC agency. For more information about KCRHA please visit: regionalthomelessnessystem.org .
2	Agency/Group/Organization	Ready to Work Steering Committee
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State Other government - County Regional organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	RTW steering committee sets program priorities which informed which services would be submitted for CDBG fund consideration.

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

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

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

	What section of the Plan was addressed by Consultation?	Non-housing Community Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The WDC is considering in their strategic plan investing in models like RTW in other geographic areas in Seattle and King County not being served by the City's RTW program as a result of our participation in their planning process.
8	Agency/Group/Organization	Seattle, King County and KCHRA (formerly All Home)
	Agency/Group/Organization Type	Services - homeless
	What section of the Plan was addressed by Consultation?	Homeless Need – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs Unaccompanied Youth Homeless Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In consultation with National Innovation Service (NIS) all parties assessed potential for regional model of coordinated services to all categories of people experiencing homelessness. Addressing the needs of persons experiencing homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. Recommends 10 actions including creation of a new regional homelessness authority.
	Agency/Group/Organization	Seattle, King County and KCHRA (formerly All Home)
	Agency/Group/Organization Type	Services - homeless
	What section of the Plan was addressed by Consultation?	Homeless Need – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs Unaccompanied Youth Homeless Strategy

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>In consultation with the Corporation for Supportive Housing (CSH), all parties developed elements of a Regional Action Plan to address the needs of all categories of people experiencing homelessness. Addressing the needs of persons experiencing homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. New King County Regional Homelessness Authority will be tasked with writing and implementation of this plan based on recommendations of this group.</p>
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AP-10 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	KCHRA (formerly All Home)	<p>Addressing the needs of persons experience homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. Seattle/King County Strategic Plan to End Homelessness was formerly managed by All Home, the Continuum of Care (CoC) Lead agency, and has served as a guiding effort to coordinate a system of services across the City and King County that focuses on ending rather than institutionalizing homelessness.</p> <p>www.allhomekc.org/the-plan. The CoC will be led by the KCHRA see https://regionalhomelesssystem.org/</p>
2017 City and SHA Assessment of Fair Housing	Human Services Dept. - FGMU	<p>The AFH Work Plan is fully integrated into the 2018-2022 Consolidated Plan as required by HUD. See http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Duwamish Valley Action Program	Office of Sustainability & the Environment; Office of Planning and Comm. Dev.	<p>The Duwamish Valley Action Plan is a City-community shared vision for the South Park and Georgetown neighborhoods with strategies focused on seven topics: Healthy Environment, Parks & Open Space, Community Capacity, Economic Opportunity & Jobs, Mobility & Transportation, Affordable Housing, and Public Safety. Through these strategies, the Action Plan addresses environmental justice, equitable development, and anti-displacement in a holistic way and coordinates with many other city initiatives.</p> <p>Duwamish Valley Action Program - Environment seattle.gov</p>
23rd Avenue Action Plan	Office of Planning and Comm. Dev.	<p>Creates strong communities in the face of displacement pressures through the Healthy Living Framework, increase affordable Housing Options (Multiple Goals), promote economic mobility for low-income residents, Implements the City's Comprehensive Plan.</p> <p>http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/CentralArea/23rdAvenueUDF.pdf</p>
Central Area Design Guidelines	Office of Planning and Comm. Dev.	<p>Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods.</p> <p>http://www.seattle.gov/opcd/ongoing-initiatives/central-area</p>
Breaking Barriers and Building Bridges	Office of Immigrant and Refugee Affairs	<p>Complements Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugee workforce and combatting institutional racism and barriers faced by low-income people with different abilities.</p> <p>https://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingBridges.pdf</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Internet for All - 2020	City of Seattle	Complements Consolidated Plan goals by promoting strategies to decrease the digital divide. The City continues its steadfast commitment to internet adoption and digital equity by striving to close the remaining gap, particularly for residents who are low-income, seniors, living with disabilities, BIPOC (Black, Indigenous, and People of Color), or for whom English is not their primary language. The Ready to Work program incorporates digital literacy skill building in all the classes. https://durkan.seattle.gov/wp-content/uploads/sites/9/2020/09/Internet-for-All-Seattle-Report-FINAL.pdf
Ready To Work	Office of Immigrant and Refugee Affairs	Complements Consolidated Plan goals by promoting equitable investment and development in low-income communities to create shared prosperity; advancing economic mobility for the immigrant and refugee workforce and combating institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/iandraftaffairs/RTW
Racial and Social Justice Initiative	Office of Civil Rights	Combat institutional racism and barriers faced by low-income people, people with disabilities, families with children, veterans and other groups. Pursue best practices to eliminate structural and individual bias (related to racism, homophobia, transphobia, ableism, ageism and other forms of bias) http://www.seattle.gov/rsij/resources

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Seattle 2035 Comprehensive Plan	Office of Planning and Comm. Dev.	<p>The Comprehensive Plan guides City decisions on where to focus growth in jobs and houses, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and libraries. The Plan also includes broad policies to guide the types of housing the City aims for and the tools the City uses to fund and incentivize housing for low-income households. It was last updated in 2016.</p> <p>Analysis and community involvement to inform the next update of the Comprehensive Plan, due in 2024, has begun. Early work has included a racial equity analysis, prepared by PolicyLink, which addresses high-level questions central to the update process, including what improvements might make the Comprehensive Plan and Growth Strategy more equitable.</p> <p>The Comprehensive Plan responds to direction in the state Growth Management Act, King County Countywide Planning Policies, and multicounty planning policies in the regional “VISION” plan.</p> <p>http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan</p>
Countywide Planning Policies	King County Growth Management Planning Council	<p>Along with the regional VISION 2050 plan, the Countywide Planning Policies provide the county-level policy framework and city-level housing- and job-growth targets addressed in Seattle’s Comprehensive Plan.</p> <p>The King County Growth Management Planning Council approved the 2021 Countywide Planning Policies in mid-2021. These include housing policies geared specifically to support the Five-Year Action Plan, completed by the King County Regional Affordable Housing Task Force in 2018. More generally, these policies also advance long-range equity-focused outcomes including planning for meeting the needs of very low-income households, reducing racially disparate outcomes through increasing housing choice, promoting homeownership opportunities, addressing and mitigating displacement, affirmatively ensuring fair housing.</p> <p>The Countywide Planning Policies also include the allocation of new growth targets to be addressed in the 2024 update of Seattle’s Comprehensive Plan.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
VISION 2050	Puget Sound Regional Council	<p>VISION 2050 is the current long-range regional plan for guiding growth while sustaining a healthy environment, thriving communities, and a strong economy. In addition to planning for how and where expected regional growth of 1.8 million people and 1.2 million jobs should occur, priorities addressed in VISION 2050 include promoting housing choice and affordability, and equitable access to high opportunity areas. As the largest metropolitan city designated in the plan, Seattle is an economic and cultural hub for the region.</p> <p>https://www.psrc.org/vision.</p>
Housing Analysis and Strategies report (E2SHB 1923 Grant – Increasing Residential Building Capacity	Office of Planning and Community Dev.	<p>In 2021, OPCD released the Market-rate Housing Needs and Supply Analysis report produced by BERK Consulting. In 2021, OPCD, in close collaboration with the Office of Housing, released the Market-rate Housing Needs and Supply Analysis. The report was prepared using funds awarded to the City under the grant program created under Engrossed Second Substitute House Bill (E2SHB) 1923. The report provides detailed information on market-rate housing needs and supply today and over the next 20 years. The focus of the City’s work is understanding—and informing better alignment of—the market rate supply with the needs of households, including moderate and middle-income households. Analysis addresses a range of issues including current and expected gaps in availability of units in the range of types, sizes, and affordability levels needed.</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Chinatown International District (CID) Framework and Implementation Plan	Office of Planning and Comm. Dev. and Department of Neighborhoods	<p>This planning effort was initiated in 2016 with a number of goals including guiding public investments in high quality infrastructure in the CID based on a culturally relevant and responsive community involvement process. The effort produced preliminary recommendations related to a number of aspects including affordable housing and commercial spaces and developed draft design guidelines.</p> <p>The Department of Neighborhoods is leading additional community engagement activities with the CID and OPCD is supporting a Racial Equity Toolkit pending further input and direction from community members.</p> <p>https://www.seattle.gov/opcd/ongoing-initiatives/chinatown-international-district</p>
Community Planning for Transit Station Areas	Office of Planning and Comm. Dev.	<p>This effort is engaging residents and other stakeholders in developing a vision for future development and investment within a 10-minute walk of Sound Transit's 130th and 145th station areas. These areas will soon be served by light rail and bus rapid transit operated by Sound Transit.</p> <p>Topics include zoning and transit-oriented development, mobility, childcare, and affordable housing. Community engagement is focusing especially on assisting underrepresented groups and those at-risk of displacement advocate for their needs.</p> <p>https://www.seattle.gov/opcd/ongoing-initiatives/130th-and-145th-station-area-planning</p>
Delridge Action Plan	Office of Planning and Comm. Dev.	<p>Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods.</p> <p>https://www.seattle.gov/opcd/ongoing-initiatives/delridge-action-plan</p>
Little Saigon Business District	Office of Planning and Comm. Dev.	<p>Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods.</p> <p>https://www.seattle.gov/opcd/ongoing-initiatives/little-saigon-business-district</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Rainier Beach Action Plan	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. https://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach
University District Rezone and Urban Design	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. https://www.seattle.gov/opcd/ongoing-initiatives/u-district-urban-design
Uptown Rezone	Office of Planning and Comm. Dev.	Contributes to most of the goals in the Consolidated Plan as related to this geographic area in context of HALA and Mandatory Housing Affordability (MHA) ordinance. https://www.seattle.gov/opcd/ongoing-initiatives/uptown-framework-for-the-future
Westwood-Highland Park Community Planning (in process)	OPCD	This community planning process for Westwood-Highland Park Residential Urban Village has begun and will continue in 2021. This place-based effort is focused on equitable development. It will address racial equity, promote livability, mitigate displacement risk, and respond to community needs identified during the Mandatory Housing Affordability legislative process. Community planning for this area was among the work requested of departments in the City Council's Citywide MHA Companion Resolution (Council Resolution 31870) adopted in 2019 : https://seattle.legistar.com/LegislationDetail.aspx?ID=3881345&GUID=3FB1D1A4-A9D9-4739-A789-EC7DB5621491&Options=Advanced&Search=
Equitable Development Implementation Plan	OPCD	Guides investments and policy around equitable development and anti-displacement goals https://www.seattle.gov/documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/EDIImpPlan042916final.pdf

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Equitable Development Initiative	Office of Planning and Comm. Dev.	<p>Contributes to most goals of Consolidated Plan for housing, economic and community development, and equity issues targeting areas of the City represented by high percentages of people of color.</p> <p>http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EDIImpPlan042916final.pdf</p>
Housing Affordability & Livability Agenda (HALA)	Office of Planning and Community Development and Office of Housing	<p>Completed in 2015, the agenda advances all Consolidated Plan Housing Goals, specifically the HALA goal. http://www.seattle.gov/hala. Numerous initiatives identified by the agenda have been implemented in subsequent years.</p>
Affordable Housing on Religious Organization Property	Office of Planning and Community Dev.	<p>The City developed new, more flexible land use policies to make it easier for religious organizations to redevelop their land to add income-restricted housing for low-income residents. This is in response to a recently adopted state legislation requiring cities to allow additional density for affordable housing developed on property owned or controlled by a religious organization.</p> <p>Affordable Housing on Religious Organization Property - OPCD seattle.gov</p>
Housing Choices	Office of Planning and Community Devel.	<p>Housing Choices is an initiative to understand the housing needs of people who live and/or work in Seattle and to identify opportunities to shape market-rate housing development to serve these needs. Includes the Housing Choices Background Report (published in 2019), which summarized data on the housing market and a public engagement summary (completed in 2020) documenting findings about the types of housing they would like to see more of in the city.</p> <p>http://www.seattle.gov/opcd/ongoing-initiatives/housing-choices</p>

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Encouraging Backyard Cottages	Office of Planning and Community Devel.	Includes legislation passed in 2019 to remove regulatory barriers and make it easier for property owners to create accessory dwelling units (ADUs) in Seattle's single-family zones. Also includes piloting various strategies to support equitable ADU development and affordability for homeowners and tenants, including pre-approved plans http://www.seattle.gov/opcd/ongoing-initiatives/encouraging-backyard-cottages https://aduniverse-seattlecitygis.hub.arcgis.com/pages/guide
Under One Roof	Office of Housing	Describes need for affordable housing and the impact of the local Housing Levy for Seattle subsidized housing development. http://www.seattle.gov/housing/levy/
Seattle Housing Levy Administrative and Financial	Office of Housing	Referenced in Consolidated Plan because of direct connection to Housing Funding Policies contained in the Levy Administrative & Financial plan. https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingLevy_A-F-Plan_2017-18.pdf
Seattle Housing Authority Strategic Plan	Seattle Housing Authority	The goals of SHA's Strategic Plan and the Consolidated Plan align well. Specifically, the Strategic Plan calls for SHA to expand public housing opportunities for low-income households, promote quality communities, and improve quality of life for its participants. It also commits to partnership and coordinated action and race and social justice as organizational cornerstones. https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf
Pathways Home	Human Services Department	Background and analysis of Seattle's homeless strategies and planned investments. Overlaps with Consolidated Plan Annual Action Plans. http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final PH 1 Year.pdf
Open Space Plan	Parks	Includes plans for park improvements in economically distressed neighborhoods or sites. http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Community Center Strategic Plan	Parks	Includes plans for Community Center improvements in economically distressed neighborhoods or sites needing ADA improvements. http://www.seattle.gov/parks/about-us/policies-and-plans/community-center-strategic-plan
Parks Asset Management Plan	Parks	Includes buildings and facilities in economically distressed neighborhoods or sites needing ADA improvements. See Complete Parks ADA Priority Facility List in attachments for Consolidated Plan.
Seattle Parks and Recreation ADA Transition Plan	Parks	Includes plans and prioritization for park accessibility and ADA improvements, including in economically distressed neighborhoods. See Parks ADA Priority list attached in attachments. http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/ADA/SPR_ADA_Transition_Plan_2017_Update.pdf
Designation process for low-income parks	Parks	Park Upgrade Program projects are in parks that have been designated by this process. See attached .pdf in attachments to Consolidated Plan.
2018-2023 Adopted Capital Improvement Program	Finance and Admin Services	Assessment of City owned capital facilities needs and fund sources in context of City budget. Link to leveraged facilities improvements prioritized in Consolidated Plan. http://www.seattle.gov/financedepartment/1823adoptedcip/default.htm

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2017-2018 City Families and Education Levy	Department of Education and Early Learning	Seattle voters approved the \$231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals: 1) Improve children's readiness for school; 2) Enhance students' academic achievement and reduce the academic achievement gap; and 3) decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school. http://www.seattle.gov/education/about-us/about-the-levy
City America with Disabilities Act survey	Finance and Administrative Services	The City's ADA Compliance Team (ACT) is responsible for reviewing all City-owned and leased construction projects to ensure they comply with all ADA and accessibility requirements. http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance
Seattle/King County Area Agency on Aging State Plan	Human Services Department	http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area-Plan_2016-2019_MASTER-new.pdf
2016 Homeless Needs Survey	Human Services Department	http://coshumaninterests.wpengine.netdna-cdn.com/wp-content/uploads/2017/04/City-of-Seattle-Report-FINAL-with-4.11.17-additions.pdf
2018 Move To Work Plan	Seattle Housing Authority	https://www.seattlehousing.org/sites/default/files/2018%20SHA%20MTW%20Plan.pdf

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020 Seattle/King County Homeless Point in Time Count	All Home	https://regionalhomelessystem.org/wp-content/uploads/2020/07/Count-Us-In-2020-Final-7.29.2020.pdf Note: 2021 PIT did not occur due to the coronavirus pandemic.
Behavioral Risk Factor Surveillance data	Federal-Centers for Disease Control	https://www.cdc.gov/brfss/index.html
2017 HIV/AIDS Quarterly Reports	King County Epidemiology for People Living with HIV/AIDS	https://www.kingcounty.gov/depts/health/communicable-diseases/hiv-std/patients/epidemiology/~media/depts/health/communicable-diseases/documents/hivstd/hiv-surveillance-report.ashx
Office of Housing Data and Reports	Office of Housing	http://www.seattle.gov/housing/data-and-reports
2017 Homeless Inventory Count	HUD; filed by Human Services Department	2019 inventory of facilities serving homeless individuals, families and youth/young adults. See attached spreadsheet in the attachments to Consolidated Plan. https://files.hudexchange.info/reports/published/CoC_HIC_CoC_WA-500-2019_WA_2019.pdf

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Levy to Move Seattle Work Plan	Seattle Dept. of Transportation	http://www.seattle.gov/Documents/Departments/SDOT/About/Funding/2018_0423_MSLevy_Eval_Council_report_FINAL_Printable.pdf
KC Metro 2011-21 Plan for Public Transit	King County Metro	https://metro.kingcounty.gov/planning/pdf/MetroStrategicPlan_Summary_final.pdf
ESMI Workforce Development data	Office of Economic Development	Use of private database for workforce projection and labor industry trends at http://www.economicmodeling.com/workforce-development/
Fixed Broadband Deployment	Federal Communications Commission	Database and maps to help determine gaps in access to broadband services; https://broadbandmap.fcc.gov/#/
Flood Service Map Center	Federal Emergency Management Agency	Database and maps to help determine flood prone areas of Seattle; https://map1.msc.fema.gov/idms/IntraView.cgi?KEY=67226133&IFIT=1
Race & Social Justice Comm. Survey	Seattle Office of Civil Rights	http://www.seattle.gov/rsji/community/survey

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021 Moving to Work	Seattle Housing Authority	Annual Plan found at: https://www.seattlehousing.org/sites/default/files/2020_MTW_Plan_0.pdf
2021 Annual Budget	Seattle Housing Authority	https://www.seattlehousing.org/sites/default/files/Budget%20Book%20to%20Printer-reduced%20final-final.pdf
Seattle Conservations Corps Needs Assessment	Parks	The Seattle Conservation Corps is a work program for homeless adults. SCC provides up to one year paid full time employment doing public works projects around the city. Corps Members receive wrap around services, housing support and job search assistance. SCC has been providing these services to homeless individuals since 1986. Every three years the SCC conducts a Community Needs Assessment. This includes surveys of people in Seattle experiencing homelessness, other service providers and SCC program alumni.

Table 12 – Other local / regional / federal planning efforts

AP-12 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	Focus Group	Residents of Public and Assisted Housing	From November 2016 through March 2017, SHA staff attended a number of resident events to discuss issues related to the Assessment of Fair Housing. Overall, staff attended 24 events reaching at least 390 residents and voucher holders.	Seattle's biggest fair housing challenge is the cost of living. High rents and home prices are displacing low- and middle-income households; impacting the ability of voucher holders to successfully find a unit. Lengthy wait times for SHA units and the homeless population are evidence that the demand for affordable housing surpasses the stock. A number of residents and voucher holders discussed instances of housing discrimination against individuals due to their participation in the Housing Choice Vouchers program. Historic redlining and mortgage practices have shaped the racial and ethnic characteristics of Seattle's neighborhoods.		See summary of public comments in Executive Summary of the Assessment of Fair Housing at http://www.seattle.gov/Documents/Departments/HumanServices/CD

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)
2	Focus Group	<p>Minorities Non-English Speaking Specify other language 10 different languages Residents of Public and Assisted Housing Agencies providing services to English Language learners</p>	<p>83 participated in the focus groups. Focus group participants confirmed the need for a community-based program to help Level 1-3 English Language Learners improve English Skills and Obtain Employment. The focus groups were attended by a cross section of English Language Learners representing 10 languages</p>	<p>Participants addressed a wide range of needs that directly informed the design of the Ready to Work Program</p>	<p>All of the major recommendations were built into the program design</p>	

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

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

5	Focus Group	Non-targeted/broad community outreach	<p>The Office of Housing sought stakeholder input for the 2019-2020 update to the Housing Levy Administrative & Financial Plan and Housing Funding Policies. Affordable housing developers and other stakeholder’s forum to share ideas for potential policy or technical changes. Staff drafted updates, which were posted online, and public comments solicited. Written comments were received from various affordable housing developers and advocacy organizations integrated into a draft 2019-2020 A&F Plan.</p>	<p>Permanent supportive housing providers requested clarifying language be added to the Affirmative Marketing and Community Preference policies to acknowledge their tenant referral requirements through the homeless Coordinated Entry for All (CEA) system. Affordable housing and community development advocacy organizations requested language be added throughout to emphasize coordination between the Office of Housing’s funding allocations and funds provided through the Equitable Development Initiative. All requested additions were considered and addressed in the final draft submitted to Council.</p>	<p>https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Data%20and%20Reports/Administrative-Financial%20Plan%20with%20Funding%20Policies.pdf</p>
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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)
			Housing Levy Oversight Committee reviewed prior to City Council's Housing, Energy, and Workers' Rights Committee review and approval by City Council.			

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	Stakeholder groups	Non-targeted/broad community outreach	The Office of Housing sought feedback on the development of a new community preference guideline in stakeholder forums. Issues included implementation, (e.g., technical assistance, funding).	<p>Permanent supportive housing providers requested clarifying language acknowledging their tenant referral requirements through the Coordinated Entry for All system. Organizations requested clear step-by-step guidelines, similar to existing affirmative marketing guidelines and additional funding to support enhanced affirmative marketing efforts to accompany community preference implementation.</p> <p>In July 2020, the City issued the Community Preference Guideline that outlines recommended practices for sponsors who implement community preference policies. It also published on its website tools to assist in implementation of the program and a map of eligible census tracts.</p>	Funding options to support staff capacity for enhanced affirmative marketing and community preference implementation are being considered by the City but may be addressed separately from the final guideline document to be published by the end of 2019.	https://www.seattle.gov/housing/programs-and-initiatives/community-preference

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)
7	Applicant Outreach Meetings	Non-targeted broad community Non-English speaking	30-40 potential applicants for EDI funding	Opportunity to learn about Equitable Development Initiatives and funding consideration requirements	N/A	
8	EDI Focus Groups	Minorities Non-English speaking Target LMI communities	50+ stakeholders			

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)
9	Neighborhood business district focus groups	Minorities LMI business owners	Consult to address commercial affordability challenges in high displacement risk areas of Seattle. On June 21, 2019, OED also led a focus group discussion on commercial affordability and tenant improvement financing. Twenty-four individuals representing neighborhood business district organizations participated in the discussion.	Through these 1-on-1 and focus group discussions, OED identified a significant need for gap financing that would help make it make it affordable for small businesses to complete tenant improvement projects in newly constructed or renovated spaces. Confirmed need to prioritize our outreach efforts to small businesses in high displacement risk areas, particularly small businesses with minority owners and low- and moderate-income owners.	None	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	OIS Peer Networks	Community leaders, business volunteers, staff implementing business district work	25-45 people per session, representing 6-12 neighborhoods Plus 12 interviews and focus groups regarding OIS Racial Equity Toolkit.	Racial equity trainings (4 sessions), public safety, commercial affordability. Shared strategies and problem solved challenges to do work, topics respond to community requests. Groups indicted priority investment in context of framework for business district revitalization-concerns about limiting CDBG to business technical assistance.	Engagement ongoing	
11	Business District action plan meetings	Community leader, stakeholders for neighborhood businesses	Funded neighborhoods get input from stakeholders to guide their district action plans	Business support services to prioritize, public safety concerns, impacts from development	N/A	
12	Workshops, site visits and ride-along with outreach teams	People with lived experience of homelessness, and service providers	National Innovation Service (a consultant of the City of Seattle, All Home, and King County) engaged with 123 customers and 85 providers.	Participants shared experiences with the homeless response system, which networks they felt connected to, and perceptions of service barriers and delivery challenges, as well as proposed solutions to those challenges.		See methodology and details of customer feedback from NIS community engagement at https://hrs.kc.nis.us/methods

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)
13	Community meeting	Community members advising on permitted encampments	Monthly meetings in seven neighborhoods, attended by 6-9 members per group, for a total of approximately 40-50 attendees/month.	Participants commented on the successes/outcomes and challenges of the permitted encampments and made recommendations.		Comments from Community Advisory Committees are located in meeting minutes for each City-permitted encampment at https://www.seattle.gov/homelessness/city-permitted-villages
14	Community meeting	General community, business groups and faith groups	Various community meetings and listening sessions with stakeholders on a range of issues including proposed safe parking lots, permitted encampments, shelters, and outreach to unsheltered homeless.	Participants provided feedback around siting of programs, cleanliness of neighborhoods, resources needed, services, safety, and more.		

Table 13 – Citizen Participation Outreach

Date: December 1, 2021

To: Councilmember Teresa Mosqueda, Chair, Finance & Housing Committee

From: Sherri Kokx, Deputy Director, Human Services Department (HSD)

Subject: Public Hearing for Draft 2022 Annual Action Plan (HUD funds)

The City of Seattle will hold a public hearing on the Draft 2022 Annual Action Plan (AAP), which outlines the spending plan for CDBG, ESG, HOPWA and HOME grant funds in 2022, collectively known as the Federal Department of Housing and Urban Development (HUD) block grants.

This public hearing will be held on Tuesday, December 7th at 9:30am in the Finance & Housing Committee of the City of Seattle Council.

This public hearing meets a requirement of the regulations relating to these grant funds

The City of Seattle's Program Year is aligned with the City's fiscal year (January – December). The Federal Fiscal Year (FY) 2022 year started on 10/1/2021. The FY 2022 budget has not yet been appropriated and funds have not yet been allocated to the City of Seattle for the HUD block grants. This means the City of Seattle will not have a signed agreement prior to the start of its 2022 program year.

It is essential that the City is able to incur expenses from day one of the Program Year to ensure continuity of services and other programs for people with low- and moderate-incomes. Holding a public hearing prior to the start of the Program Year is a required step to allow what the Federal Government calls "pre-award" spending, i.e. incurring costs before the grant agreement is signed.

The allocation of grant funds governed by the AAP is driven by the City's budget process. The programs and dollar amounts included in the AAP were approved as part of the 2022 City of Seattle Budget. The purpose of the public hearing is to gather any public comments on the Draft AAP.

Next step: Public Hearing in the Finance & Housing Committee on Tuesday, December 7th at 9:00 a.m.

Below is a chart of the 2022 Annual Action Plan Projects and Budget:

Title	Grant	Total Plan \$
HSD Human Services Admin & Planning	CDBG	\$ 1,012,527
HSD Homeless Services (KCHRA subrecipient grants)	CDBG	\$ 3,151,628
HSD Homeless Services (KCHRA admin)	CDBG	\$ 24,600
HSD ESG	ESG	\$ 801,321
HSD HOPWA	HOPWA	\$ 3,150,304
HSD Community Facilities - Clinic Development	CDBG	\$ 1,000,000
HSD Mt Baker	CDBG	\$ 155,734
HSD Minor Home Repair	CDBG	\$ 449,917
HSD Total		\$ 9,746,031
OH Home Repair Revolving Loan Program	CDBG	\$ 605,462
OH Homebuyer Assistance Revolving Loan Program	CDBG	\$ 315,004
OH Office of Housing CDBG Admin & Planning	CDBG	\$ 160,972
OH Rental Housing Preservation and Development Revolving Loan Program	CDBG	\$ 366,435
OH Office of Housing HOME Admin & Planning	HOME	\$ 330,442
OH Rental Housing Preservation and Development HOME Program	HOME	\$ 3,973,985
OH Total		\$ 5,752,300
OED Small Business Support	CDBG	\$ 1,364,000
OIRA ESL for Work (Ready to Work)	CDBG	\$ 650,200
OPCD Equitable Development Initiative	CDBG	\$ 430,000
PARKS Seattle Conservation Corp Park Upgrades	CDBG	\$ 808,000

PLAN Total \$ 18,750,531

CDBG Total \$ 10,494,479

ESG Total \$ 801,321

HOPWA Total \$ 3,150,304

HOME Total \$ 4,304,427



Legislation Text

File #: CB 120227, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE related to street vacations; amending Section 15.62.090 of the Seattle Municipal Code to exempt publicly funded affordable housing projects from compensating the City for vacations.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 15.62.090 of the Seattle Municipal Code, last amended by Ordinance 121661, is amended as follows:

15.62.090 Compensation for vacation ((-))

A. Ordinances vacating any street or alley or part thereof shall not be passed by the City Council until a sum equal to one-half (~~((1/2))~~) of the appraised value of the area vacated is paid to the City; ~~((-))~~ provided₂ that if the street or alley has been a part of a dedicated public right-of-way for ~~((twenty-five))~~ 25 years or more, the City shall be compensated in an amount equal to the full appraised value of the area vacated. In certain circumstances, provision of other valuable consideration acceptable to the City may be made in lieu ~~((of))~~ of up to one-half (~~((1/2))~~) of the payment; provided₁ that such consideration shall not be acceptable if it is required for the street vacation, it is considered a public benefit to meet the public benefit requirements of the street vacation, or it is required by other regulatory action. Acceptable consideration shall be quantified in dollars, which shall then be credited to the required payment.

B. City, State₂ and federal agencies shall be exempt from such payment, but shall pay to the City all costs incurred by the City in processing the vacation request.

C. Petitioners shall be exempt from such payment if before passing the ordinance vacating a street or

alley, the project receives public funding or federal low-income housing tax credits and is subject to a regulatory agreement, covenant, or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing that restricts units at rent and income levels consistent with the City’s Housing Funding Policies as adopted by Ordinance 125308 and subsequently amended. Petitioners exempt from compensating the City for the value of the right-of-way under this subsection 15.62.090 C shall pay to the City all costs incurred by the City in processing the vacation request.

D. As contemplated by RCW 35.79.035(3), notwithstanding the provisions of subsections 15.62.090.B or 15.62.090.C, the full market value shall be paid upon vacation of streets abutting upon bodies of water.

~~((B))~~ E. Conveyance of other property acceptable to the City may be made in lieu of the payment required by subsection 15.62.090.A or 15.62.090.D, whether required to mitigate adverse impacts of the vacation or otherwise. The full appraised value of the land conveyed shall be credited to the required payment. When the value of the in-lieu parcel is less than the payment required by subsection 15.62.090.A or 15.62.090.D, the petitioner shall pay the difference to the City. When the value of the in-lieu parcel exceeds the payment required by subsection 15.62.090.A or 15.62.090.D, the City shall pay the difference to the petitioner.

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

Passed by the City Council the _____ day of _____, 2021, and signed by me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Lish Whitson/(425) 390-2431	

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE related to street vacations; amending Section 15.62.090 of the Seattle Municipal Code to exempt publicly funded affordable housing projects from compensating the City for vacations.

Summary and background of the Legislation:

This bill would amend Section 15.62.090 of the Seattle Municipal Code (SMC) to exempt affordable housing projects that receive street or alley vacations from requirements to pay the fair market value of the street or alley.

Under Washington State law, RCW 35.79.030, for most street or alley vacations, the City “may require the owners of the property abutting the street or alley to compensate the city or town in an amount that does not exceed the full appraised value of the area vacated.”

SMC 15.62.090 exempts City, State and federal agencies from making that compensation. The bill would also exempt projects that receive public funding or federal low-income housing tax credits and is subject to rent and income limits consistent with the City’s Housing Funding Policies. Such projects would still need to pay the for the costs of the City’s review of the vacation, currently \$6,500.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

Yes, the bill would reduce the amount of funding the Seattle Department of Transportation (SDOT) receives to the Street Vacation Fund and decrease costs to the Office of Housing for the construction of affordable housing on sites that require a street or alley vacation. Given the low number of vacations that the City considers each year, it is difficult to estimate the fiscal impact of this change. However, the City has received two vacation requests for affordable housing projects that require a street or alley vacation over the last three years. The value of the right-of-way to be vacated on these sites, both in the Rainier Valley, is

estimated to be approximately \$500,000 each based on assessed land values near these properties. One of those projects is planned to be funded through Federal Low-Income Tax Credits and the other to be funded through City affordable housing funds. Consequently, the proposed legislation could reduce SDOT's by an average of \$333,333 a year and increase funding available for affordable housing projects financed by the Office of Housing by \$166,667 a year.

Is there financial cost or other impacts of *not* implementing the legislation?

If not adopted, affordable housing projects would continue to compensate SDOT for the value of the right-of-way, increasing costs to develop those projects and maintaining SDOT's funding.

3.a. Appropriations

___ **This legislation adds, changes, or deletes appropriations.**

Appropriations Notes:

Under State law, at least half of street vacation compensation is required to be used for transportation or parks and open space capital projects. The City's practice is to appropriate all of those funds to SDOT for transportation capital projects, except when the project involves a park project. Decisions regarding the timing of petitioners' compensation of the City for a street vacation is made by petitioners. Typically, the City receives compensation at the end of construction. Because of this uncertainty, street vacation compensation is not appropriated to SDOT until those funds are received.

3.b. Revenues/Reimbursements

___ **This legislation adds, changes, or deletes revenues or reimbursements.**

Revenue/Reimbursement Notes:

As with appropriations, SDOT's street vacation revenue is not budgeted until compensation is received.

3.c. Positions

___ **This legislation adds, changes, or deletes positions.**

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

This legislation affects SDOT and OH, both of which have been consulted in developing the legislation.

b. Is a public hearing required for this legislation?

No.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No.

d. Does this legislation affect a piece of property?

No.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The proposed bill will reduce the costs of developing some affordable housing projects, increasing the number of units that can be built overall and increasing access to housing in Seattle by low-income residents. Given significantly lower median incomes of Black and Indigenous households, the legislation would disproportionately support Black and Indigenous communities.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

No.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

No.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

Not applicable.

List attachments/exhibits below:

None

November 29, 2021

MEMORANDUM

To: Transportation and Utilities Committee and
Finance and Housing Committee

From: Lish Whitson, Analyst

Subject: Council Bill 120227: Exempting affordable housing projects from street vacation fees

On December 1, the Transportation and Utilities Committee will receive a briefing on [Council Bill \(CB\) 120227](#), which would exempt some affordable housing projects from compensating the City for street and alley vacations. On December 7, the Finance and Housing Committee will discuss and may vote on CB 120227. The CB would have the effect of reducing affordable housing permitting costs. It would at the same time reduce income to the Seattle Department of Transportation when a vacation is required to facilitate an affordable housing project. This memorandum provides a brief background on street vacations and compensation and the bill.

Background

Streets, alleys, and other rights-of-way are distinct from other public property. They typically consist of easements across abutting private property. By providing space for circulation, access, and utilities, they provide benefits to both the public and the abutting property owners. Because of their unique nature, Washington State law ([Revised Code of Washington \(RCW\) Chapter 35.79](#)) requires a separate process for disposing of rights-of-way. State law dictates many aspects of the vacation process. For example, only abutting property owners may petition the City for a vacation.

If the Council approves a vacation, [RCW 35.79.050](#) provides that:

...the owners of property abutting upon the street or alley, or part thereof so vacated, shall compensate such city or town in an amount which does not exceed one-half the appraised value of the area so vacated. If the street or alley has been part of a dedicated public right-of-way for twenty-five years or more, or if the subject property or portions thereof were acquired at public expense, the city or town may require the owners of the property abutting the street or alley to compensate the city or town in an amount that does not exceed the full appraised value of the area vacated.

[SMC 15.06.092](#) repeats this idea that the City can require compensation for right-of-way to be vacated prior to final approval, but is not required to receive compensation. The Council has the authority to choose whether to require compensation for the appraised value of the right-of-way. The SMC exempts City, State and Federal governments from paying this compensation.

The Council updated its [Street Vacation Policies](#) in 2018. Since then, it has received petitions for vacations from approximately one affordable housing project a year. For the two most recent affordable housing projects to petition the City for a street or alley vacation, the [Willow Crossing](#) and [Grand Street Commons](#) projects, the value of the right-of-way that was vacated is over \$450,000. However, this value is much less than the millions of dollars typically provided by downtown alley vacations.

Under RCW 35.79.050, at least half of the vacation compensation must be “dedicated to the acquisition, improvement, development, and related maintenance of public open space or transportation capital projects within the city or town.” It is the City’s practice to allocate most of the funding received from vacations to transportation or open space purposes. In 2022, under the 2022-2027 Capital Improvement Program, street vacation funds are allocated to the Central Waterfront project, bridge load rating and seismic improvements, non-arterial street resurfacing and restoration, and the SR-520 project.

Council Bill 120227

CB 120227 would remove the requirement to compensate the City for the appraised value of the vacated right-of-way for affordable housing projects funded through City, County, State or Federal funding, provided that the projects will have rent and income levels consistent with the City’s [Housing Funding Policies](#). Those policies require rents to be [affordable](#) to households earning less than 60 percent of Area Median Income.

CB 120227 would reduce the costs to develop affordable housing projects that require a street or alley vacation but would also reduce the funding available for transportation and open space capital projects. Affordable housing projects would still be required to pay the costs of reviewing the vacations. In 2022, that cost will be \$10,130.

Next Steps

The Transportation and Utilities Committee is scheduled to discuss the bill at its December 1 meeting. The Finance and Housing Committee is scheduled to consider and vote on the bill on December 7. If the Finance and Housing Committee votes on December 7, the City Council could take up the bill as early as December 13.

cc: Esther Handy, Director
Dan Eder, Deputy Director
Aly Pennucci, Policy and Budget Manager

Amendment 1
to
Council Bill 120227 - LEG Affordable Housing Street Vacations ORD

Author: CM Pedersen

Sponsor: CM Herbold

Provide compensation waivers only to projects with at least 40 percent affordable units

Amend proposed subsection 15.62.090 C as shown below in red and double underline:

C. Petitioners shall be exempt from such payment if before passing the ordinance vacating a street or alley, the project receives public funding or federal low-income housing tax credits and is subject to a regulatory agreement, covenant, or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing that restricts **at least 40 percent of the project's** units at rent and income levels consistent with the City's Housing Funding Policies as adopted by Ordinance 125308 and subsequently amended. Petitioners exempt from compensating the City for the value of the right-of-way under this subsection 15.62.090 C shall pay to the City all costs incurred by the City in processing the vacation request.

Effect: [Council Bill 120227](#) would relieve affordable housing projects from a requirement to pay the appraised value of right-of-way that the City has agreed to vacate. As proposed, a mixed-income project that includes any share of publicly-subsidized units would be eligible for this waiver. The proposed amendment would limit the waiver to projects with at least 40 percent of their units receiving public subsidies and agreeing to restrict tenant income and rent levels consistent with the City's [Housing Funding Policies](#). This threshold is consistent with thresholds for projects that are exempt from participating in the Mandatory Housing Affordability program (see Seattle Municipal Code section [23.58C.025](#) C.)

Lish Whitson

Date: December 2, 2021

Version: 1

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Legislation Text

File #: CB 120212, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to employment in Seattle; requiring employers to provide parking or compensation for parking expenses to construction employees working in Seattle; amending Sections 3.02.125, 3.15.000, and 6.208.020 of the Seattle Municipal Code; and adding a new Chapter 14.35 to the Seattle Municipal Code.

WHEREAS, construction has long been a major economic driver in the Seattle region, employing tens of thousands of skilled trades workers in building in Seattle; and

WHEREAS, before the COVID-19 recession, construction in Seattle was booming and in 2018 Rider Levett Bucknall reported that Seattle was the acclaimed construction crane capital of the United States (US) for three consecutive years and had more cranes than at any point since Rider Levett Bucknall began counting cranes in 2014; and

WHEREAS, as the economy emerges from the worst of the COVID-19 recession, Seattle construction is booming again, and Dodge Data and Analytics reported that Seattle was the eighth top metropolitan area in the US for commercial and apartment building construction starts in the first half of 2021; and

WHEREAS, in June 2021, the Puget Sound Business Journal reported that the top construction projects in Seattle included the Light Rail expansion mega-project, the \$1.8 billion Washington State Convention Center Expansion, the \$1.15 billion Climate Pledge Arena, along with the \$900 million Expedia headquarters project, the \$570 million high-rise luxury commercial and residential Rainier Square downtown project, the \$455 million Colman Dock rebuild, the \$381 million high-rise luxury tower project at 1200 Stewart, the \$370 million luxury Ovation Towers on First Hill, the \$317 million Martin

Selig Real Estate project at Third and Lenora downtown, and the \$187 million luxury condominium Spire highrise in downtown Seattle; and

WHEREAS, Seattle’s construction surge is only powered by the skill and experience of thousands of construction workers, most of whom are proud members of building trades unions; and

WHEREAS, notwithstanding their quality labor and good pay that they have secured in union contracts, construction workers increasingly cannot afford to live in the city they build, as average home prices in Seattle in September 2021 were \$875,000, an increase of 9.5 percent over just the last year, and have more than doubled in the last decade; and

WHEREAS, most of the major housing projects under construction are priced out of reach of the vast majority of working people, including the construction workers who are building these projects, as for example condominiums at The Spire are priced from \$485,000 from the smallest studio unit to \$1.44 million for a family-sized unit, and two-bedroom apartments at Rainier Square are listed at between \$6,200/month and \$16,000/month; and

WHEREAS, construction workers increasingly report that because of soaring housing costs they have to live further away from the area and are subjected to longer daily commutes of two hours or more each way; and

WHEREAS, in September 2021, Jacobin Magazine reported one carpenter stating, “most carpenters do not live in Seattle anymore. We’ve been priced out of the city. They have to commute from farther and farther away, and many of them can no longer afford to buy houses anymore at all;” and

WHEREAS, the stress of long commutes and pay that has not kept up with the rising cost of living are cited by carpenters as the reason for the September to October 2021 strike involving 2,000 members of Northwest Carpenters Union, affecting job sites throughout the region; and

WHEREAS, the Engineering News-Record, industry media, noted a statement by Northwest Carpenters Union Executive Secretary Treasurer Evelyn Shapiro that the strike started because “many union members

wanted more compensation for working in areas including Seattle and Bellevue, where they face higher parking costs and must spend more on gas because rising housing costs have forced many to have to live two or three hours away;” and

WHEREAS, many carpenters and the Northwest Carpenters Union leadership have cited paid parking as an important issue related to the insufficiency of worker pay; and

WHEREAS, the carpenters’ strike which ended in October 2021 is not unique, as area crane operators, truck drivers, and glaziers went on strike between 2016 and 2018, over similar compensation issues; and

WHEREAS, construction workers have high commuter costs because they are traveling long distances to get to job sites; and

WHEREAS, most construction workers cannot use public transportation in the same way as other workers because they must travel long distances and report to job sites very early in the morning, before regular bus and train service has started; and

WHEREAS, most construction workers also cannot use public transportation because they must drive their personal vehicles to bring their tools, hardhats, safety harnesses, and other equipment to job sites to perform their work; and

WHEREAS, construction workers carrying equipment must pay for parking near their job site and this proximity makes parking more expensive for them than for workers in other industries who can work remotely, seek free or less expensive parking farther away from their job site, or use public transportation; and

WHEREAS, construction workers must also pay for parking that lasts for the duration of their workday because they are less able to move their vehicles every few hours and this type of parking is more expensive for them than for workers in other industries who can seek shorter-term parking or use public transportation; and

WHEREAS, while contractors at some job sites, including Climate Pledge Arena, provide free parking to

construction workers, and some construction trades unions like Ironworkers, Sheetmetal workers, and Plumbers and Pipefitters have negotiated paid parking in their union contracts, many contractors do not provide free parking or full reimbursement for parking expenses for their workers, requiring workers to pay \$20 to \$30 per day or more for parking, according to workers; and

WHEREAS, unavoidable parking expenses can cost construction workers \$6,000 per worker or more over the course of a year, severely impacting their net income, overall quality of life, and ability to afford housing in the Seattle market; and

WHEREAS, currently, many construction employers do not provide any paid parking, or sufficient paid parking, for their workers, even though they could elect to do so; and

WHEREAS, the City Council (Council) has passed 17 labor standards that protect and empower workers in Seattle; and

WHEREAS, Seattle's labor standards address pay, benefits, and equity issues, including the Minimum Wage Ordinance, Wage Theft Ordinance, Secure Scheduling Ordinance, Paid Sick and Safe Time Ordinance, Domestic Workers Ordinance, Hotel Employee Protections Ordinances, COVID-19 Gig Worker Protections Ordinances, Transportation Network Company Driver Ordinances, and Independent Contractor Protections Ordinance, among others; and

WHEREAS, many of these ordinances cover specific subsections of the Seattle workforce, as the Council recognized that different workers are affected in different ways by work requirements and conditions, necessitating ordinances that address problems in specific industries; and

WHEREAS, the Council intends to address the problem of parking costs for construction workers who must drive their personal vehicles to Seattle job sites; and

WHEREAS, requiring all general and subcontractors to provide parking or to reimburse construction workers for parking costs they incur to perform work in Seattle furthers the public interest by creating a level playing field for all construction employers doing business in Seattle; and

WHEREAS, The City of Seattle is a leader on wage, labor, and workforce practices that improve workers' lives, support economic security, and contribute to a fair, healthy, and vibrant economy; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council (Council) finds and declares that:

A. In the exercise of The City of Seattle's police powers, the City is granted authority to pass regulations designed to protect and promote public health, safety, and welfare.

B. This ordinance protects and promotes public health, safety, and welfare by requiring construction employers to provide parking for construction employees or to reimburse construction employees for parking costs they incur as a regular expense of performing work in Seattle, thereby considerably increasing the net income of these workers and improving their overall quality of life and ability to support themselves and their families.

C. Construction is a vital source of work and income for tens of thousands of workers in Seattle and many of these workers spend a disproportionate share of their income to reach their job sites.

D. Unlike workers in many other industries, construction workers must drive to work to meet the specific needs of their jobs, such as bringing heavy tools and other equipment to perform their work or arriving early in the morning before the start of public transportation services. Construction workers must also park near their jobs to limit the distance that they carry equipment to the job site and must find parking for the duration of the workday to avoid moving their vehicles every few hours.

E. It can be exceptionally expensive for construction workers to park near their job sites in Seattle, and this expense is particularly damaging for workers who are facing inequities in pay and other aspects of work.

F. Requiring construction employers to pay for the parking costs of construction workers will meaningfully improve the financial resources of workers who bear significant expense to perform work that supports their economic livelihood and contributes to a thriving construction industry in Seattle.

Section 2. A new Chapter 14.35 is added to the Seattle Municipal Code as follows:

CHAPTER 14.35 CONSTRUCTION EMPLOYEE PARKING REIMBURSEMENTS

14.35.010 Short title

This Chapter 14.35 shall constitute the “Construction Employee Parking Reimbursements Ordinance” and may be cited as such.

14.35.020 Definitions

For purposes of this Chapter 14.35:

“Adverse action” means reducing compensation, garnishing gratuities, denying a job or promotion, demoting, terminating, failing to rehire after a seasonal interruption of work, threatening, penalizing, retaliating, engaging in unfair immigration-related practices, filing a false report with a government agency, or otherwise discriminating against any person for any reason prohibited by Section 14.35.120. “Adverse action” for an employee may involve any aspect of employment, including compensation, work hours, responsibilities, or other material change in the terms and conditions of employment. “Adverse action” also encompasses any action by the employer or a person acting on the employer’s behalf that would dissuade a reasonable person from exercising any right afforded by this Chapter 14.35.

“Agency” means the Office of Labor Standards and any division therein.

“Aggrieved party” means an employee or other person who suffers tangible or intangible harm due to an employer or other person's violation of this Chapter 14.35.

“City” means The City of Seattle.

“Compensation” means the payment owed to an employee by reason of employment, including but not limited to, salaries, wages, tips, service charge distributions, overtime, commissions, piece rate, bonuses, rest breaks, promised or legislatively required pay or paid leave, and reimbursement for employer expenses.

“Construction” and “construction work” means any site preparation, assembly, erection, demolition, repair, maintenance, or alteration of public or private structures, rights-of-way work, utilities, or similar action

occurring on a construction site.

“Construction employee” means an employee performing construction work.

“Construction employer” means an employer primarily engaged in construction and includes general contractors and subcontractors.

“Construction site” means any property where construction occurs.

“Director” means the Director of the Office of Labor Standards or the Director's designee.

“Employ” means to suffer or permit to work.

“Employee” means any individual employed by an employer, including but not limited to full-time employees, part-time employees, and temporary workers. An alleged employer bears the burden of proof that the individual is, as a matter of economic reality, in business for oneself (i.e., an independent contractor) rather than dependent upon the alleged employer.

“Employer” means any individual, partnership, association, corporation, business trust, or any entity, person or group of persons, or a successor thereof, that employs another person and includes any such entity or person acting directly or indirectly in the interest of the employer in relation to the employee. More than one entity may be the “employer” if employment by one employer is not completely disassociated from employment by any other employer.

“Front pay” means the compensation the employee would earn or would have earned if reinstated to the employee's former position.

“Parking expenses” means out-of-pocket expenses or costs incurred by an employee to obtain parking at or near a construction site.

“Primary language” means the language in which the employee feels most comfortable communicating.

“Rate of inflation” means 100 percent of the annual average growth rate of the bi-monthly Seattle-Tacoma-Bellevue Area Consumer Price Index for Urban Wage Earners and Clerical Workers, termed CPI-W, for the 12-month period ending in August, provided that the percentage increase shall not be less than zero.

“Respondent” means an employer or any person who is alleged or found to have committed a violation of this Chapter 14.35.

“Structure” means anything constructed or erected on or under the ground, or any improvement built up or composed of parts joined together in some definite manner and affixed to or overhanging the ground.

“Successor” means any person to whom an employer quitting, selling out, exchanging, or disposing of a business sells or otherwise conveys in bulk and not in the ordinary course of the employer’s business, a major part of the property, whether real or personal, tangible or intangible, of the employer’s business. For purposes of this definition, “person” means an individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, firm, corporation, business trust, partnership, limited liability partnership, company, joint stock company, limited liability company, association, joint venture, or any other legal or commercial entity.

“Written” or “writing” means a printed or printable communication in physical or electronic format, including but not limited to a communication that is transmitted through email, text message, or a computer or mobile system, or that is otherwise sent and maintained electronically.

14.35.030 Employee coverage

For the purposes of this Chapter 14.35, covered employees are limited to construction employees who perform work for a covered employer in whole or part in Seattle.

14.35.030 Employer coverage

A. For the purposes of this Chapter 14.35, covered employers are limited to construction employers operating in whole or part in Seattle.

B. Separate entities that form an integrated enterprise shall be considered a single employer under this ordinance. Separate entities will be considered an integrated enterprise and a single employer under this ordinance where a separate entity controls the operation of another entity. The factors to consider in making this assessment may include, but are not limited to:

1. Degree of interrelation between the operations of multiple entities;
2. Degree to which the entities share common management;
3. Centralized control of labor relations;
4. Degree of common ownership or financial control over the entities; and
5. Use of a common brand, trade, business, or operating name.

C. The Agency is authorized to make a reasonable inference as to whether an employer meets the definition of “construction employer” under Section 14.35.020, and an alleged employer bears the burden of proof to show that the employer is not a “construction employer” as defined in Section 14.35.020.

14.35.040 Parking reimbursements

A. Employers shall provide each employee with full reimbursement for parking expenses for construction work in Seattle.

1. Employers providing additional compensation for parking expenses, such as hourly parking benefits, may use such compensation to offset the amount due for reimbursement of parking expenses under this subsection 14.35.040.A. Employers bear the burden of proof to show that the additional compensation is for the purposes of providing reimbursement for parking expenses.

2. Employers providing parking, at no cost to the employee, at or near a construction site are not required to provide reimbursement for parking expenses under Section 14.35.040. If the employer-provided parking is more than three blocks from the construction site, the employer shall provide transportation, at no cost to the employee, to and from the employer-provided parking site and the construction site; the employer also shall compensate the employee for the time spent travelling between the employer-provided parking site and the construction site as hours worked at the employee’s regular rate of pay, subject to overtime requirements.

B. Reimbursement for parking expenses and pay for travel time from employer-provided parking under subsection 14.35.040.A is compensation under Chapter 14.20. Employers providing reimbursement for parking

expenses or pay for travel time from employer-provided parking shall comply with all compensation requirements under Chapter 14.20, including but not limited to the following:

1. Employers shall provide compensation on an established regular pay day at no longer than monthly payment intervals under Section 14.20.020.

2. Employers shall provide revised written notice of employment information that includes notice of reimbursement for parking expenses or pay for travel time from employer-provided parking under subsection 14.20.025.D, provided that such notice is due by 30 days after the effective date of this Chapter 14.35.

3. Employers shall provide reimbursement for parking expenses or pay for travel time from employer-provided parking on an established regular pay day at no longer than monthly payment intervals under Section 14.20.020.

4. Employers shall provide written itemization of reimbursements for parking expenses or pay for travel time from employer-provided parking to distinguish between payment for work performed and payment for reimbursement of parking expenses or pay for travel time from employer-provided parking under subsection 14.20.025.E.

14.35.100 Notice of rights

A. Within 30 days of the effective date of this Chapter 14.35, employers shall display a written notice of rights established by this Chapter 14.35 in a conspicuous and accessible place at any workplace or job site where any of their employees' work. Employers shall display the notice of rights in English and in the primary language(s) of the employee(s) at the workplace or job site. Employers shall make a good faith effort to determine the primary languages of the employees at the workplace or job site. If display of the notice of rights is not feasible, including situations when the employee works remotely or does not have a regular workplace or job site, employers may solely provide the notice of rights on an individual basis in the employee's primary language in a physical or electronic format that is reasonably conspicuous and accessible. The Director may

issue rules governing the form and content of the notice of rights, the manner of its distribution, and required languages for its translation.

B. The notice of rights shall provide information on:

1. The right to reimbursement for parking expenses and pay for travel time from employer-provided parking guaranteed by this Chapter 14.35;
2. The right to be protected from retaliation for exercising in good faith the rights protected by this Chapter 14.35;
3. The right to file a complaint with the Agency or bring a civil action for violation of the requirements of this Chapter 14.35, including but not limited to an employer or any person's failure to provide reimbursement for parking expenses as required by this Chapter 14.35, and an employer or other person's retaliation against an employee or other person for asserting the right to reimbursement for parking expenses or otherwise engaging in an activity protected by this Chapter 14.35; and
4. Pursuant to rules that the Director may issue, other information that is material and necessary to effectuate the terms of this Chapter 14.35.

C. The Agency may create and distribute a model notice of rights in English and other languages. However, employers are responsible for providing employees with the notice of rights required by subsection 14.35.100.B in a form and manner sufficient to inform employees of their rights under this Chapter 14.35, regardless of whether the Agency has created and distributed a model notice of rights.

14.35.110 Employer records

- A. Employers shall retain records that document compliance with this Chapter 14.35 for each employee.
- B. Employers shall retain the records required by subsection 14.35.110.A for a period of three years.
- C. If an employer fails to retain adequate records required under subsection 14.35.110.A, there shall be a presumption, rebuttable by clear and convincing evidence, that the employer violated this Chapter 14.35 for the periods and for each employee for whom records were not retained.

14.35.120 Retaliation prohibited

A. No employer or any other person shall interfere with, restrain, or deny the exercise of, or the attempt to exercise, any right protected under this Chapter 14.35.

B. No employer or any other person shall take any adverse action against any person because the person has exercised in good faith the rights protected under this Chapter 14.35. Such rights include, but are not limited to, the right to make inquiries about the rights protected under this Chapter 14.35; the right to inform others about their rights under this Chapter 14.35; the right to inform the person's employer, the person's legal counsel, a union or similar organization, or any other person about an alleged violation of this Chapter 14.35; the right to file an oral or written complaint with the Agency or bring a civil action for an alleged violation of this Chapter 14.35; the right to cooperate with the Agency in its investigations of this Chapter 14.35; the right to testify in a proceeding under or related to this Chapter 14.35; the right to refuse to participate in an activity that would result in a violation of city, state or federal law; and the right to oppose any policy, practice, or act that is unlawful under this Chapter 14.35.

C. No employer or any other person shall communicate to a person exercising rights protected in this Section 14.35.120, directly or indirectly, the willingness to inform a government worker that the person is not lawfully in the United States, or to report, or to make an implied or express assertion of a willingness to report, suspected citizenship or immigration status of an employee or family member of an employee to a federal, state, or local agency because the employee has exercised a right under this Chapter 14.35.

D. It shall be a rebuttable presumption of retaliation if an employer or any other person takes an adverse action against a person within 90 days of the person's exercise of rights protected in this Section 14.35.120. The employer may rebut the presumption with clear and convincing evidence that the adverse action was taken for a permissible purpose.

E. Proof of retaliation under this Section 14.35.120 shall be sufficient upon a showing that an employer or any other person has taken an adverse action against a person and the person's exercise of rights protected in

this Section 14.35.120 was a motivating factor in the adverse action, unless the employer can prove that the action would have been taken in the absence of such protected activity.

F. The protections afforded under this Section 14.35.120 shall apply to any person who mistakenly but in good faith alleges violations of this Chapter 14.35.

G. A complaint or other communication by any person triggers the protections of this Section 14.35.120 regardless of whether the complaint or communication is in writing or makes explicit reference to this Chapter 14.35.

14.35.125 Rulemaking authority

The Director is authorized to administer and enforce this Chapter 14.35. The Director is authorized to promulgate, revise, or rescind rules and regulations deemed necessary, appropriate, or convenient to administer, evaluate and enforce the provisions of this Chapter 14.35 pursuant to Chapter 3.02, providing affected entities with due process of law and in conformity with the intent and purpose of this Chapter 14.35. Any rules promulgated by the Director shall have the force and effect of law and may be relied on by employers, employees, and other parties to determine their rights and responsibilities under this Chapter 14.35.

14.35.130 Enforcement power and duties

The Agency shall have the power to administer and enforce this Chapter 14.35 and shall have such powers and duties in the performance of these functions as are defined in this Chapter 14.35 and otherwise necessary and proper in the performance of the same and provided for by law.

14.35.140 Violation

The failure of any respondent to comply with any requirement imposed on the respondent under this Chapter 14.35 is a violation.

14.35.150 Investigation

A. The Agency shall have the power to investigate any violations of this Chapter 14.35 by any respondent. The Agency may prioritize investigations of workforces that are vulnerable to violations of this

Chapter 14.35. The Agency may initiate an investigation pursuant to Director rules, including but not limited to situations when the Director has reason to believe that a violation has occurred or will occur, or when circumstances show that violations are likely to occur within a class of employers or businesses because the workforce contains significant numbers of employees who are vulnerable to violations of this Chapter 14.35 or the workforce is unlikely to volunteer information regarding such violations. An investigation may also be initiated through the receipt by the Agency of a report or complaint filed by an employee or other person.

B. An employee or other person may report to the Agency any suspected violation of this Chapter 14.35. The Agency shall encourage reporting pursuant to this Section 14.35.150 by taking the following measures:

1. The Agency shall keep confidential, to the maximum extent permitted by applicable laws, the name and other identifying information of the employee or person reporting the violation. However, with the authorization of such person, the Agency may disclose the employee's or person's name and identifying information as necessary to enforce this Chapter 14.35 or for other appropriate purposes.

2. The Agency may require the employer to post or otherwise notify other employees working for the employer that the Agency is conducting an investigation. The employer shall provide the notice of investigation in a form, place, and manner designated by the Agency. The Agency shall create the notice of investigation in English and other languages.

3. The Agency may certify the eligibility of eligible persons for "U" Visas under the provisions of 8 U.S.C. § 1184.p and 8 U.S.C. § 1101.a.15.U. This certification is subject to applicable federal law and regulations, and Director rules.

C. The Agency's investigation shall commence within three years of the alleged violation. To the extent permitted by law, the applicable statute of limitations for civil actions is tolled during any investigation under this Chapter 14.35 and any administrative enforcement proceeding under this Chapter 14.35 based upon the same facts. For purposes of this Chapter 14.35:

1. The Agency's investigation begins on the earlier date of when the Agency receives a

complaint from a person under this Chapter 14.35, or when the Agency provides notice to the respondent that an investigation has commenced under this Chapter 14.35.

2. The Agency's investigation ends when the Agency issues a final order concluding the matter and any appeals have been exhausted; the time to file any appeal has expired; or the Agency notifies the respondent in writing that the investigation has been otherwise resolved.

D. The Agency's investigation shall be conducted in an objective and impartial manner.

E. The Director may apply by affidavit or declaration in the form allowed under RCW 9A.72.085 to the Hearing Examiner for the issuance of subpoenas requiring an employer to produce the records required by Section 14.35.110, or for the attendance and testimony of witnesses, or for the production of documents required to be retained under Section 14.35.110, or any other document relevant to the issue of whether any employee or group of employees received the information or other benefits required by this Chapter 14.35, and/or to whether an employer has violated any provision of this Chapter 14.35. The Hearing Examiner shall conduct the review without hearing as soon as practicable and shall issue subpoenas upon a showing that there is reason to believe that: a violation has occurred, a complaint has been filed with the Agency, that circumstances show that violations are likely to occur within a class of businesses because the workforce contains significant numbers of employees who are vulnerable to violations of this Chapter 14.35, the workforce is unlikely to volunteer information regarding such violations, or the Agency has gathered preliminary information indicating that a violation may have occurred.

F. An employer that fails to comply with the terms of any subpoena issued under subsection 14.35.150.E in an investigation by the Agency under this Chapter 14.35 before the issuance of a Director's Order issued pursuant to subsection 14.35.160.C may not use such records in any appeal to challenge the correctness of any determination by the Agency of liability, damages owed, or penalties assessed.

G. In addition to other remedies, the Director may refer any subpoena issued under subsection 14.35.150.E to the City Attorney to seek a court order to enforce any subpoena.

H. Where the Director has reason to believe that a violation has occurred, the Director may order any appropriate temporary or interim relief to mitigate the violation or maintain the status quo pending completion of a full investigation or hearing, including but not limited to a deposit of funds or bond sufficient to satisfy a good-faith estimate of compensation, interest, damages, and penalties due. A respondent may appeal any such order in accordance with Section 14.35.180.

14.35.160 Findings of fact and determination

A. Except when there is an agreed upon settlement, the Director shall issue a written determination with findings of fact resulting from the investigation and statement of whether a violation of this Chapter 14.35 has or has not occurred based on a preponderance of the evidence before the Director.

B. If the Director determines that there is no violation of this Chapter 14.35, the Director shall issue a “Determination of No Violation” with notice of an employee’s or other person’s right to appeal the decision, pursuant to Director rules.

C. If the Director determines that a violation of this Chapter 14.35 has occurred, the Director shall issue a “Director's Order” that shall include a notice of violation identifying the violation or violations.

1. The Director’s Order shall state with specificity the amounts due under this Chapter 14.35 for each violation, including payment of unpaid compensation, liquidated damages, civil penalties, penalties payable to aggrieved parties, fines, and interest pursuant to Section 14.35.170.

2. The Director's Order may specify that civil penalties and fines due to the Agency can be mitigated for respondent's timely payment of remedy due to an aggrieved party pursuant to subsection 14.35.170.A.4.

3. The Director’s Order may specify that civil penalties and fines are due to the aggrieved party rather than due to the Agency.

4. The Director's Order may direct the respondent to take such corrective action as is necessary to comply with the requirements of this Chapter 14.35, including but not limited to monitored compliance for a

reasonable time period.

5. The Director's Order shall include notice of the respondent's right to appeal the decision pursuant to Section 14.35.180.

14.35.165 Complaint procedure

A. The Agency shall have the power to respond to any violations of this Chapter 14.35 with a complaint procedure.

B. The Agency may initiate a complaint procedure as an alternative enforcement method to an investigation for responding to a report or complaint by any person of a violation of this Chapter 14.35. The Director may issue rules for the complaint procedure, including but not limited to rules to establish the timeline for sending the information required by subsection 14.35.165.D, determine the nature and content of information requested from the complainant and employer, and indicate when the Agency may prioritize use of a complaint procedure prior to an investigation or in lieu of an investigation. The Director may also establish other enforcement methods to efficiently resolve violations of this Chapter 14.35.

C. The Agency may request the complainant to provide information pursuant to the complaint procedure, including but not limited to:

1. Contact information for the employee and employer; and
2. A statement describing the alleged violations of this Chapter 14.35.

D. The Agency may send notices to the employer and complainant, including but not limited to:

1. Notice of the alleged violation(s). The Agency may send notice to the employer of the alleged violation(s) of this Chapter 14.35. The Agency shall bear any cost of sending such notice by certified mail or by other means incurring a cost to the Agency. This notice may include but not be limited to:

- a. Statement of the alleged violation(s) of this Chapter 14.35; and
- b. Description of the remedies available to an employee for violation(s) of this Chapter

14.35;

2. Response from the employer. The Agency may request the employer to send the Agency relevant information to respond to the alleged violation(s) within a specified timeframe.

3. Notice to the complainant of the response from the employer. The Agency may send a notice to the complainant of the response from the employer. This notice to the complainant may include but not be limited to:

- a. The response from employer, including any enclosures;
- b. Information on the right to bring a civil action in a court of competent jurisdiction;
- c. Any other information about the status of the complaint; and
- d. Information about the navigation program pursuant to Section 14.35.167.

4. Notice of no response. If the Agency receives no response from the employer within the specified timeframe, the Agency may send a notice of no response to the complainant and the employer and may include proof that the Agency previously sent notice of the alleged violation(s) to the employer.

5. Notice of closure. The Agency may send the complainant and employer notice of the Agency's completion of the complaint procedure and/or closure of the case.

E. Upon satisfying the requirements of subsections 14.35.165.C and 14.35.165.D, the Agency may close the case.

14.35.167 Navigation program

The Agency may establish a navigation program that provides intake and information relating to the provisions of this Chapter 14.35.

A. The navigation program may provide a range of information, including but not limited to:

- 1. Information on the provisions and procedures of this Chapter 14.35;
- 2. General court information, including but not limited to:

- a. Information on court procedures for filing civil actions in a court of competent jurisdiction; and

b. Information on obtaining translation and interpretation services, and other courtroom services;

3. A list of organizations that can be used to identify attorneys;

4. Organizations providing outreach and education, and/or legal assistance to employees;

5. Information about classifying workers as employees or independent contractors; and

6. As determined by the Director, additional information related to the provisions of this Chapter 14.35, other workplace protections for independent contractors, or other resources for resolving workplace issues.

B. The navigation program may include outreach and education to the public on the provisions and procedures of this Chapter 14.35.

C. The navigation program shall not include legal advice from the Agency. However, if the Agency provides information to an employee about a community organization through the navigation program, the community organization is not precluded from providing legal advice.

14.35.170 Remedies

A. The payment of unpaid compensation, liquidated damages of up to twice the amount of unpaid compensation, civil penalties, penalties payable to aggrieved parties, fines, and interest provided under this Chapter 14.35 is cumulative and is not intended to be exclusive of any other available remedies, penalties, fines, and procedures.

1. The amounts of all civil penalties, penalties payable to aggrieved parties, and fines contained in this Section 14.35.170 shall be increased annually to reflect the rate of inflation and calculated to the nearest cent on January 1 of each year thereafter. The Agency shall determine the amounts and file a schedule of such amounts with the City Clerk.

2. If a violation is ongoing when the Agency receives a complaint or opens an investigation, the Director may order payment of unpaid compensation plus interest that accrues after receipt of the complaint or

after the investigation opens and before the date of the Director's Order.

3. Interest shall accrue from the date the unpaid compensation was first due at 12 percent annum, or the maximum rate permitted under RCW 19.52.020.

4. If there is a remedy due to an aggrieved party, the Director may waive part or all civil penalties and fines due to the Agency based on timely payment of the full remedy due to the aggrieved party.

a. The Director may waive the total amount of civil penalties and fines due to the Agency if the Director determines that the respondent paid the full remedy due to the aggrieved party within ten days of service of the Director's Order.

b. The Director may waive half the amount of civil penalties and fines due to the Agency if the Director determines that the respondent paid the full remedy due to the aggrieved party within 15 days of service of the Director's Order.

c. The Director shall not waive any amount of civil penalties and fines due to the Agency if the Director determines that the respondent has not paid the full remedy due to the aggrieved party after 15 days of service of the Director's Order.

5. When determining the amount of liquidated damages, civil penalties, penalties payable to aggrieved parties, and fines due under this Section 14.35.170 for a settlement agreement or Director's Order, including but not limited to the mitigation of civil penalties and fines due to the Agency for timely payment of remedy due to an aggrieved party under subsection 14.35.170.A.4, the Director may consider:

a. The total amount of unpaid compensation, liquidated damages, penalties, fines, and interest due;

b. The nature and persistence of the violations;

c. The extent of the respondent's culpability;

d. The substantive or technical nature of the violations;

e. The size, revenue, and human resources capacity of the respondent;

- f. The circumstances of each situation;
- g. The amount of penalties in similar situations; and
- h. Pursuant to rules that the Director may issue, other factors that are material and

necessary to effectuate the terms of this Chapter 14.35.

B. A respondent found to be in violation of this Chapter 14.35 shall be liable for full payment of unpaid compensation due plus interest in favor of the aggrieved party under the terms of this Chapter 14.35, and other equitable relief. If the precise amount of unpaid compensation cannot be determined due to a respondent's failure to produce records or if a respondent produces records in a manner or form which makes timely determination of the amount of unpaid compensation impracticable, the Director may designate a daily amount for unpaid compensation due to aggrieved party. For any violation of this Chapter 14.35, the Director may assess liquidated damages in an additional amount of up to twice the unpaid compensation.

C. A respondent found to be in violation of this Chapter 14.35 for retaliation under Section 14.35.120 shall be subject to any appropriate relief at law or equity including, but not limited to reinstatement of the aggrieved party, front pay in lieu of reinstatement with full payment of unpaid compensation plus interest in favor of the aggrieved party under the terms of this Chapter 14.35, and liquidated damages in an additional amount of up to twice the unpaid compensation. The Director also shall order the imposition of a penalty payable to the aggrieved party of up to \$5,565.10.

D. The Director is authorized to assess civil penalties for a violation of this Chapter 14.35 and may specify that civil penalties are due to the aggrieved party rather than due to the Agency.

1. For a first violation of this Chapter 14.35, the Director may assess a civil penalty of up to \$556.30 per aggrieved party.

2. For a second violation of this Chapter 14.35, the Director shall assess a civil penalty of up to \$1,112.60 per aggrieved party, or an amount equal to ten percent of the total amount of unpaid compensation, whichever is greater.

3. For a third or any subsequent violation of this 14.35, the Director shall assess a civil penalty of up to \$5,565.10 per aggrieved party, or an amount equal to ten percent of the total amount of unpaid compensation, whichever is greater.

4. For purposes of this subsection 14.35.170.D, a violation is a second, third, or subsequent violation if the respondent has been a party to one, two, or more than two settlement agreements, respectively, stipulating that a violation has occurred; and/or one, two, or more than two Director's Orders, respectively, have issued against the respondent in the ten years preceding the date of the violation; otherwise, it is a first violation.

E. The Director is authorized to assess fines for a violation of this Chapter 14.35 and may specify that fines are due to the aggrieved party rather than due to the Agency. The Director is authorized to assess fines as follows:

Violation	Fine
Failure to provide written notice of rights under Section 14.35.100	\$556.30 per aggrieved party
Failure to retain employer records for three years under subsections 14.35.110.A and 14.35.110.B	\$556.30 per missing record
Failure to comply with prohibitions against retaliation for exercising rights protected under Section 14.35.120	\$1,112.60 per aggrieved party
Failure to provide notice of investigation to employees under subsection 14.35.150.B.2	\$556.30 per aggrieved party
Failure to post or distribute public notice of failure to comply with final order under subsection 14.35.210.A.1	\$556.30

For each employee hired by the employer and each missing record, the maximum amount that may be imposed in fines in a one-year period for each type of violation listed above is \$5,565.10. For each employee hired by the employer, if a fine for retaliation is issued, the maximum amount that may be imposed in a one-year period is \$22,259.36.

F. A respondent that willfully hinders, prevents, impedes, or interferes with the Director or Hearing

Examiner in the performance of their duties under this Chapter 14.35 shall be subject to a civil penalty of not less than \$1,112.60 and not more than \$5,565.10.

G. In addition to the unpaid compensation, penalties, fines, liquidated damages, and interest, the Agency may assess against the respondent in favor of the City the reasonable costs incurred in enforcing this Chapter 14.35, including but not limited to reasonable attorneys' fees.

H. A respondent that is the subject of a settlement agreement stipulating that a violation has occurred shall count for debarment, or a final order for which all appeal rights have been exhausted, shall not be permitted to bid, or have a bid considered, on any City contract until such amounts due under the final order have been paid in full to the Director. If the respondent is the subject of a final order two times or more within a five-year period, the employer shall not be allowed to bid on any City contract for two years. This subsection 14.35.170.H shall be construed to provide grounds for debarment separate from, and in addition to, those contained in Chapter 20.70 and shall not be governed by that chapter provided that nothing in this subsection 14.35.170.H shall be construed to limit the application of Chapter 20.70. The Director shall notify the Director of Finance and Administrative Services of all respondents subject to debarment under this subsection 14.35.170.H.

14.35.180 Appeal period and failure to respond

A. An employee or other person who claims an injury as a result of an alleged violation of this Chapter 14.35 may appeal the Determination of No Violation, pursuant to Director rules.

B. A respondent may appeal the Director's Order, including all remedies issued pursuant to Section 14.35.170, by requesting a contested hearing before the Hearing Examiner in writing within 15 days of service of the Director's Order. If a respondent fails to appeal the Director's Order within 15 days of service, the Director's Order shall be final. If the last day of the appeal period so computed is a Saturday, Sunday, or federal or City holiday, the appeal period shall run until 5 p.m. on the next business day.

14.35.190 Appeal procedure and failure to appear

A. Contested hearings shall be conducted pursuant to the procedures for hearing contested cases contained in Section 3.02.090 and the rules adopted by the Hearing Examiner for hearing contested cases. The hearing shall be conducted de novo and the Director shall have the burden of proving by a preponderance of the evidence that the violation or violations occurred. Upon establishing such proof, the remedies and penalties imposed by the Director shall be upheld unless it is shown that the Director abused discretion. Failure to appear for a contested hearing shall result in an order being entered finding that the respondent committed the violation stated in the Director's Order. For good cause shown and upon terms the Hearing Examiner deems just, the Hearing Examiner may set aside an order entered upon a failure to appear.

B. In all contested cases, the Hearing Examiner shall enter an order affirming, modifying, or reversing the Director's Order, consistent with Ordinance 126068.

14.35.200 Appeal from Hearing Examiner order

A. The respondent may obtain judicial review of the decision of the Hearing Examiner by applying for a Writ of Review in the King County Superior Court within 30 days from the date of the decision in accordance with the procedure set forth in chapter 7.16 RCW, other applicable law, and court rules.

B. The decision of the Hearing Examiner shall be final and conclusive unless review is sought in compliance with this Section 14.35.200.

14.35.210 Failure to comply with final order

A. If a respondent fails to comply within 30 days of service of any settlement agreement with the Agency, or with any final order issued by the Director or the Hearing Examiner for which all appeal rights have been exhausted, the Agency may pursue, but is not limited to, the following measures to secure compliance:

1. The Director may require the respondent to post or distribute public notice of the respondent's failure to comply in a form and manner determined by the Agency.

2. The Director may refer the matter to a collection agency. The cost to the City for the collection services will be assessed as costs, at the rate agreed to between the City and the collection agency,

and added to the amounts due.

3. The Director may refer the matter to the City Attorney for the filing of a civil action in King County Superior Court, the Seattle Municipal Court, or any other court of competent jurisdiction to enforce such order or to collect amounts due. In the alternative, the Director may seek to enforce a Director's Order or a final order of the Hearing Examiner under Section 14.35.190.

4. The Director may request that the City's Department of Finance and Administrative Services deny, suspend, refuse to renew, or revoke any business license held or requested by the employer or person until such time as the employer complies with the remedy as defined in the settlement agreement or final order. The City's Department of Finance and Administrative Services shall have the authority to deny, refuse to renew, or revoke any business license in accordance with this subsection 14.35.210.A.4.

B. No respondent that is the subject of a final order issued under this Chapter 14.35 shall quit business, sell out, exchange, convey, or otherwise dispose of the respondent's business or stock of goods without first notifying the Agency and without first notifying the respondent's successor of the amounts owed under the final order at least three business days before such transaction. At the time the respondent quits business, or sells out, exchanges, or otherwise disposes of the respondent's business or stock of goods, the full amount of the remedy, as defined in a final order issued by the Director or the Hearing Examiner, shall become immediately due and payable. If the amount due under the final order is not paid by respondent within ten days from the date of such sale, exchange, conveyance, or disposal, the successor shall become liable for the payment of the amount due, provided that the successor has actual knowledge of the order and the amounts due or has prompt, reasonable, and effective means of accessing and verifying the fact and amount of the order and the amounts due. The successor shall withhold from the purchase price a sum sufficient to pay the amount of the full remedy. When the successor makes such payment, that payment shall be deemed a payment upon the purchase price in the amount paid, and if such payment is greater in amount than the purchase price the amount of the difference

shall become a debt due such successor from the employer.

14.35.220 Debt owed The City of Seattle

A. All monetary amounts due under the Director's Order shall be a debt owed to the City and may be collected in the same manner as any other debt in like amount, which remedy shall be in addition to all other existing remedies, provided that amounts collected by the City for unpaid compensation, liquidated damages, penalties payable to aggrieved parties, or front pay shall be held in trust by the City for the aggrieved party and, once collected by the City, shall be paid by the City to the aggrieved party.

B. If a respondent fails to appeal a Director's Order to the Hearing Examiner within the time period set forth in subsection 14.35.180.B, the Director's Order shall be final, and the Director may petition the Seattle Municipal Court, or any court of competent jurisdiction, to enforce the Director's Order by entering judgment in favor of the City finding that the respondent has failed to exhaust its administrative remedies and that all amounts and relief contained in the order are due. The Director's Order shall constitute prima facie evidence that a violation occurred and shall be admissible without further evidentiary foundation. Any certifications or declarations authorized under RCW 9A.72.085 containing evidence that the respondent has failed to comply with the order or any parts thereof, and is therefore in default, or that the respondent has failed to appeal the Director's Order to the Hearing Examiner within the time period set forth in subsection 14.35.180.B, and therefore has failed to exhaust the respondent's administrative remedies, shall also be admissible without further evidentiary foundation.

C. If a respondent fails to obtain judicial review of an order of the Hearing Examiner within the time period set forth in subsection 14.35.200.A, the order of the Hearing Examiner shall be final, and the Director may petition the Seattle Municipal Court to enforce the Director's Order by entering judgment in favor of the City for all amounts and relief due under the order of the Hearing Examiner. The order of the Hearing Examiner shall constitute conclusive evidence that the violations contained therein occurred and shall be admissible without further evidentiary foundation. Any certifications or declarations authorized under RCW 9A.72.085

containing evidence that the respondent has failed to comply with the order or any parts thereof, and is therefore in default, or that the respondent has failed to avail itself of judicial review in accordance with subsection 14.35.200.A, shall also be admissible without further evidentiary foundation.

D. In considering matters brought under subsections 14.35.220.B and 14.35.220.C, the Seattle Municipal Court may include within its judgment all terms, conditions, and remedies contained in the Director's Order or the order of the Hearing Examiner, whichever is applicable, that are consistent with the provisions of this Chapter 14.35.

14.35.230 Private right of action

A. Any person or class of persons that suffers an injury as a result of a violation of this Chapter 14.35, or is the subject of prohibited retaliation under Section 14.35.120, may bring a civil action in a court of competent jurisdiction against the employer or other person violating this Chapter 14.35 and, upon prevailing, may be awarded reasonable attorney fees and costs and such legal or equitable relief as may be appropriate to remedy the violation including, without limitation: the payment of any unpaid compensation plus interest due to the person and liquidated damages in an additional amount of up to twice the unpaid compensation; and a penalty payable to any aggrieved party of up to \$5,565.10 if the aggrieved party was subject to prohibited retaliation. Interest shall accrue from the date the unpaid compensation was first due at 12 percent per annum, or the maximum rate permitted under RCW 19.52.020.

B. For purposes of this Section 14.35.230, "person" includes any entity a member of which has suffered an injury or retaliation, or any other individual or entity acting on behalf of an aggrieved party that has suffered an injury or retaliation.

C. For purposes of determining membership within a class of persons entitled to bring an action under this Section 14.35.230, two or more employees are similarly situated if they:

1. Are or were hired for the same employer or employers, whether concurrently or otherwise, at some point during the applicable statute of limitations period,

2. Allege one or more violations that raise similar questions as to liability, and

3. Seek similar forms of relief.

D. For purposes of subsection 14.35.230.C, employees shall not be considered dissimilar solely because the employees’:

1. Claims seek damages that differ in amount, or

2. Job titles or other means of classifying employees differ in ways that are unrelated to their claims.

E. An order issued by the court may include a requirement for an employer to submit a compliance report to the court and to the Agency.

14.35.233 Waiver

Any waiver by an individual of any provisions of this Chapter 14.35 shall be deemed contrary to public policy and shall be void and unenforceable.

14.35.235 Encouragement of more generous policies

A. Nothing in this Chapter 14.35 shall be construed to discourage or prohibit an employer from the adoption or retention of parking reimbursement policies more generous than the one required by this Chapter 14.35.

B. Nothing in this Chapter 14.35 shall be construed as diminishing the obligation of the employer to comply with any contract, collective bargaining agreement, employment benefit plan, or other agreement providing more generous parking reimbursement policies to an employee than required by this Chapter 14.35.

14.35.240 Other legal requirements; effect on other laws

This Chapter 14.35 provides minimum requirements for providing covered employees with parking reimbursements and shall not be construed to preempt, limit, impose additive requirements, or otherwise affect the applicability of any other law, regulation, requirement, policy, or standard that provides for parking reimbursements, or that extends other protections to employees; and nothing in this Chapter 14.35 shall be

interpreted or applied so as to create any power or duty in conflict with federal or state law. Nor shall this Chapter 14.35 be construed to preclude any person aggrieved from seeking judicial review of any final administrative decision or order made under this Chapter 14.35 affecting such person. Nothing in this Section 14.35.240 shall be construed as restricting an employee’s right to pursue any other remedies at law or equity for violation of their rights.

14.35.250 Severability

The provisions of this Chapter 14.35 are declared to be separate and severable. If any clause, sentence, paragraph, subdivision, section, subsection, or portion of this Chapter 14.35, or the application thereof to any employer, employee, person, or circumstance, is held to be invalid, it shall not affect the validity of the remainder of this Chapter 14.35, or the validity of its application to other persons or circumstances.

Section 3. Section 3.02.125 of the Seattle Municipal Code, last amended by Ordinance 126283, is amended as follows:

3.02.125 Hearing Examiner filing fees

A. The filing fee for a case before the City Hearing Examiner is \$85, with the following exceptions:

Basis for Case	Fee in dollars
* * *	
Cable Communications (Chapter 21.60)	No fee
Construction Employee Parking Reimbursements (Chapter 14.35)	No fee
Dangerous Animals (Chapter 9.25)	No fee
* * *	

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Section 4. Section 3.15.000 of the Seattle Municipal Code, last amended by Ordinance 126189, is amended as follows:

3.15.000 Office of Labor Standards created - Functions

There is created within the Executive Department an Office of Labor Standards, under the direction of the

Mayor. The mission of the Office of Labor Standards is to advance labor standards through thoughtful community and business engagement, strategic enforcement and innovative policy development, with a commitment to race and social justice. The Office of Labor Standards seeks to promote greater economic opportunity and further the health, safety, and welfare of workers; support employers and other hiring entities in their implementation of labor standards requirements; and end barriers to workplace equity for women, communities of color, immigrants and refugees, and other vulnerable workers.

The functions of the Office of Labor Standards are as follows:

- A. Promoting labor standards through outreach, education, technical assistance, and training;
- B. Collecting and analyzing data on labor standards enforcement;
- C. Partnering with community, businesses, and workers for stakeholder input and collaboration;
- D. Developing innovative labor standards policy;
- E. Administering and enforcing City of Seattle ordinances relating to paid sick and safe time (Chapter 14.16), use of criminal history in employment decisions (Chapter 14.17), minimum wage and minimum compensation (Chapter 14.19), wage and tip compensation requirements (Chapter 14.20), secure scheduling (Chapter 14.22), domestic workers (Chapter 14.23), hotel employees safety protections (Chapter 14.26), protecting hotel employees from injury (Chapter 14.27), improving access to medical care for hotel employees (Chapter 14.28), hotel employees job retention (Chapter 14.29), commuter benefits (Chapter 14.30), transportation network company driver deactivation protections (Chapter 14.32), transportation network company driver minimum compensation (Chapter 14.33), independent contractor protections (Chapter 14.34), construction employee parking reimbursements (Chapter 14.35), and other labor standards ordinances that may be enacted in the future.

Section 5. Subsection 6.208.020.A of the Seattle Municipal Code, which section was last amended by Ordinance 126274, is amended as follows:

6.208.020 Denial, revocation of, or refusal to renew business license

A. In addition to any other powers and authority provided under this Title 6, the Director, or the Director's designee, has the power and authority to deny, revoke, or refuse to renew any business license issued under the provisions of this Chapter 6.208. The Director, or the Director's designee, shall notify such applicant or licensee in writing by mail of the denial, revocation of, or refusal to renew the license and on what grounds such a decision was based. The Director may deny, revoke, or refuse to renew any license issued under this Chapter 6.208 on one or more of the following grounds:

1. The license was procured by fraud or false representation of fact.
2. The licensee has failed to comply with any provisions of this Chapter 6.208.
3. The licensee has failed to comply with any provisions of Chapters 5.32, 5.35, 5.38, 5.39, 5.40, 5.45, 5.46, 5.48, 5.50, or 5.52.
4. The licensee is in default in any payment of any license fee or tax under Title 5 or Title 6.
5. The property at which the business is located has been determined by a court to be a chronic nuisance property as provided in Chapter 10.09.
6. The applicant or licensee has been convicted of theft under subsection 12A.08.060.A.4 within the last ten years.
7. The applicant or licensee is a person subject within the last ten years to a court order entering final judgment for violations of chapters 49.46, 49.48, or 49.52 RCW, or 29 U.S.C. 206 or 29 U.S.C. 207, and the judgment was not satisfied within 30 days of the later of either:
 - a. The expiration of the time for filing an appeal from the final judgment order under the court rules in effect at the time of the final judgment order; or
 - b. If a timely appeal is made, the date of the final resolution of that appeal and any subsequent appeals resulting in final judicial affirmation of the findings of violations of chapters 49.46, 49.48, or 49.52 RCW, or 29 U.S.C. 206 or 29 U.S.C. 207.
8. The applicant or licensee is a person subject within the last ten years to a final and binding

citation and notice of assessment from the Washington Department of Labor and Industries for violations of chapters 49.46, 49.48, or 49.52 RCW, and the citation amount and penalties assessed therewith were not satisfied within 30 days of the date the citation became final and binding.

9. Pursuant to subsections 14.16.100.A.4, 14.17.075.A, 14.19.100.A.4, 14.20.080.A.4, 14.22.115.A.4, 14.23.115.A.4, 14.26.210.A.4, 14.27.210.A.4, 14.28.210.A.4, 14.30.180.A.4, 14.33.210.A.4, ((~~and~~)) 14.34.210.A.4, 14.35.210.A.4, subsection 100.240.A.4 of Ordinance 126091, subsection 100.240.A.4 of Ordinance 126094, and subsection 100.240.A.4 of Ordinance 126274, the applicant or licensee has failed to comply, within 30 days of service of any settlement agreement, with any final order issued by the Director of the Office of Labor Standards, or any final order issued by the Hearing Examiner under Chapters 14.16, 14.17, 14.19, 14.20, 14.22, 14.23, 14.26, 14.27, 14.28, 14.29, 14.30, 14.33, and 14.34, 14.35, Ordinance 126091, Ordinance 126094, and Ordinance 126274 for which all appeal rights have been exhausted, and the Director of the Office of Labor Standards has requested that the Director deny, refuse to renew, or revoke any business license held or requested by the applicant or licensee. The denial, refusal to renew, or revocation shall remain in effect until such time as the violation(s) under Chapters 14.16, 14.17, 14.19, 14.20, 14.22, 14.23, 14.26, 14.27, 14.28, 14.29, 14.30, 14.33, and 14.34, 14.35, Ordinance 126091, Ordinance 126094, and Ordinance 126274 are remedied.

10. The business is one that requires an additional license under this Title 6 and the business does not hold that license.

11. The business has been determined under a separate enforcement process to be operating in violation of law.

* * *

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by
me in open session in authentication of its passage this _____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Karina Bull /x6-0078	n/a

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to employment in Seattle; requiring employers to provide parking or compensation for parking expenses to construction employees working in Seattle; amending Sections 3.02.125, 3.15.000, and 6.208.020 of the Seattle Municipal Code; and adding a new Chapter 14.35 to the Seattle Municipal Code.

Summary and background of the Legislation: Construction has long been a major economic driver in the Seattle region, employing tens of thousands of workers. Many of these workers spend a disproportionate share of their income to reach their job sites in Seattle. Unlike workers in many other industries, construction workers must drive to work to meet the specific needs of their jobs, such as bringing heavy tools and other equipment to perform their work or arriving early in the morning before the start of public transportation services. Construction workers must also park near their jobs to limit the distance that they carry equipment to the job site and must find parking for the duration of the workday to avoid moving their vehicles every few hours. It can be exceptionally expensive for construction workers to park near their job sites in Seattle, and this expense is particularly damaging for workers who are facing inequities in pay and other aspects of work.

This legislation would require construction employers to pay for the parking costs of employees working at construction sites in Seattle to improve the financial resources of employees who bear significant expense to perform work that supports their economic livelihood and contributes to a thriving construction industry in Seattle.

Labor Standards Requirements

This legislation would require construction employers to provide employees working at construction sites in Seattle with reimbursement for parking expenses.

Employers providing additional pay to cover parking expenses (e.g., an additional fixed rate of pay for each hour worked at a construction site), could use the amount of this pay to offset the amount due for reimbursement. In such instances, employers would bear the burden of proof to show that the additional pay was for the purposes of providing reimbursement for parking expenses.

Employers providing free parking would not be subject to the reimbursement requirement. However, if the employer-provided parking is more than three blocks from the construction site, employers would pay employees for the travel time between the free parking site and the construction site as hours worked at the employee's regular rate of pay.

Enforcement

The Office of Labor Standards (OLS) would implement the legislation through rulemaking, outreach, and enforcement. For enforcement, OLS would have authority to conduct complaint-based or directed investigations and/or engage in a “complaint procedure” that would serve as an information exchange between parties.

In addition to filing claims with OLS, employees could file a civil action for violations and could be awarded attorney fees plus costs.

Remedies for violations would include payment of up to three times the unpaid compensation plus interest. OLS could also require hiring entities to pay penalties and/or fines of \$556.30 per aggrieved party and per type of violation.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes x No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes x No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

Yes. There would be financial implications for OLS (e.g., cost of creating model notices in English and other languages, providing outreach, and conducting investigations) and the Hearing Examiner (e.g., cost of conducting hearings on appeals from respondents and aggrieved parties). More information is needed to determine the impacts of this legislation on City public works construction projects and public/private partnership projects with significant City investment.

Is there financial cost or other impacts of *not* implementing the legislation?

There are no financial costs to the City of not implementing the legislation.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

Yes. OLS would implement and enforce this legislation. The Hearing Examiner would conduct hearings on appeals from respondents and aggrieved parties. There also could be an undetermined number of legal referrals to the City Attorney. More information is needed to determine the impacts of this legislation on City public works construction projects and public/private partnership projects with significant City investment.

b. Is a public hearing required for this legislation?

No.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

No

d. Does this legislation affect a piece of property?

No.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The Race and Social Justice Initiative is the City's commitment to eliminating racial disparities and achieving racial equity in Seattle. The implementation of this legislation could support the financial well-being of workers of color in the construction industry, especially Latinx and immigrant workers who are overrepresented in construction jobs.¹

Locally and nationally, the construction sector is predominantly white and male. However, construction jobs are among among the top ten occupations that will add the most workers of color in the Seattle area in the next decade.² This legislation has the capacity to improve the quality of construction jobs for current and future workers of color by preventing them from shouldering the burden of unavoidable, high parking costs to work at construction sites in Seattle.

Employers would be required to provide a notice of rights in English and in the primary language(s) of the employee. OLS could create and distribute a model notice of rights in English and other languages.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

More research is needed to determine whether implementing this legislation would increase carbon emissions by incentivizing more construction workers to drive to work.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so,

¹ Policy Link. (2021). [Advancing Workforce Equity in Seattle: A Blueprint for Action](#). Black, Indigenous, and People of Color (BIPOC) workers comprise 24 percent of the construction workforce in King County, compared to 34 percent of the workforce overall. Latinx workers are overrepresented in the construction workforce, accounting for nine percent of Seattle workers and holding 24 percent of construction jobs. The vast majority (75 percent) of Latinx workers in construction jobs are immigrants. Black workers account for six percent of the Seattle workforce and are the most deeply underrepresented in construction, holding just two percent of construction jobs.

² *Id.*

explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

More research is needed to determine whether implementing this legislation would increase or decrease Seattle's resiliency to climate change in a material way.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).**

OLS could publicly share information on outreach and enforcement efforts on their [on-line, interactive dashboard](#). The same metrics posted for other labor standards could apply for this legislation (e.g., number of inquiries, number of investigations, amount of remedies). OLS also could contract with community and business organizations to conduct measurable outreach and education efforts on employee rights and employer responsibilities.

List attachments/exhibits below:



SEATTLE CITY COUNCIL
CENTRAL STAFF

Council Bill 120212

Construction Employee Parking Reimbursements

KARINA BULL, ANALYST
FINANCE AND HOUSING COMMITTEE
DECEMBER 7, 2021

Construction Employee Parking Reimbursements

- Seattle Municipal Code 14.35.
- Construction employers would reimburse construction employees for parking expenses to work in Seattle.
- Enforced by the Office of Labor Standards (OLS).

Coverage

- 1. Construction work** = any site preparation, assembly, erection, demolition, repair, maintenance, or alteration of public or private structures, rights-of-way work, utilities, or similar action occurring on a construction site.
- 2. Construction employee** = an employee performing construction work.
- 3. Construction employer** = an employer primarily engaged in construction, including general contractors and subcontractors.

Parking Reimbursements

1. Employers must provide full reimbursement for parking expenses.

- Parking expenses = employee's out-of-pocket expenses to obtain parking at or near a construction site.

2. Employers may offset the reimbursement.

- Employers regularly providing additional compensation for parking expenses (e.g., hourly parking benefits) could use the amount of such compensation to offset the amount due for reimbursement.

Exception for Free Parking

- 1. Exception for employers providing free parking.**
- 2. However, if the free parking is more than three blocks from the site:**
 - Employers must provide free transportation to the construction site.
 - Employers must pay for employee's travel time between free parking and the construction site.

Other Requirements

1. Notice of rights

- Information in English and the employee's primary language
- Model notices in English and other languages created by OLS

2. Recordkeeping

- Retention of records for three years

3. Prohibited retaliation

Enforcement

1. Office of Labor Standards

- Investigations, complaint procedure, court navigation program

2. Private right of action

- Individual and class actions
- If employee prevails, court could award attorney fees plus costs

Remedies

1. Remedies for employee

- Unpaid compensation (up to three times the amount owed).

2. Penalties and fines

- Penalties/fines in varying amounts, such as \$556.30 per aggrieved party for an employer's first violation.
- OLS could lower penalties/fines depending on the circumstances of the violation.

Issue Identification (1/8)

1. Environmental impact

- Paying for parking expenses could increase driving among workers who might otherwise use public transportation or carpool.

Issue Identification (2/8)

2. Alternative policies – Additional options for full or partial exceptions from reimbursement requirements could offer more flexibility in meeting the commuting needs of workers, reducing employer expenses, and/or mitigating environmental impacts.

- Transit subsidies
- Onsite tool storage
- Carpool incentives.

Issue Identification (3/8)

3. Administrative costs*

- Processing individual requests for reimbursement could result in significant administrative costs for employers.
- Establishing a uniform rate of reimbursement for parking across Seattle, or specific rates for identified areas, could streamline the reimbursement process.

** This issue could be partially or wholly addressed in OLS rules.*

Issue Identification (4/8)

4. Employee's choice of parking*

- Legislation infers, but does not explicitly state, that employers could not restrict the employee's choice of parking expenses (type, location, and cost of parking).
- An unequivocal statement that prohibits (or allows) restrictions on parking expenses would provide clarity.

** This issue could be partially or wholly addressed in OLS rules.*

Issue Identification (5/8)

5. Employer's provision of transportation from free parking*

- If employers provide free parking that is more than three blocks from the construction site, employers must also provide free transportation from the parking site to the construction site.
- Distance of three blocks could be quantified in a unit of miles, such as .21 miles to represent the length of three standard blocks in Seattle.
- Distance could be increased to one-half mile to align with typical “walkshed” to transit.

** This issue could be partially or wholly addressed in OLS rules.*

Issue Identification (6/8)

6. Employer's payment for travel time*

- Legislation does not specify whether travel time from free parking to the construction site includes both wait time and ride time for the employer-provided transportation.
- Legislation does not specify whether employee must use the employer-provided transportation to merit payment for travel time.

** This issue could be partially or wholly addressed in OLS rules.*

Issue Identification (7/8)

7. Penalties and fines

- Penalties and fines reflect 2021 OLS rates.
- Adjusting the amounts by 3.42 percent would reflect 2022 OLS rates (as adjusted for the rate of inflation) and align with penalties and fines in other labor standards.

Issue Identification (8/8)

8. Effective date

- The effective date would provide OLS with 30 days to prepare for implementation.
- Delaying the effective date would provide OLS with more time to develop rules, create and translate model notices, create education materials, update online information, adapt enforcement strategies, inform 18 contracted community partners of the legislative requirements, and provide direct outreach to employers and employees.
- Options could include June 1, 2022, September 1, 2022, or January 1, 2023.

Next Steps

1. **December 13, 2021** – If legislation is voted out of committee, possible Council vote.
2. **January 2022** – If legislation is not voted out of committee, possible consideration by next committee with oversight of labor standards.

Questions?

December 6, 2021

MEMORANDUM

To: Seattle City Council
From: Karina Bull, Analyst
Subject: Council Bill 120212: Construction Employee Parking Reimbursements

On December 7, 2021, the Finance and Housing Committee (Committee) will discuss and may vote on [Council Bill \(CB\) 120212](#), legislation that would require construction employers to reimburse employees for parking expenses. This memo provides an overview of the legislation, identifies issues for Council's consideration, and identifies next steps.

Background

Construction has long been a major economic driver in the Seattle region. Currently, there are over 8,000 construction employers¹ that employ about 136,000 workers² in the Seattle area. Unlike workers in other industries, many construction workers drive to work to meet the specific needs of their jobs, such as bringing heavy tools and other equipment to perform their work or arriving early in the morning before the start of public transit services. Construction workers also park near their jobs to limit the distance that they carry equipment to the job site and must find parking for the duration of the workday to avoid moving their vehicles every few hours. As Seattle has the highest off-street parking costs in the region with average daily rates of more than \$23.00³, parking can be a significant expense for those who work in areas requiring paid parking.

Summary

Labor standards requirements

The proposed legislation would require construction employers to fully reimburse employees for parking expenses to work at construction sites in Seattle. Employers regularly providing additional pay to cover parking expenses (e.g., an additional dollar for each hour worked at a construction site) could use this pay to offset the amount due for reimbursement.

Employers providing free parking would not be subject to the reimbursement requirement. However, if the employer-provided parking is more than three blocks from the construction site, employers would pay employees for the travel time (between the free parking site and the construction site) as hours worked at the employee's regular rate of pay.

¹ City of Seattle Department of Finance and Administrative Services (November 15, 2021). [Active Business License Tax Certificate](#).

² Bureau of Labor Statistics (November 4, 2021). [Seattle Area Economic Summary](#).

³ Puget Sound Regional Council (November 19, 2020). [Parking Trends in the Central Puget Sound Region, 2013-2018](#).

Enforcement

The Office of Labor Standards (OLS) would implement the legislation. Standard implementation activities include developing rules, creating/translating education materials, updating online information, keeping 18 contracted community partners apprised of legislative requirements, providing direct outreach to employers and employees, conducting enforcement, and tracking/publicizing enforcement data.

OLS could enforce the ordinance through complaint-based or directed investigations and/or engage in a “complaint procedure” that would serve as an information exchange between parties. Employees could also file a civil action and, upon prevailing, obtain attorney fees plus costs.

Consistent with other labor standards, remedies for violations would include payment of up to three times the amount owed to the worker plus interest. OLS could also require hiring entities to pay penalties and/or fines per aggrieved party and per type of violation.

Financial Impacts

This legislation could require OLS to hire staff and/or consultants, incur office space expenses, and fund additional outreach. No estimate is currently available for these costs. More information is also needed to determine the impacts of this legislation on City public works construction projects and public/private partnership projects with significant City investment.

For employers, there would be financial implications for covering the administrative and actual costs of parking expenses for work in Seattle. More information is needed to know the extent of construction work that happens in areas requiring paid parking and how many employers already have agreements to cover part or all of employee parking expenses.

Racial Equity Impacts

This legislation could support the financial well-being of Black, Indigenous, and People of Color (BIPOC) workers in the construction industry, especially Latinx and immigrant workers who are overrepresented in construction jobs.⁴

While the construction sector is predominantly white and male, construction jobs are among the top ten occupations that will add the most BIPOC workers in the Seattle area in the next decade.⁵ This legislation has the capacity to improve the quality of construction jobs for current

⁴ Policy Link. (2021). [Advancing Workforce Equity in Seattle: A Blueprint for Action](#). BIPOC workers comprise 24 percent of the construction workforce in King County, compared to 34 percent of the workforce overall. Latinx workers are overrepresented in the construction workforce, accounting for nine percent of Seattle workers and holding 24 percent of construction jobs. The vast majority (75 percent) of Latinx workers in construction jobs are immigrants. Black workers account for six percent of the Seattle workforce and are the most deeply underrepresented in construction, holding just two percent of construction jobs.

⁵ *Id.*

and future BIPOC workers who might otherwise shoulder the burden of unavoidable, high parking costs to work at construction sites in Seattle.

The positive outcome for some construction workers is juxtaposed with equity concerns. The proposed legislation would provide a significant financial benefit for a category of workers that comprises seven percent of the Seattle area's workforce and earns an average of \$27.11 per hour⁶ with certain specialties earning more than \$50 per hour. Low-wage workers in other industries, who earn closer to the minimum wage of \$16.69 per hour and who are disproportionately workers of color, may also need to drive long distances to work due to a lack of affordable housing in Seattle or work shifts that begin/end outside of transit hours. Such workers could qualify for reduced transit fares or pre-tax payroll deductions for transit or vanpool expenses under the [Commuter Benefits Ordinance, SMC 14.30](#), but these options are limited and may not adequately address transportation hardships.

Notably, many of Seattle's labor standards cover distinct categories of workers. Of Seattle's 17 labor standards, 11 limit coverage to workers in certain industries.⁷ This legislation would be one of many labor standards addressing a pressing problem for certain workers and taking an incremental approach to improving the working conditions of employees in Seattle.

Issue Identification

- 1. Environmental impact** – Establishing a right to paid parking could incentivize more construction workers to drive to work, including those who don't need to carry heavy tools or travel long distances and who might otherwise carpool or use public transportation. While many construction workers drive to work by necessity, there is not information on the number of workers who have more flexibility in their transportation options. Increased driving among a workforce of up to 136,000 employees in the Seattle area could have impacts on the environment and impede the City's [Climate Action Plan](#).

⁶ Bureau of Labor Statistics (November 4, 2021). [Seattle Area Economic Summary](#).

⁷ See [the OLS website](#) for more information on the Secure Scheduling Ordinance, Hotel Employee Protections Ordinances, Domestic Workers Ordinance, Transportation Network Company Ordinances, and temporary ordinances for Gig Workers and Grocery Employee Hazard Pay.

- 2. Alternative policies** – Alternative or additional options could offer more flexibility in meeting the commuting needs of workers, reducing employer expenses, and/or mitigating environmental impacts. For example, the legislation could include full or partial exceptions to reimbursement requirements for employers that provide transit subsidies, onsite storage of tools, or carpool incentives. Carpool incentives could include additional pay or mileage reimbursement for those who include another worker in their commute.

Options

- a. Add option for transit subsidies.
- b. Add option for onsite storage of tools.
- c. Add option for carpool incentives.
- d. Make no changes to the legislation.

- 3. Administrative costs** – Processing individual requests for reimbursements could result in significant administrative costs for employers. Providing employers with options for streamlining reimbursements could mitigate these costs. For example, the legislation could establish a single rate of reimbursement for parking across Seattle or specific rates for identified areas of Seattle. The rate(s) could be established in the legislation or by OLS rules/guidance. Either way, the rate(s) could automatically increase every year to reflect the rate of inflation or be adjusted by OLS to reflect market pricing.

Options

- a. Permit employers to pay a single rate of reimbursement for parking across Seattle, subject to rules/guidance issued by OLS.
- b. Permit employers to pay specific rates of reimbursement for identified areas of Seattle, subject to rules/guidance issued by OLS.
- c. Make no changes to the legislation.

- 4. Employee's choice of parking** – The legislation requires reimbursement for parking expenses but does not specify whether employers can restrict the type (e.g., self-serve or valet), location, and cost of parking. The legislation infers a prohibition on restrictions due to the requirement to provide “full reimbursement” and the absence of qualifying language, such as “reasonable expenses” or “necessary expenses.” However, the absence of explicit language could create ambiguity. Adding an unequivocal statement that prohibits (or allows) restrictions on parking expenses would provide clarity. This issue could also be addressed in OLS rules.

Options

- a. Prohibit employers from restricting the employee's choice of parking.
- b. Permit employers to restrict the employee's choice of parking.
- c. Make no changes to the legislation.

- 5. Employer’s provision of transportation from free parking** – The legislation defines the distance that triggers the employer’s obligation to provide transportation from free parking to the construction site as “more than three blocks.” This distance could be quantified as a specific unit of miles rather than blocks. Since the length of blocks varies across Seattle and includes standard blocks (.07 miles), long blocks (.125 miles), and short blocks (.05 miles), identifying a specific distance could prevent inconsistent implementation.⁸ For a simplified approach, the distance could be .21 miles (three standard blocks). The distance could also be increased to .5 miles to align with the typical “walkshed” that planners use to define a walking distance to a specified location, such as a transit stop.⁹ Quantifying this distance could be accomplished in the legislation or OLS rules. However, increasing the distance to .5 miles (notably more than three blocks) would likely need to be established in the legislation.

Options for defining distance

- a. Establish distance as “more than .21 miles.”
- b. Establish distance as “more than .5 miles.”
- c. Make no changes to the legislation.

- 6. Employer’s payment for travel time** – The legislation does not specify certain aspects of the employer’s obligation to pay for travel time from distant free parking to the construction site. It is not clear whether travel time includes wait time and ride time for the employer-provided transportation. Additionally, it is not clear whether employers must pay for travel time when an employee reaches the construction site by a different means than the employer-provided transportation, such as walking. Either issue could be addressed in the legislation or in OLS rules.

Options for defining travel time

- a. Require travel time to include *wait time and ride time* for employer-provided transportation.
- b. Permit employers to restrict travel time to *ride time* on the employer-provided transportation.
- c. Make no changes to the legislation.

Options for defining travel method

- a. Require travel method to include use of employer-provide transportation and other means of transportation, such as walking.
- b. Permit employers to restrict travel method to use of employer-provided transportation, such as a shuttle.
- c. Make no changes to the legislation.

⁸ Answers.com. [What is the average length city block in Seattle?](#)

⁹ Metropolitan Washington Council of Governments (July 16, 2019). [Walksheds show planners how easily people can walk to transit](#). Seattle Department of Transportation (2017) [City of Seattle Pedestrian Masterplan](#).

- 7. Penalties and fines** – The penalties and fines reflect OLS’s standard remedy amounts for 2021 and do not reflect 2022 adjustments for inflation. OLS annually adjusts penalties and fines to reflect 100 percent of the annual average growth rate of the bi-monthly Seattle-Tacoma-Bellevue Area Consumer Price Index for Urban Wage Earners and Clerical Workers, termed CPI-W. Adjusting the amounts to reflect a 3.42 percent rate of inflation would create greater consistency with other labor standards. For example, the discretionary civil penalty for an employer’s first violation would increase from \$556.30 to \$575.31 per aggrieved party.

Options

- a. Update the penalties and fines to reflect 2022 adjustments for inflation.
- b. Make no changes to the legislation.

- 8. Effective date** – The effective date in the introduced legislation would OLS with 30 days to prepare for implementation. A delayed effective date would provide OLS with more time to engage in standard implementation activities. While there is no typical amount of time between Council’s passage of labor standards and implementation, previous labor standards (except for emergency ordinances) have had lead times from three months to one year or longer. Factors to consider for the effective date include the time needed for OLS to conduct rulemaking, create informational materials, obtain translations for model notices in multiple languages, update online information, adapt enforcement strategies, inform 18 organizations in the Community Outreach and Education Fund and Business Outreach and Education Fund about the legislation, and provide direct outreach to employers and employees.

Options

- a. Change the effective date of the labor standards requirements to provide OLS with more time to prepare for implementation (e.g., June 1, 2022, September 1, 2022, January 1, 2023).
- b. Make no changes to the legislation.

Next Steps

If the Committee votes on the legislation at its meeting on December 7, 2021, Council action could occur at the Full Council meeting on December 13, 2021. If the Committee does not vote on the legislation, the next committee with oversight of labor standards could consider and possibly vote on the legislation in 2022.

Please contact me if you have questions about this proposed legislation.

cc: Esther Handy, Director
Dan Eder, Deputy Director