

ATTACHMENT A:  
2018 – 2022 Consolidated Plan for  
Housing and Community Development

City of Seattle  
July 2018

**Note on formatting**

The US Department of Housing and Urban Development (HUD) requires recipients of their Consolidated Plan funds to submit the Consolidated Plan electronically, using a template prescribed by HUD. The following Plan is the downloaded version of that electronic template.

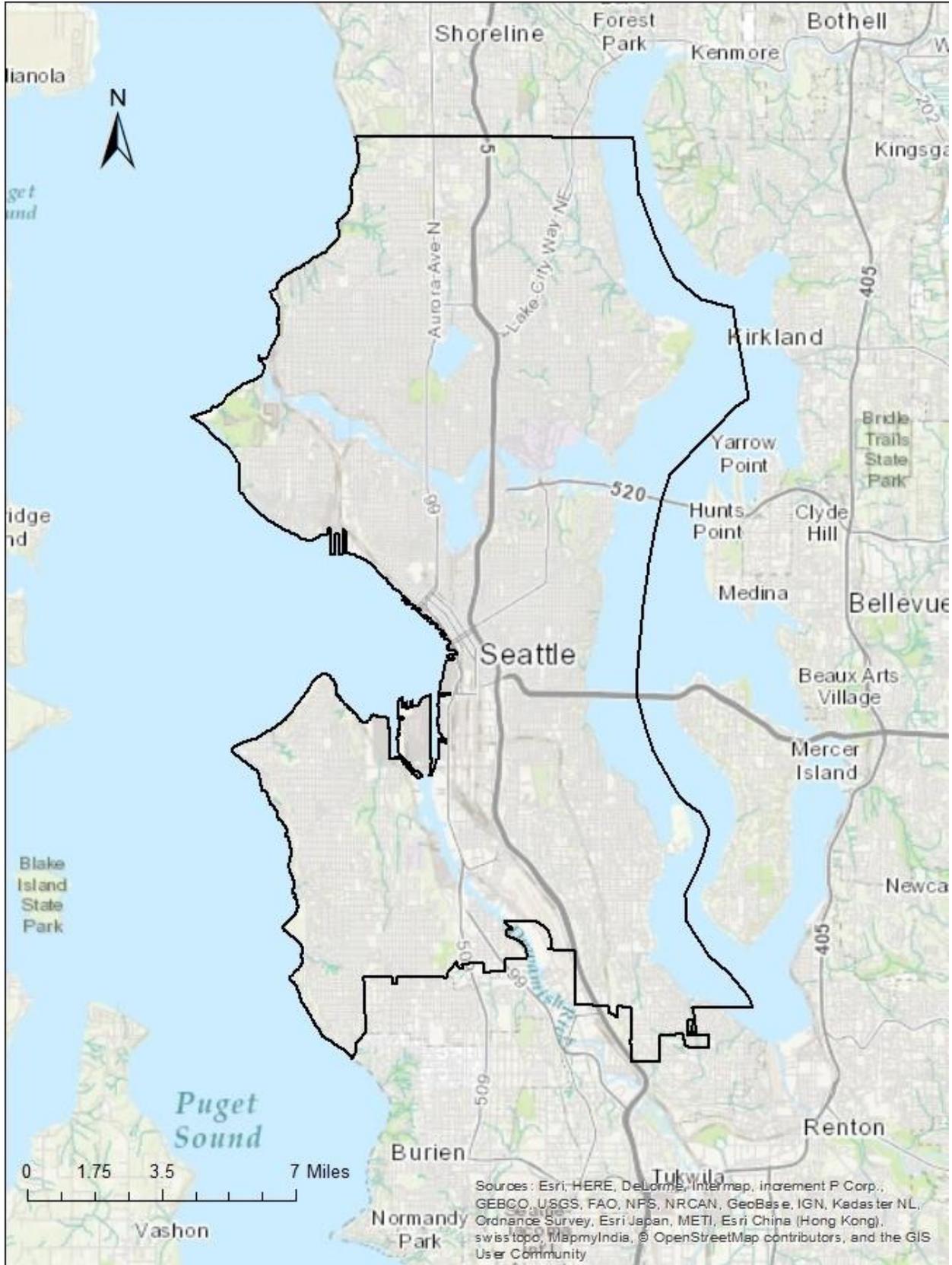
## **Executive Summary**

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

#### **1. Introduction**

The city of Seattle in coordination with the Seattle Housing Authority and multiple community partners have collaborated to develop the City's Consolidated Plan for HUD Program Years 2018-2022. The five-year plan, referred to as the Consolidated Plan, will guide the jurisdiction's financial and human capital investments for the following US Department of Housing and Urban Development (HUD) funded programs: The Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), the Housing Opportunities for Persons with AIDS (HOPWA), and the Emergency Solutions Grant Program (ESG).

The administrative boundaries of Seattle are outlined in the map attached below. See also Table - "Summary information for Basic Demographic and Socioeconomic Characteristics as part of the ES-05 All in One Graphics file attached as part of this question below.



**Figure 1.1 - Seattle Boundary Map**

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

The consolidated Plan consists of the following sections:

- **Process** - Describes the consultation and citizen participation process undertaken to collect information from residents and stakeholders on community needs.
- **Needs Assessment** - Analyzes demographics, needs related to affordable housing, special needs housing, community development and homelessness
- **Market Analysis** - Examines the supply of affordable housing units, the regional housing market, conditions that impact community needs and the programs that address those needs.
- **Strategic Plan** - Identifies specific goals for Seattle based on the highest priority needs informed by the Needs Assessment, Market Analysis, and extensive consultation with citizens and community groups.

The plan includes the Annual Action Plan for 2018 which describes the planned investment of resources to implement specific programs that meet the year's strategic goals. The Consolidated Plan leverages analysis the City and Seattle Housing Authority conducted in developing its 2017 Assessment of Fair Housing (AFH). The AFH comprehensively analyzed fair housing conditions within the City and established a series of goals and action items to address the factors that contributed to barriers to fair housing identified in the AFH. The goals and activities from the AFH are included in this plan's Strategic Plan goals to ensure consistency between the two documents.

### **Data**

The Consolidated Plan was developed based on both quantitative and qualitative data from multiple sources. Primary data sources include the 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) and the 2005-2016 American Community Survey (1-year estimates & 5-year estimates). Local and national sources of data used within the document provide additional context and updated information on demographics, economics, and housing market trends. The quantitative data is supported by qualitative data gathered through extensive outreach efforts.

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

A review of past consolidated annual performance and evaluation reports reveals a strong record of performance in the use of the Consolidated Plan funds. The 2016 Consolidated Action Plan Evaluation Report (CAPER), documents that the federal grants, in combination with leveraged funds, produced 299 new rent-restricted units of rental housing in the City and 579 housing units were rehabilitated for non-homeless special needs households like those living with HIV/AIDS. Three thousand one hundred and fifty (3,150) LMI homeowner's units were rehabilitated through home repair programs and loans. The Office of Economic Development assisted 2,071 businesses city-wide. And finally, 2100 people received

overnight shelter, and 1200 people received assistance to stabilize their housing or prevent them from becoming homeless.

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

The 2018-2022 Consolidated Plan builds on extensive community consultation conducted by the Departments of Human Services, Neighborhoods, Parks and Recreation, and Planning and Community Development, and the Offices of Housing, Economic Development and Immigrant and Refugee Affairs and the Seattle Housing Authority. Details of the community consultation and public comment for the 2017 Assessment of Fair Housing can be found in the full report attached in AD-25 as the "Community Engagement Matrix". See sections PR-10 and PR-15 for details regarding plans relied upon, agencies/organizations consulted and opportunities for participation.

Public hearings for the draft Consolidated Plan were held on December 13, 2017 at 2:00pm in City Council chambers where accommodations could be made for those with different abilities, interpretation could be offered, and the room is fully hearing looped modified. Notice appeared in the November 20, 2017 Daily Journal of Commerce (DJC) and posted online at City and SHA websites.

Due to the delay in federal allocations for 2018, the draft Consolidated Plan was held for submission to HUD beyond the normal deadline of November 30, 2017. Changes were made to comply with HUD requirements to reflect actual allocation amounts for each of the four federal grant programs. A second public hearing for the 2018-2022 Draft Consolidated Plan was held on July 11, 2018, again in Council Chambers.

The City also updated the Citizen Participation Plan (CPP) to reflect current HUD regulations and improvements in communication and consultation methods. Please note the updated CPP is attached in AD-25 as part of this document.

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

To review the video of all public comments received in detail, please link to the City Council video archive at: <http://www.seattlechannel.org/mayor-and-council/city-council/2016/2017-human-services-and-public-health-committee?videoid=x86263&Mode2=Video>

Comments regarding the Homeless RFP: CDBG and ESG funds are included in the City's homeless services system making these comments relevant to the draft 2018-2022 Consolidated Plan. Several speakers protested the reductions in funding to specific shelter services announced by the Human Services Department in November 2017 based on the City's Homeless Services Request for Proposal. Specific concerns raised included:

- Defense of SHARE/WHEEL operations as having produced exits to housing though questions about documentation of that data.
- Protest of loss of Women's Referral Services and attendant hygiene center services and impact on

vulnerable women.

- Concern about on-going loss of life for unsheltered homeless individuals in King County (88 in 2017 noted).
- Concern about hardship on those with handicapping conditions, limited mobility because they cannot walk the streets at night to stay warm in absence of enough shelter.
- Difficulty in scheduling critical treatment services like chemotherapy when you do not know if you will have stable shelter bed to rest after treatment.
- Questioning the reductions in funding of shelter when the need remains so high based on number of people on the streets.
- Two speakers from the Neighborhood Safety Alliance acknowledged the City’s role in safety for homeless people and neighborhoods and that the police department and clean-up efforts are important to that responsibility. “City must remain committed to clean-ups and role of police department in keeping the homeless and the neighborhoods safe. Citizens of Seattle need to see transparency and HSD must be accountable.”

Response: Through its Homeless Investments RFP, the City prioritized interventions that had a focus on and successful history of moving people into permanent housing. The RFP also prioritized enhanced shelter interventions over basic shelter. As a result, the City expects to double the number of households moved to permanent housing. Projects with low performance or a lack of focus on moving people into permanent housing were not funded. However, the City provided \$2.2M in “bridge” funding to sustain basic shelters and hygiene services throughout 2018.

Comment specific to DRAFT CP, Anitra Freeman: Had not reviewed the draft but hopes the draft plan to develop more housing for 0-30% AMI and realistic plan to get people in shelter tonight and keep people alive. Wants a plan for getting a progressive tax. Wants recognition that hygiene services impact obtaining housing because landlords won’t respond to those who cannot shower or appear in clean clothes.

Response: the 2018-2022 Consolidated Plan responds directly to this comment with on-going commitments to fund subsidized housing, support public housing, and incentivize the private sector to create more affordable housing units through up-zoning to allow density and the Mandatory Housing Affordability Act (MHA). Please see the Needs Assessment, Market Analysis and AP-20 Annual Goals and Objectives of the draft plan for tasks and commitments made both to homeless services and housing development. City Council has also pursued the implementation of a “head tax” on large businesses to provide additional revenue for addressing homelessness in Seattle.

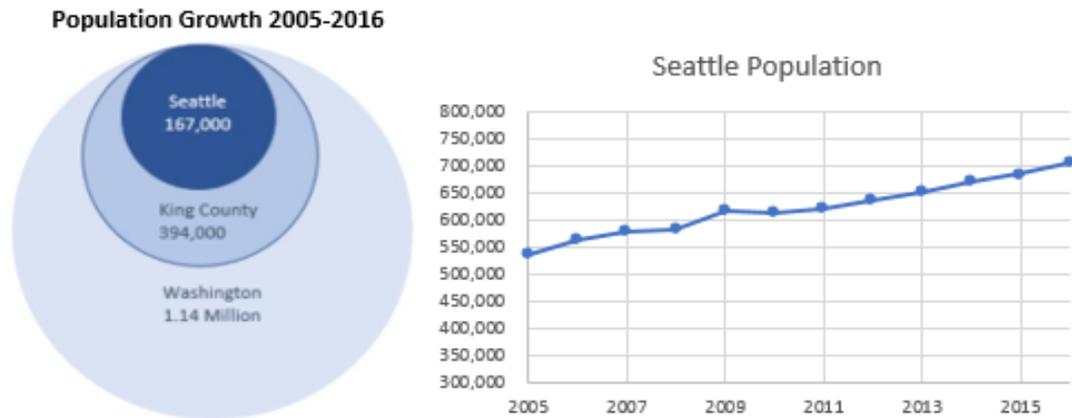
## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments from public hearing were addressed.

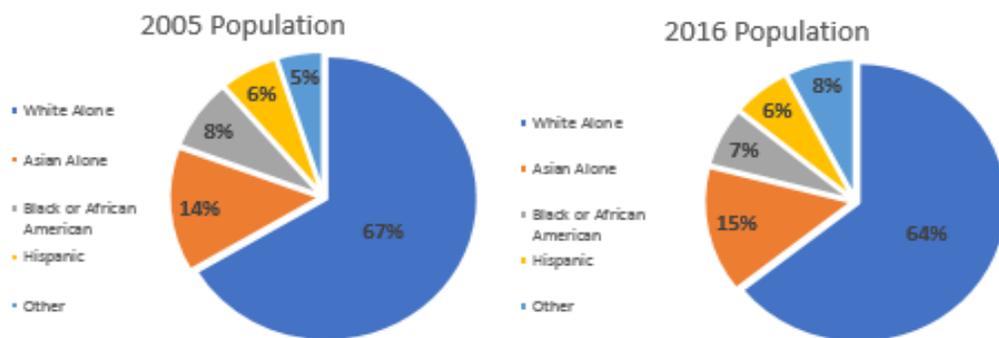
## 7. Summary

See narrative and graphics summary of Seattle population by race and ethnicity, age, education, poverty rates, housing stock and income attached to this question.

### ES- 05 Population Growth



With an average annual population growth of 2.5% since 2005, Seattle’s population has risen to 704,358 residents in 2016. Coinciding with Seattle’s overall growth over the past ten years there has seen a slight shift in Seattle’s racial/ethnic makeup. The American Community Survey (ACS) reported in 2016 that the primary shift from 2005 was seen in the categories of Other and White, whereas Other increased by three percentage points and White decreased by three percentage points. The populations of individuals identifying as Asian, Black or African American, or Hispanic remained relatively stable between 2005 and 2016.

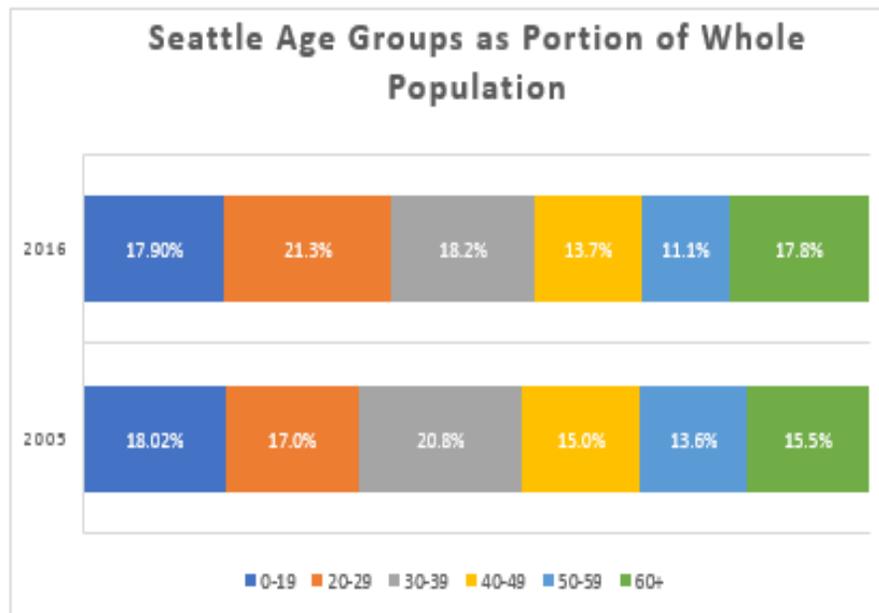


The racial/ethnic category of “Other” has shown the most proportional growth since 2005, this category consists of several racial/ethnic groups that independently each make up less than 2% of the total population. This category is comprised of: Native Hawaiian and Other Pacific Islander, American Indian and Alaska Native, Some other race, and two or more races. |

## ES-05 Population by Age

### Age

Over the past ten years, Seattle has trended towards a younger median age. The median age in 2005 was 36.8 years and has decreased by 1.3 years to 35.5 in 2016. Much of the urban center growth experience by Seattle has come with the addition of people under the age of 30. The 20-29 age bracket saw the largest proportional increase between 2005 and 2016, followed by the 60+ age bracket. With an influx of individuals in the 20-29 age group, 71% of Seattle's population is under the age of 50.

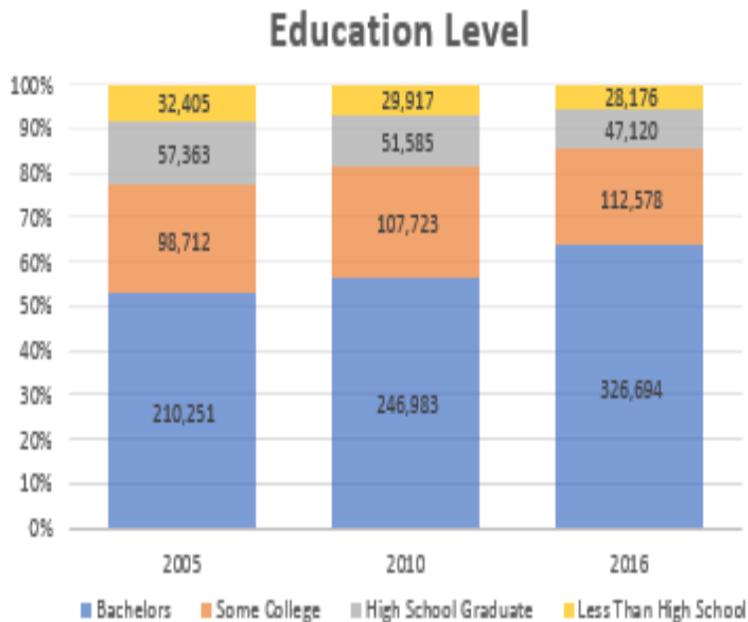


The bulk of Seattle's growth resides in the 20-29 age group bracket, while the 30-39, 40-49, and 50-59 brackets all decreased in their portion of Seattle's population. There were no age group brackets that saw an actual numerical decrease between 2005 and 2016. The smallest actual change from 2005 to 2016 was in the 50-59 age group, in which the population grew from 73,000 in 2005 to 78,000 in 2016.

## ES-05 Population by Education

### Education

As the population of Seattle has grown rapidly over the past ten years, that population growth has been increasingly well educated. In 2005, 77% of Seattle residents over the age of 25 had at least taken some college courses, of which 53% have a bachelors degree or higher. In 2016, the number of those residents with some level of higher education is 85%, with only 5% of the population having less than a high school diploma.



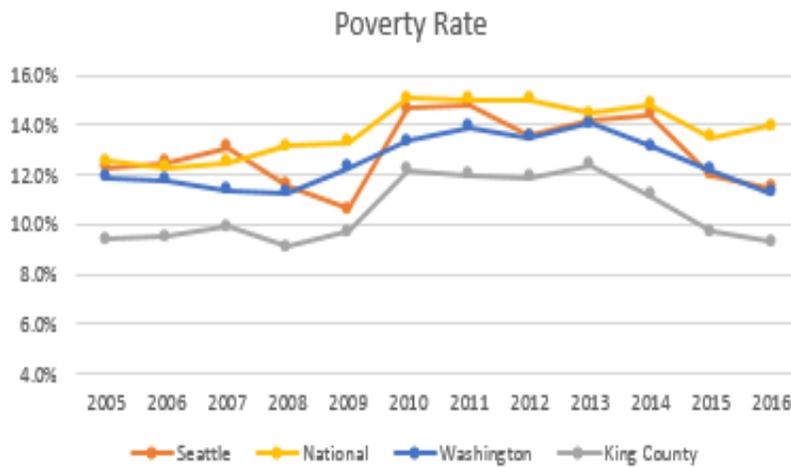
Education is considered an effective economic protective measure against poverty. An educated population has the skills to fill local positions that pay well once the economy recovers, minimizing the time between recession and recovery. The 13% decrease in Seattle residents with less than a high school diploma is a positive move towards an educated population.

## ES-05 Poverty Rate

# I

### Poverty

The poverty threshold is determined by the federal government and takes several measures into consideration. In 2016, the federal poverty threshold for a family of four is an annual household income of \$24,563. This annual income would equal one working adult earning about \$11.80/hour working full-time. The minimum wage in Seattle will increase to \$12/hour for all employers in 2019.



Following the Great Recession of 2008, Seattle's poverty rate peaked in 2011 with a rate of 14.8%, or 89,063 residents. In 2016, the poverty rate is 11.5% or 78,897 residents, a decline of 10,166 residents from 2011.

A living wage in Seattle for a family of four (2 working adults, 2 children) is \$14.77/hour, or \$61,440 annually. The result of a living wage for a family of four in Seattle is **2.5 times higher than the federal poverty threshold**. A wide gap between the poverty threshold and a living wage creates space for low-income residents to be missed in federal poverty rate measures. Despite a steady poverty rate decline, the median household income for households that rent in Seattle (172,000 households) is still nearly \$5,000 below a living annual wage. In the coming years, Seattle will continue to identify those in need based on measures relevant to Seattle's high cost of living.

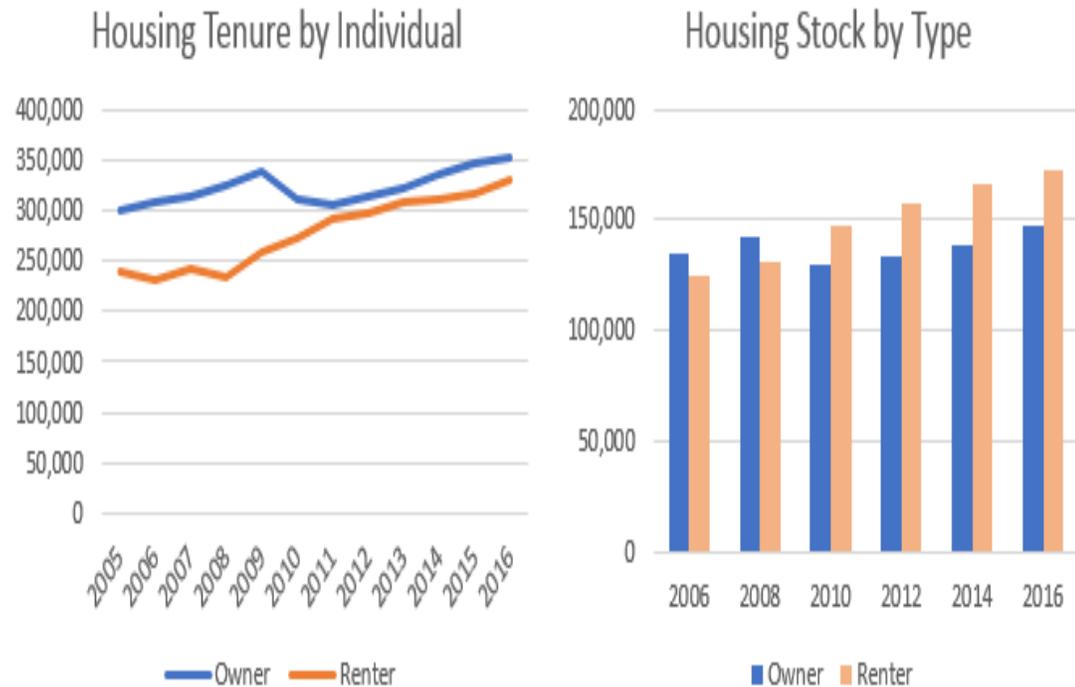
A R/ECAP census tract is a Racial/Ethnic Concentrated Area of Poverty where:

- More than half the population is non-White and 40% or more live below the federal poverty threshold
- OR
- Poverty is greater than three times the average poverty rate in the area

As of the publication of this Consolidated Plan, Seattle has five census tracts that are considered R/ECAPS by HUD's definition. Three tracts are in Seattle's urban center, while two tracts are in the Southern portion of the City.

**ES-05 Housing Stock**

## Housing Stock



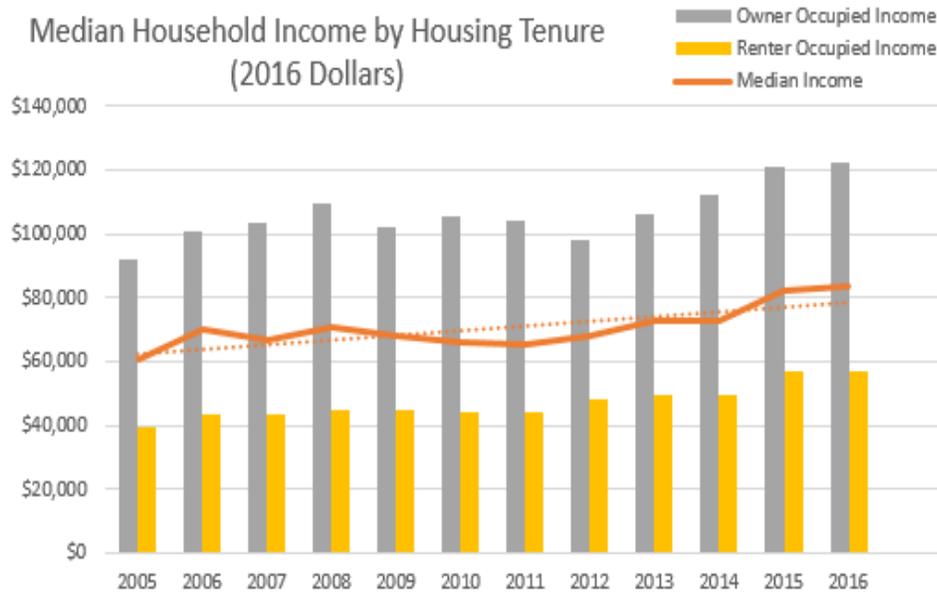
In 2016 there was a total of 338,825 housing units in Seattle, 94.2% were occupied (319,125). Of the 338,825 housing units, 42.6% (144,332) of the units are in 1-unit, detached structures and 31.3% (106,137) of the units are in 20+ more unit structures.

A majority of Seattle’s housing stock is renter occupied; in 2016 of the 319,125 occupied housing units, 54% were renter occupied. There has been a growing trend of renter occupied housing units in Seattle over the past ten years, while the number of owner housing units has remained relatively stable. Renter occupied housing units became the majority of the housing stock in 2009. Along with an increase in renter occupied housing stock, the number of renters has also steadily increased over the past ten years. In 2005, 44% of Seattle residents were in a rented unit, in 2016 49% of Seattle residents are in units that are rented.

## ES-05 Income

### *Income*

Seattle has seen positive growth on many fronts, income possibly being the most pronounced. The median household income in real 2016 dollars for Seattle residents has grown by 38% since 2005, rising to \$83,476 in 2016. The overall rise in income has been shared by households that rent and own, however the median income for those households that rent was just under \$57,000 in 2016 while owner-occupied household median income was \$122,410.



The median income for a household renting in Seattle is 53.5% lower than the household that owns their home. Among all of the households that rent, 54% of them are paying more than 30% of their gross income towards rent, and 20% are paying over 50% of their gross income for rent costs. As Seattle continues to grow and invest in affordable housing it will be important to keep in mind this income discrepancy between households and their housing tenure.

The gap between income and housing needs is a critical issue in Seattle's housing market as it is for many high-cost urban centers. Housing problems -- substandard conditions, overcrowding, and cost burden -- affect households of all types but cost burden and resulting economic displacement are most severe for the lowest income households. Not being able to afford housing was also the most common housing problem identified by people experiencing homelessness. The Seattle Homeless Needs Assessment survey conducted in 2016 indicated that rental assistance was needed by 68 percent or respondents and 64 percent need more affordable housing. For more detail, see the Needs Assessment sections of this plan.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

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

**Table 1 – Responsible Agencies**

### Narrative

The City's Federal Grants Management Unit, housed in the City's Human Services Department, coordinates the development of the Consolidated Plan, the annual action plans, the CAPER, and the Assessment of Fair Housing. Consolidated Plan funds are used by several City departments, including but not limited to, Human Services Department, the Office of Housing, the Office of Economic Development, the Office of Immigrant and Refugee Affairs, 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 Management Unit.

### Consolidated Plan Public Contact Information

HSD website for access to reports, documents in public comment periods for archive purposes, and for new and information pertinent to administration of the federal block grants. See <http://www.seattle.gov/humanservices/funding-and-reports/resources> .

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

### **1. Introduction**

Recent HUD guidance requires Consolidated plans to include consultation with two new sources: 1) public and private organizations, including broadband internet service providers, and organizations engaged in narrowing the digital divide for LMI populations to digital services; and 2) agencies whose primary responsibilities include the management of flood prone areas, public land, or water resources, and emergency management agencies.

The City and Seattle housing authority have both been leaders in exploring equity in access to broadband services including SHA's work in 2016 with local ISP providers and Microsoft to provide internet services in public housing communities and provide for computers to assist residents in accessing the digital world. In addition, the City has twice explored establishing a locally managed broadband internet service, though the goal has not yet been met. For more information on local broadband, please see the City Information Technology services at <http://www.seattle.gov/tech/initiatives/broadband>.

The City already consults/coordinates intensively with our Emergency Management Operations center, and within the Human Services Department our disaster recovery and resiliency office to ensure the needs of vulnerable populations are planned for in case of emergency or disaster. For a links to the EF6 groups disaster plan specific to vulnerable populations see: Seattle Recovery Framework For more information specific to flood prone areas, public land and water resources see the Needs Assessment Section.

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

The City of Seattle has a long history of working with King County's public health and mental health/substance abuse service divisions including joint contracting and planning efforts coordinated through a Health Integration Strategist in the Human Services Department's leadership unit. The City participates in services, housing, economic and community development planning commissions and organizations such as the Puget Sound Regional Council (PSRC), All Home (King County-Seattle coordination of homeless intervention system and host for the Continuum of Care), and the critical working relationship with the Seattle Housing Authority. For more details on this subject, see PR-10, PR-15, and SP-40 in this document.

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

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

All Home brings together local governments, religious institutions, non-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. The Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment system for all population groups. The system has been operational under a new platform since June of 2016. The CEA system is managed by King County. CEA serves all people (single adults, young adults, couples, families, and veterans) experiencing homelessness in the following situations:

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

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

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

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

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

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

1	<b>Agency/Group/Organization</b>	All Home
	<b>Agency/Group/Organization Type</b>	Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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 Committee to End Homelessness, a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Ten-Year Plan to End Homelessness in King County. ESG funding decisions are coordinated with the CEH, as lead CoC agency, and its Funders Group. In 2016, the CEH rebranded itself to become All Home King County, but it remains the home of the Seattle/King County CoC. For more information about All Home and its structure please visit its webpage at About All Home <a href="http://allhomekc.org/about/">http://allhomekc.org/about/</a> .

2	<b>Agency/Group/Organization</b>	Ready to Work Steering Committee
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Other government - State Other government - Local Regional organization Civic Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	RTW steering committee sets program priorities which informed which services would be submitted for CDBG fund consideration.
3	<b>Agency/Group/Organization</b>	Housing Development Consortium of Seattle-King County
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Market Analysis

	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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 homeless, low-wage workers, seniors, people with disabilities, families, immigrant and refugee households -- served by the levy. OH, 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.</p>
4	<p><b>Agency/Group/Organization</b></p>	<p>Housing Levy Technical Advisory Committee</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing          Services - Housing          Services-homeless</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment          Homelessness Strategy          Homeless Needs - Chronically homeless          Homeless Needs - Families with children          Market Analysis</p>

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

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

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

Limits of time, staff and other resources always impose a practical limit on how many entities and possible interested parties are consulted in any given planning process. However, please refer below to the extensive list of consulted entities involved in the key plans relied upon to develop this Consolidated

Plan (e.g. Housing Affordability and Livability, initiative to renew the City’s Housing Levy, Positive Aging Initiative, Equitable Development Initiative, Seattle Housing Authority’s Strategic Plan, etc.)

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	All Home	Addressing the needs of persons experience homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan.
2017 City and SHA Assessment of Fair Housing	Human Services Dept. FGMU	AFH Work Plan is fully integrated into the 2018-2022 Consolidated Plan as required by HUD. See <a href="http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf">http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf</a> .
23rd Avenue Action Plan	Office of Planning & Comm. Dev.	Creates strong communities in the face of displacement pressures through the Healthy Living Framework, increase affordable Housing Options (Multiple Goals), promote economic mobility for low-income residents, Implements the City's Comprehensive Plan. <a href="http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/23rdAvenueActionPlan/23rdAvenueDraftActionPlanMarch2017.pdf">http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/23rdAvenueActionPlan/23rdAvenueDraftActionPlanMarch2017.pdf</a>
Central Area Design Guidelines	Office of Planning & Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <a href="http://www.seattle.gov/opcd/ongoing-initiatives/central-area">http://www.seattle.gov/opcd/ongoing-initiatives/central-area</a>

Breaking Barriers and Building Bridges	Office of Immigrant and Refugee Affairs	Over laps with Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugees workforce and combatting institutional racism and barriers faced by low-income people with different abilities. <a href="http://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingBridges.pdf">http://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingBridges.pdf</a>
Ready To Work	Office of Immigrant and Refugee Affairs	Over laps with Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugees workforce and combating institutional racism and barriers faced by low-income people with different abilities. <a href="http://www.seattle.gov/Documents/Departments/OIRA/2015%20OIRA%20One-pager%20-%20RTW%20FINAL.pdf">http://www.seattle.gov/Documents/Departments/OIRA/2015%20OIRA%20One-pager%20-%20RTW%20FINAL.pdf</a>
Racial and Social Justice Initiative	Office of Immigrant and Refugee Affairs	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) <a href="http://www.seattle.gov/Documents/Departments/RSJI/rsji-2015-2017-plan.pdf">http://www.seattle.gov/Documents/Departments/RSJI/rsji-2015-2017-plan.pdf</a>
Seattle 2035: Growth Management Act Update	Office of Planning and Community Development	. Our plan guides City decisions on where to build new jobs and houses, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and libraries. Our Comprehensive Plan is the framework for most of Seattle Countywide Planning Policies. <a href="http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan">http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan</a>

Waterfront Seattle	Office of Planning and Community Development	Supports goals directed towards equitable access to a healthy environment. <a href="https://waterfrontseattle.org/overview">https://waterfrontseattle.org/overview</a>
Capitol Hill Design Guidelines	Office of Planning and Community Development	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <a href="http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update#projectdocuments">http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update#projectdocuments</a>
Chinatown International District	Office of Planning and Community Development	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <a href="http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update#projectdocuments">http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update#projectdocuments</a>

Delridge Action Plan	Office of Planning and Community Development	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods.
Little Saigon Business District	Office of Planning and Community Development	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <a href="http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/DelridgeActionPlan/DelridgeActionPlan.pdf">http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/DelridgeActionPlan/DelridgeActionPlan.pdf</a>
Rainier Beach Action Plan	Office of Planning and Community Development	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. <a href="http://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach#projectdocuments">http://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach#projectdocuments</a>

University District Rezone	Office of Planning and Community Development	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. <a href="http://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach#projectdocuments">http://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach#projectdocuments</a>
Uptown Rezone	Office of Planning and Community Development	Contributes to most of the goals in the Consolidated Plan as related to this geographic area in context of HALA and Mandatory Housing Affordability (MHA) ordinance. <a href="http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/UptownFrameworkFuture/UptownDirectorsReport2017.pdf">http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/UptownFrameworkFuture/UptownDirectorsReport2017.pdf</a>
Equitable Development Initiative	Office of Planning and Community Development	Contributes to most goals of Consolidated Plan for housing, economic and community development, and equity issues targeting areas of the City represented by high percentages of people of color. <a href="http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EDIImpPlan042916final.pdf">http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EDIImpPlan042916final.pdf</a> <a href="http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EquitableDevelopmentFinancialStrategy.pdf">http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EquitableDevelopmentFinancialStrategy.pdf</a>

<p>Housing Affordability &amp; Livability Agenda (HALA)</p>	<p>Office of Planning and Community Development and Office of Housing</p>	<p>Advances all Consolidated Plan Housing Goals, specifically the HALA goal. <a href="http://www.seattle.gov/hala">http://www.seattle.gov/hala</a></p>
<p>Under One Roof</p>	<p>Office of Housing</p>	<p>Describes need for affordable housing and the impact of the local Housing Levy for Seattle subsidized housing development. <a href="http://www.seattle.gov/housing/levy/">http://www.seattle.gov/housing/levy/</a></p>
<p>Seattle Housing Levy Administrative and Financial</p>	<p>Office of Housing</p>	<p>Referenced in Consolidated Plan because of direct connection to Housing Funding Policies contained in the Levy A &amp; F plan. <a href="https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf">https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf</a></p>
<p>Seattle Housing Authority Strategic Plan</p>	<p>Seattle Housing Authority</p>	<p>The goals of SHA strategic plan and the Consolidated Plan align well. Specifically, the strategic plan calls for SHA to expand public housing opportunities for low income households, promote quality communities, and improve quality of life for its participants. It also commits to partnership and coordinated action as well as race and social justice as organizational cornerstones. <a href="https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf">https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf</a></p>

Seattle Strategic Plan to End Homelessness	All Home	Seattle/King County Strategic Plan to end homelessness is managed by All Home the Continuum of Care (CoC) Lead agency and has served as a guiding effort to coordinate a system of services across the City and King County that focuses on ending rather than institutionalizing homelessness. <a href="http://www.allhomekc.org/the-plan">www.allhomekc.org/the-plan</a>
Pathways Home	Human Services Department	Background and analysis of Seattle’s homeless strategies and planned investments. Overlaps with Consolidated Plan Annual Action Plans. <a href="http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final_PH_1_Year.pdf">http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final_PH_1_Year.pdf</a>
Open Space Plan	Parks	Includes plans for park improvements in economically distressed neighborhoods or sites. <a href="http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/2017Plan/2017ParksandOpenSpacePlanFinal.pdf">http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/2017Plan/2017ParksandOpenSpacePlanFinal.pdf</a> <a href="http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan">http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan</a>
Community Center Strategic Plan	Parks	Includes plans for Community Center improvements in economically distressed neighborhoods or sites needing ADA improvements. <a href="http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/CommunityCenterStrategic%20Plan2016(9-7-16).pdf">http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/CommunityCenterStrategic%20Plan2016(9-7-16).pdf</a> <a href="http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/CommunityCenterStrategic%20Plan2016(9-7-16).pdf">http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/CommunityCenterStrategic%20Plan2016(9-7-16).pdf</a>
Parks Assessment Management Plan	Parks	Includes buildings and facilities in economically distressed neighborhoods or sites needing ADA improvements. see Complete Parks ADA Priority Facility List in AD-25.

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 AD-25.
Designation process for low income parks	Parks	PUP projects are in parks that have been designated by this process. See attached .pdf in AD-25
2017-2022 Proposed Capital Improvement Program	Office of Planning and Community Development	Assessment of City owned capital facilities needs and fund sources in context of City budget. Link to leveraged facilities improvements prioritized in Consolidate Plan. <a href="http://www.seattle.gov/financedepartment/1722proposedcip/">http://www.seattle.gov/financedepartment/1722proposedcip/</a>
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. <a href="http://www.seattle.gov/education/about-us/about-the-levy">http://www.seattle.gov/education/about-us/about-the-levy</a>

City American with Disabilities Act survey	Finance and Administrative Services	<a href="http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance">http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance</a>
Seattle/King County Area Agency on Aging St. Plan	Human Services Department	<a href="http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area-Plan_2016-2019_MASTER-new.pdf">http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area-Plan_2016-2019_MASTER-new.pdf</a>
2016 Homeless Needs Survey	Human Services Department	<a href="http://coshumaninterests.wpengine.netdna-cdn.com/wp-content/uploads/2017/04/City-of-Seattle-Report-FINAL-with-4.11.17-additions.pdf">http://coshumaninterests.wpengine.netdna-cdn.com/wp-content/uploads/2017/04/City-of-Seattle-Report-FINAL-with-4.11.17-additions.pdf</a>
2018 Move To Work Plan	Seattle Housing Authority	<a href="https://www.seattlehousing.org/sites/default/files/2018%20SHA%20MTW%20Plan.pdf">https://www.seattlehousing.org/sites/default/files/2018%20SHA%20MTW%20Plan.pdf</a>
2017 One Night Count	All Home King County	<a href="http://allhomekc.org/wp-content/uploads/2016/11/2017-Count-Us-In-PIT-Comprehensive-Report.pdf">http://allhomekc.org/wp-content/uploads/2016/11/2017-Count-Us-In-PIT-Comprehensive-Report.pdf</a>

Behavioral Risk Factor Surveillance data	Federal-Centers for Disease Control	<a href="https://www.cdc.gov/brfss/index.html">https://www.cdc.gov/brfss/index.html</a>
2017 HIV/AIDS Quarterly Reports	King County Epidemiology for People Living with HIV/AIDS	<a href="https://www.kingcounty.gov/depts/health/communicable-diseases/hiv-std/patients/epidemiology/~media/depts/health/communicable-diseases/documents/hivstd/hiv-surveillance-report.ashx">https://www.kingcounty.gov/depts/health/communicable-diseases/hiv-std/patients/epidemiology/~media/depts/health/communicable-diseases/documents/hivstd/hiv-surveillance-report.ashx</a>
Monitoring Report: Affordability of Unsubsidized	Office of Housing	<a href="http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/2016UnsubsidizedHousingMonitoringReport.pdf">http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/2016UnsubsidizedHousingMonitoringReport.pdf</a>
2017 Homeless Inventory Count	HUD; filed by Human Services Department	2017 inventory of facilities serving homeless individuals, families and youth/young adults. See attached spreadsheet in AD-25

Levy to Move Seattle Work Plan	Seattle Dept. of Transportation	<a href="http://www.seattle.gov/Documents/Departments/SDOT/About/Funding/2018_0423_MSLevy_Eval_Council_report_FINAL_Printable.pdf">http://www.seattle.gov/Documents/Departments/SDOT/About/Funding/2018_0423_MSLevy_Eval_Council_report_FINAL_Printable.pdf</a>
KC Metro 2011-21 Plan for Public Transit	King County Metro	<a href="https://metro.kingcounty.gov/planning/pdf/MetroStrategicPlan_Summary_final.pdf">https://metro.kingcounty.gov/planning/pdf/MetroStrategicPlan_Summary_final.pdf</a>
ESMI Workforce Development data	Office of Economic Development	Use of private database for workforce projection and labor industry trends at <a href="http://www.economicmodeling.com/workforce-development/">http://www.economicmodeling.com/workforce-development/</a>
Vision 2040	Puget Sound Regional Council	Broad based regional plan including affordability, demographic trends and issues of equitable access to high opportunity areas at <a href="https://www.psrc.org/vision-2040-documents">https://www.psrc.org/vision-2040-documents</a>
Fixed Broadband Deployment	Federal Communications Commission	Database and maps to help determine gaps in access to broadband services; <a href="https://broadbandmap.fcc.gov/#/area-summary?type=county&amp;geoid=26161&amp;bbox_arr=%7B-84.1340790,42.0715770,-83.5393960,42.4351660%7D&amp;tech=acfosw&amp;speed=25_3&amp;vlat=42.25363350493524&amp;vlon=-83.83673750000002&amp;vzoom=9.451102132409982">https://broadbandmap.fcc.gov/#/area-summary?type=county&amp;geoid=26161&amp;bbox_arr=%7B-84.1340790,42.0715770,-83.5393960,42.4351660%7D&amp;tech=acfosw&amp;speed=25_3&amp;vlat=42.25363350493524&amp;vlon=-83.83673750000002&amp;vzoom=9.451102132409982</a>

Flood Service Map Center	Federal Emergency Management Agency	Database and maps to help determine flood prone areas of Seattle; <a href="https://msc.fema.gov/portal/search?AddressQuery=washtenaw%20county%2C%20mi#searchresultsanchor">https://msc.fema.gov/portal/search?AddressQuery=washtenaw%20county%2C%20mi#searchresultsanchor</a>
2016 Race & Social Justice Comm. Survey	Seattle Office of Civil Rights	<a href="http://www.seattle.gov/rsji/community/survey">http://www.seattle.gov/rsji/community/survey</a>

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

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

The City has long standing working relationships with the State of Washington (e.g. State Housing Trust Fund), King County, Snohomish County and Pierce County due to regional planning requirements for transit, fair housing, taxation and land use agreements, and major infrastructure planning (e.g. roads, bridges, rail, light rail, the Hwy 99 Viaduct/Tunnel project). Specific to Consolidated Plans, the City works closely with Puget Sound Regional Council as a source for regional data and technical assistance to advise local governments about overlapping and high impact regional development. In the case of the 2017 Assessment of Fair Housing, the City and Seattle Housing Authority submitted under a Joint Agreement for the first AFH. The City may consider future submission with King County as a critical stakeholder particularly in addressing homelessness, housing development, disaster planning and fair housing issues that cross jurisdiction boundaries.

**Narrative (optional):**

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

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

## **PR-15 Citizen Participation**

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

The City relies on existing planning and needs identification at the community, departmental and other stakeholder level to inform the list of services prioritized for HUD federal grant allocations. The list below highlights key plans that are informed the 2018 Annual Action Plan submitted as part of this five-year plan. See PR-10 and PR-15 of this plan for details and links to the listed plans.

Each of the planning efforts listed involved community engagement and public input in a variety of forms. Digital surveys, City-wide “telephone” town halls, community engagement one-on-one with constituents at community fairs and celebrations, being part of panels, forums and public meetings that may not have focused on the Consolidated Plan itself but were pertinent to one or more of the topics addressed by this plan. We extracted from multiple City Department websites where public comments directly related to CP goals and issues. Additionally, we conducted as much outreach to public commissions, advocates and public and non-profit stakeholders as possible within each initiative. For example, the 2017 AFH involved an extensive list of outreach activities captured by the Community Engagement Matrix (see AD-25)

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

Seattle has a long-standing commitment to providing information to the public in a variety of languages prevalent in our communities and recognizes the need to conduct more outreach to people with vision and hearing impairments. The City intends to improve access to CP and AAP plans for people who are hearing or vision impaired or deal with other physical or cognitive limitations as we implement this five-year plan.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
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1	Focus Group	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 the organization and the City of Seattle are jointly submitting to HUD. These included Low Income Public Housing (LIPH) and Seattle Senior Housing Program (SSHP) resident council meetings, other resident gatherings, and voucher holder orientations held at the SHA Central Office in Lower Queen Anne. Overall, staff</p>	<p>Residents contend that Seattle’s biggest fair housing challenge is the cost of living. High rents and home prices are seen as displacing low- and middle- income households, who are increasingly leaving for destinations such as South King County. This is also having an impact on the ability of voucher holders to successfully find a unit. With the increasing housing costs, residents feel that there is a lack of affordable and low-income</p>		
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			<p>attended 24 events reaching at least 390 residents and voucher holders (primarily individuals newly issued such assistance). SHA staff invited comments and discussion among residents about their experience living in Seattle and with fair housing issues. This included what they found to be the preeminent housing challenges affecting the city today, Seattle’s changing demographics, instances of housing discrimination, and recommendations for how to further</p>	<p>housing in Seattle. Individuals pointed to the lengthy wait times for SHA units and the homeless population as evidence that the demand for affordable housing surpasses the stock. Seniors residents are concerned that given the aging Baby Boomer population there is an especially large need for additional senior-specific affordable housing units. At the same time, families are finding it more difficult to locate</p>		
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			fair housing. The following summarizes the comments residents provided.	units large enough for their household that they can afford. A number of residents and voucher holders discussed instances of housing discrimination against individuals due to their participation in the Housing Choice Vouchers program. Challenges navigating the public housing system and having full knowledge of the breadth of subsidized housing programs available were noted.		
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				<p>Demographic Impacts Affecting Seattle Aside from those instances regarding Section 8, residents and voucher holders reported few instances of housing discrimination. Generally, individuals believe Seattle to be a tolerant, inclusive, and integrated city. However, it was acknowledged that historic redlining and mortgage practices have shaped the racial and ethnic characteristics of Seattle's neighborhoods.</p>		
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				<p>For many, economic displacement was of greater concern than segregation. Residents noted that the Central District is a prime example of this. As housing costs rose, the predominantly African American community lessened as more high-income individuals moved in. Neighborhoods and Access to Opportunity Most SHA residents were pleased with the community they lived in. Proximity to public transportation</p>		
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				<p>and retail stores were frequently cited as beneficial. Disparities in access to opportunity were noted, however. There is a perception that wealthier communities have better access to opportunity than poorer neighborhoods. This was especially noted in the case of school quality. Numerous residents and voucher holders identified a lack of quality schools in southeast Seattle. Recommendations SHA residents</p>		
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				and voucher holders recommended that the City of Seattle and Seattle Housing Authority work to maintain, and expand upon, the existing offering of affordable housing. Of those residents, some believe it is especially important that low-income housing take precedence as poor households are impacted most by increased housing costs. Residents also implored the federal government to not reduce		
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				<p>funding for low-income and affordable housing. To increase the affordability of housing in Seattle, some residents suggested that rent control measures be adopted or "one-on-one" replacement laws that would ensure any affordable units removed by development are replaced elsewhere. The establishment of an income tax in Washington State was suggested as a revenue source for additional affordable</p>		
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				<p>housing funds. Seniors in the SSHP buildings requested that live-in manager positions be restored to the buildings. Aside from being able to deal with maintenance issues, these staff are critical in dealing with emergency situations. Seniors also requested several additional supports such as a resource guide, increased health care screening in buildings, and senior-specific transportation. Greater marketing of public housing</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)
				<p>programs in Seattle was suggested as some residents and voucher holders reported having limited knowledge of these programs prior to coming in contract with SHA.</p>		

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	Minorities  Non-English Speaking - Specify other language: 10 different languages  Residents of Public and Assisted Housing  Agencies providing services to English Language Learners	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	Participants addressed a wide range of needs that directly informed the design of the Ready to Work Program	All of the major recommendations were built into the program design	
3	Focus Group	City-Wide Homeless Persons only				

4	Focus Group	<p>Minorities</p> <p>Non-targeted/broad community</p> <p>Neighborhood-based community organizations</p>	<p>The Office of Housing sought public and stakeholder input throughout the development of the Housing Levy Administrative and Financial Plan (A&amp;F Plan) and OH Funding Policies. These activities built on the many issues that were raised as the proposals for the 2016 Housing Levy was developed. In Fall 2016 OH published eleven white papers discussing potential changes to funding policies which had been identified, and then convened a meeting with stakeholders and members of the</p>	<p>To successfully address Levy priorities for housing in higher cost areas of opportunity, there were several recommendations for policies acknowledging higher costs. Similarly, higher costs were acknowledged as necessary to produce family-sized units. There was strong support for reduced leveraging requirements for homeless housing seeking rehabilitation funding.</p>	<p>There was discussion of making Home Repair funds available to community organizations, but these funds were determined to be more efficiently allocated via OHs existing Home Repair Program. The Foreclosure Prevention pilot program funds will be allocated by an administrator selected through a competitive process.</p>	<p><a href="http://www.seattle.gov/housing/levy">www.seattle.gov/housing/levy</a></p>
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			<p>public where the issues were presented and discussed. Subsequently OH published draft policy language addressing these policies and others identified by participants and sought additional comments. In conjunction with development of the Joint Assessment of Fair Housing, which was underway at the same time, OH staff consulted with _____ organizations representing communities of color about policies including population and geographic priorities and</p>			
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			affirmative marketing. OH also presented to the Seattle Planning Commissions Housing and Neighborhoods Committee. A draft Plan was published in early 2017, and presented to the Housing Levy Oversight Committee, the citizen body appointed by the Mayor and Council to oversee levy policies and performance. After reviewing both policy recommendations and the citizen participation process, the Oversight Committee recommended the			
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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)
			A&F Plan and Funding Policies to the Mayor and Council. The City Council received additional public comment during its review and approval of the legislation.			

5	Focus Group	<p>Non-targeted/broad community</p> <p>Neighborhood-based community organizations</p>	<p>The Office of Housing sought public and stakeholder input numerous times during the nine months of planning for Housing Levy renewal. Two focus groups, divided by age, provided early input on housing needs and concerns. An open house held at City Hall introduced the public to the history of the housing levy, current levy programs and the levy renewal planning process, and solicited public comments and participation. An on-line survey provided another</p>	<p>There was strong support to retain and expand each of the housing levy programs: rental housing, homeownership, and homelessness prevention. For rental housing, there was strong support to maintain population priorities: elderly and people with disabilities, low wage workers and their families, and people experiencing homelessness. There was support to develop more supportive housing for chronically</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><a href="http://www.seattle.gov/housing/levy">www.seattle.gov/housing/levy</a></p>
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			<p>option for the public to submit comments about priority needs and programs. OH convened a 28-member Technical Advisory Committee to review existing program performance and projected housing need and market conditions and provide comments on OHs preliminary recommendations for the new levy. When the Mayors proposed housing levy was available, OH presented the proposal at eight community meetings in various parts of the city. OH staff also presented its</p>	<p>homeless disabled adults and other extremely low-income households, and therefore for increased O&amp;M funding to subsidize building operations. There was support for expanding homeownership programs to include assistance to low-income homeowners to increase stability and prevent displacement. There was support for family-sized housing, and housing development in</p>		
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			<p>preliminary recommendations and the Mayors proposal to the Seattle Planning Commissions Housing and Neighborhoods committee. The City Council convened a Committee of the Whole which met seven times, and held a public hearing, prior to adopting the Levy ordinance and ballot measure.</p>	<p>transit-rich locations. During City Council review, there was considerable emphasis on equitable development and preventing displacement, both through acquisition and preservation of affordable rental housing and through new development in communities facing high risk of displacement. There was also a commitment to align levy homelessness investments with Continuum of Care priorities and the City's new Pathways Home Initiative.</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)
				There was a request for a foreclosure prevention pilot program, which was added to eligible activities in the Homeownership program.		

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

Seattle is a rapidly growing city, with large increases in population and employment over the past decade. Despite the near halt in private development during the Great Recession, overall residential growth hit record levels over this period. Seattle added 50,000 net new housing units from 2005 to 2015.

Over the past five years house prices and rents have risen rapidly. Rents have increased 34 to 38 percent, adjusted for inflation, depending on unit size. Home values increased nearly 97%. The result has been an increase in low-income renters and owners who are cost burdened or severely cost-burdened, or who are forced to move away from the city.

Much of the affordable housing for lower income households is available through public and nonprofit ownership and through rental assistance. Seattle has over 27,000 assisted rental housing units through federal, state and local programs. In addition, rentals affordable to low- and moderate-income households are available in market rate buildings through City incentive programs, with 4,564 rent- and income-restricted units currently available and nearly 3,000 units under development.

Affordable rental opportunities in the unsubsidized housing market are available but are becoming more limited. The average rents charged in unsubsidized rentals are generally too high to be affordable to many renter households, since most renters have incomes below 80% AMI and nearly half have incomes that are 60% AMI or less. Affordable rentals are more likely to be found in smaller and older apartment buildings, and primarily small unit with fewer bedrooms.

Problems with housing condition are not as widespread as housing cost burden, yet an estimated 10 percent of Seattle-area rental housing has "moderate to severe" physical problems. The majority of Seattle's rental and ownership housing stock was built before 1980, and needs on-going maintenance and repair and, in some cases, housing code enforcement.

The homeless population struggles greatly to compete in Seattle's highly competitive housing market. Household's receiving rapid re-housing assistance spend a significant amount of time searching for a rental unit that will accept rental assistance. Veteran households receiving VASH and SSVF vouchers spend roughly 3 months in housing search while they are homeless.

## **NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)**

### **Summary of Housing Needs**

Housing problems -- substandard conditions, overcrowding, and cost burden -- affect households of all types. Both renter and owner households are most likely to report problems with high housing costs. Renter households, who comprise 53 percent of households in Seattle, have lower incomes and are most affected by high costs. Close to half of renter households have incomes no higher than 60% of AMI, and 25 percent have incomes at or below 30% of AMI.

The most severe problems affect the lowest income households. Table 10 (Cost Burden > 50%) illustrates that of the 30,380 low-income renter households who pay more than half their income for housing costs, 74 percent have income below 30% of AMI. Among low-income owners, 70 percent of the 11,960 owner households who pay more than half their income for housing costs have income below 50% of AMI.

Not being able to afford housing was also the most common housing problem identified by people experiencing homelessness. The Seattle Homeless Needs Assessment survey conducted in 2016 indicated that rental assistance was needed by 68 percent of respondents and 64 percent need more affordable housing.

As shown in the Assessment of Fair Housing, renter households' incomes vary markedly by race and ethnicity. Among renter households with a White householder, just under half have incomes at or below 80% of AMI and just under one-third have incomes at or below 50% of AMI. The shares of renter households with incomes at or below these thresholds are much higher for other races. The greatest disparities are found for renter households with a Black or African American householder, nearly 80 percent of whom have incomes at or below 80% of AMI.

Seattle's households of color are disproportionately likely to have incomes that are under 50% of AMI. This pattern applies to each of the individual racial and ethnic groups of color.

- Households of color as a group are twice as likely as white, non-Hispanic households to have a household income that is 0–30% of AMI: about 24 percent of households of color compared to 12 percent of white, non-Hispanic households have incomes this low. Furthermore, about 16 percent of households of color compared to 13 percent of White, non-Hispanic households have incomes that are 30–50% of AMI.
- Over half of black households have incomes no higher than 50% of AMI. Breaking down these data further, about 35 percent of Black households have incomes no higher than 30% of AMI, and 17 percent have incomes that are 30-50% of AMI.
- Having an income at or below 50% of AMI is almost as common for Native American households and Pacific Islander households as it is for Black households: over 40 percent of households in each of these groups have incomes at or below 50% of AMI.

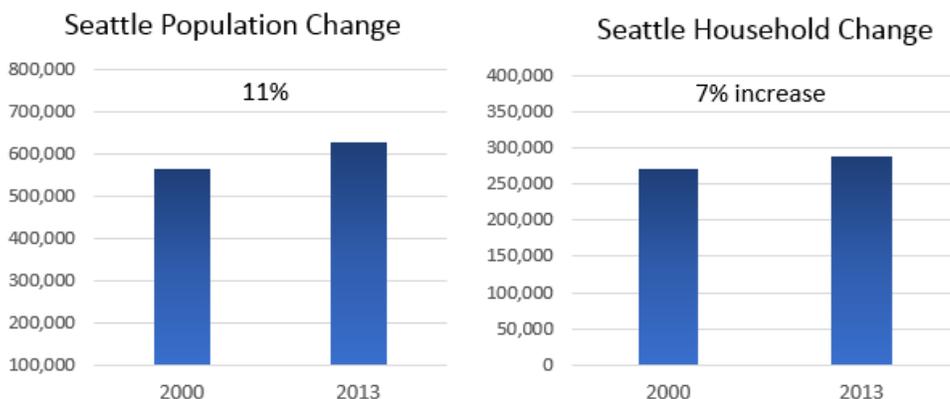
More information is available in the Comprehensive Plan Housing Appendix figure A-7 [[http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/CouncilAdopted2016\\_Appendices.pdf](http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/CouncilAdopted2016_Appendices.pdf)].

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	563,374	624,681	11%
Households	270,524	288,439	7%
Median Income	\$45,736.00	\$65,277.00	43%

**Table 5 - Housing Needs Assessment Demographics**

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

### NA-10 Population and Household Change



As of the most recent 2013 CHAS data, Seattle is home to 624,681 residents, comprised of 288,439 households. Seattle accounts for 40% of the population growth that has occurred in King County over the past ten years. The population growth in Seattle matches a trend of household growth for the city.

The median age in Seattle is 36.1 years, making it far below the median age of 45 for all adults living in urban areas in the United States. Despite an aging Baby Boomer Generation, 20-34-year-old adults make up 31% of the population in Seattle and 71% of Seattle residents are under the age of 50.

### NA - 10 Demographic narrative

A third of all Seattle households are small family households (defined as family households comprising of 2-4 members), and 23% of all small family households live on less than 80% HAMFI. The average household size in Seattle is 2.14 and the average family size is 2.86 members. Of all households that contain at least one person 75+ years of age, 63% of households are considered low-income, earning less than 80% HAMFI.

The figure below provides a more detailed household profile of Seattle by income level. Seattle has a large share of low-moderate income elderly and family households with young children.

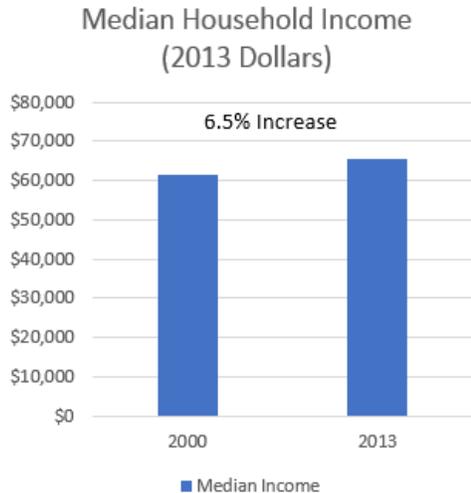
**Number of Households Table**

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	45,530	30,080	37,680	27,630	147,515
Small Family Households	7,230	5,355	9,575	7,540	64,895
Large Family Households	1,485	1,200	1,130	840	5,110
Household contains at least one person 62-74 years of age	7,815	4,685	5,405	4,000	21,485
Household contains at least one person age 75 or older	6,330	4,670	3,745	2,070	6,410
Households with one or more children 6 years old or younger	3,845	2,595	3,485	2,505	14,830

**Table 6 - Total Households Table**

Data 2009-2013 CHAS  
Source:

**NA - 10 Median Household Income**



Adjusted for inflation, the median income for Seattle has grown 6.5% between 2000 and 2013. Between 2005 and 2016, owner-occupied household median income increased by 33%, from \$91,795 to \$122,410. Over that same period, renter-occupied households increased their median income by 46%, from \$39,116 to \$56,949.

The Area Median Income (AMI) is a calculation created by HUD that uses 5-year ACS data to determine median family income in a geographical area. The 2013 median family income determinations were generated using data from the 2009-2013 ACS. When determining geographic bounds for a metropolitan area, HUD follows the Office of Management and Budget (OMB).

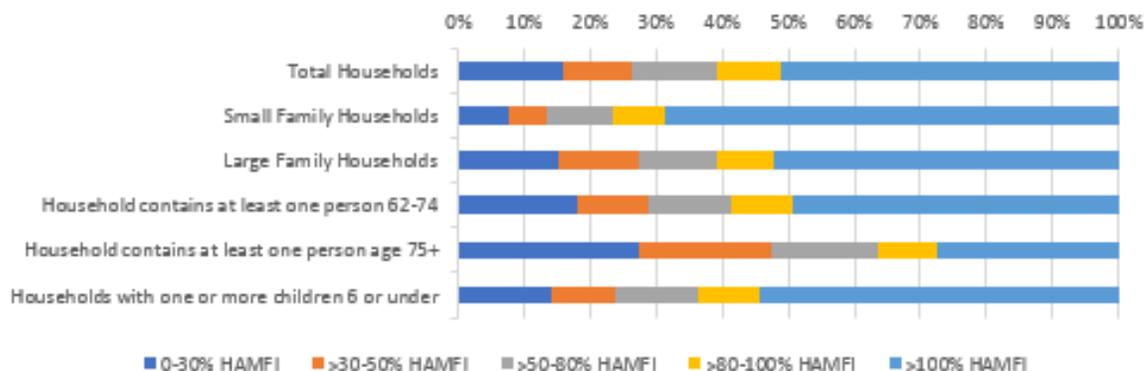
**NA - 10 Detailed HH Profile by Income**

**2013 HUD Income Limits for Seattle**

Family Size	30%	50%	80%	100%
1 Person	\$18,200	\$30,350	\$45,100	\$60,700
2 Persons	\$20,800	\$34,700	\$51,550	\$69,400
3 Persons	\$23,400	\$39,050	\$58,000	\$78,100
4 Persons	\$26,000	\$43,350	\$64,400	\$86,700

Data Source: FY 2013 Income Limits Documentation System: HUD User

**Household by Income Level**



HUD Area Median Family Income (HAMFI) is median family income calculated by HUD for each jurisdiction. The calculation is done by HUD to determine Fair Market Rents and income limits for HUD programs by taking into consideration all households in a given geographic area.

Most households in Seattle live above 100% of HAMFI, while 39% live below 80% of HAMFI. Of the households below 80% HAMFI:

- 39% are extremely low income (<30% HAMFI)
- 27% are very-low income (30-50% HAMFI)
- 34% are low income (50-80% HAMFI)

Of all households living below 80 HAMFI, most are small family households, consisting of 2-4 family members. Of all households with one or more children 6 years old or younger, 36% are living below 80% of HAMFI. Approximately 40% of households containing at least one person 62-74 years of age are low-income. Just over 27% of households containing at least one person 75 years of age or older are extremely low-income.

### Housing Needs Summary Tables

#### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,055	470	470	310	3,305	140	100	90	75	405
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,015	390	455	120	1,980	0	60	65	10	135
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	745	510	430	210	1,895	4	155	160	70	389
Housing cost burden greater than 50% of income (and none of the above problems)	20,425	5,925	1,635	250	28,235	4,760	3,330	3,595	1,430	13,115

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	5,165	11,325	10,480	4,015	30,985	1,100	1,905	3,515	4,165	10,685
Zero/negative Income (and none of the above problems)	3,250	0	0	0	3,250	600	0	0	0	600

**Table 7 – Housing Problems Table**

Data 2009-2013 CHAS

Source:

**NA - 10 Housing Problems narrative**

Low-income households (below 80% AMI) have higher rates of housing problems. The four types of housing problems are:

1. Lacking complete kitchen facilities: A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. Cost burden greater than 30% of income
4. More than one person per room (overcrowding)

The following four tables look only at households in Seattle that are below 100% AMI. HUD uses income limits for their programs, so it is important to break out the data in ways that are relevant to those limits. Households that earn 0-30% AMI are considered extremely low-income, 30-50% AMI is considered low-income, and 50-80% is considered moderate-income.

Excluding zero income households, there are just over 91,000 households in Seattle experiencing housing problems, representing 32% of all households in Seattle. Renter households experience housing problems at a rate of approximately 2.5 times greater than owner households. Nearly 90% of all housing problems in renter households and 96% of all housing problems in owner households are due to cost burden or severe cost burden. The data tables below provide a profile of the types of housing problems experienced by renter and owner households in Seattle.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	24,240	7,290	2,990	890	35,410	4,905	3,640	3,910	1,585	14,040
Having none of four housing problems	10,575	14,565	22,295	15,515	62,950	1,960	4,585	8,490	9,640	24,675
Household has negative income, but none of the other housing problems	3,250	0	0	0	3,250	600	0	0	0	600

**Table 8 – Housing Problems 2**

Data 2009-2013 CHAS  
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	5,090	3,310	3,065	11,465	1,095	1,020	2,450	4,565
Large Related	1,150	430	175	1,755	75	315	550	940
Elderly	6,610	2,895	1,550	11,055	3,075	2,710	2,000	7,785
Other	15,710	11,500	7,830	35,040	1,705	1,395	2,310	5,410
Total need by income	28,560	18,135	12,620	59,315	5,950	5,440	7,310	18,700

**Table 9 – Cost Burden > 30%**

Data 2009-2013 CHAS  
Source:

**NA-10 Cost burden narrative**

The high level of cost burden and severe cost burden in both owner households and renter households is indicative of a housing market experiencing a rapid rise in housing costs. This can be further exacerbated by slow median household income growth for some groups (especially renters) in Seattle.

Renters are much more likely to experience overcrowding and severe overcrowding. Where 5% of renter households experience overcrowding or severe overcrowding, only 1% of owner households experience such housing problems. This data lends itself to a shortage of affordable family rental units available in Seattle.

The tables below identify Households with severe housing problems. Because the only difference between a housing problem and severe housing problem is the cost burden status, the following tables outline households in Seattle that are paying more than 50% of their household income towards housing costs.

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,035	1,110	460	5,605	935	745	1,235	2,915
Large Related	735	180	15	930	75	235	255	565
Elderly	4,085	1,305	460	5,850	2,315	1,385	985	4,685
Other	13,535	3,580	880	17,995	1,520	1,075	1,200	3,795
Total need by income	22,390	6,175	1,815	30,380	4,845	3,440	3,675	11,960

**Table 10 – Cost Burden > 50%**

Data 2009-2013 CHAS  
Source:

#### NA-10 Renter/Owner cost burden narrative

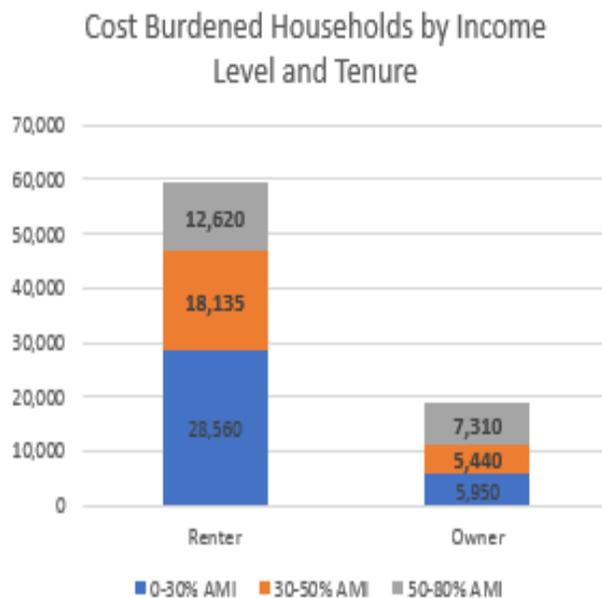
Of the renter households that are severely cost burdened and have positive income, 25% earn less than 30% AMI each year. This indicates that households with positive income less than 30% annually are spending over 50% of their income towards housing costs. Including renter households making 30-80% AMI, the data shows that 35% of renter households earning less than 100% AMI spend more than 50% of their income on housing. It is reasonable to assess that there are not sufficient affordable housing options for these households.

Of the owner households with positive income that are severely cost burdened, 13% have income between 0-30% AMI. Including owner households that earn between 30-80% AMI, the data shows that

32% of low or moderate-income owner households spend more than 50% of their income on housing costs. Of owner households earning less than 100% AMI, 64% have no housing problems.

### Cost Burdened Households

As noted above, a cost-burdened household is one that commits more than 30% of its income to housing costs. In Seattle, just over 78,000 households are cost burdened, about 45% of those households have income between 0-30% AMI. Because the largest share of cost burdened households have income less than 30% AMI, it indicates there is not enough affordable housing stock for these extremely low-income households. Of all low- and moderate-income cost burdened households, 76%, or 59,315 are renters.



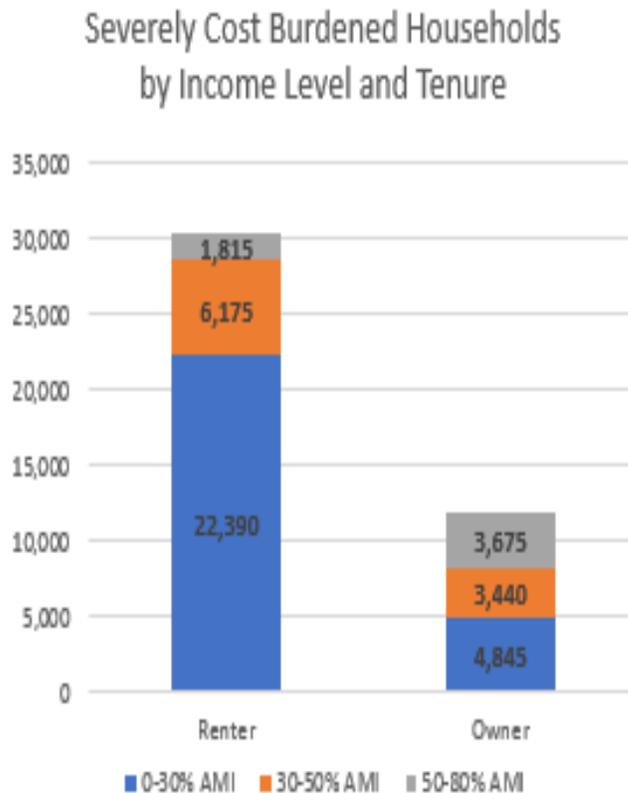
With a large portion of Seattle residents being cost burdened or severely cost burdened, the following figures outline in detail the different types of households that are cost burdened living in Seattle. The category breakdowns are as follows:

- Small family (2-4 related people)
- Large family (5+ related people)
- Elderly (at least one person in the household 62+ years of age)
- Other (single person and unrelated households)

## NA-10 Cost Burden HH by Income and Tenure

### Severely Cost Burdened Households

A severely cost burdened household is one that commits 50% or more of its income to housing costs. There are just over 42,000 low- and moderate-income households that are severely cost burdened. Of all low-income severely cost burdened households, 71%, or 30,380 are renters.



The largest share of severely cost burdened households are "Other" households that rent, accounting for just over 50% of all households severely cost burdened. The "Other" category consists of single person households and households that have unrelated persons living together. Of all low- and moderate-income severely cost burdened households, 25% have a member of the household 62 years of age or older, and 20% are small family households.

**NA-10 Severely Cost Burdened HH**

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,385	620	635	270	2,910	4	95	190	40	329
Multiple, unrelated family households	145	25	10	50	230	0	80	30	40	150
Other, non-family households	295	280	275	10	860	0	45	4	0	49
Total need by income	1,825	925	920	330	4,000	4	220	224	80	528

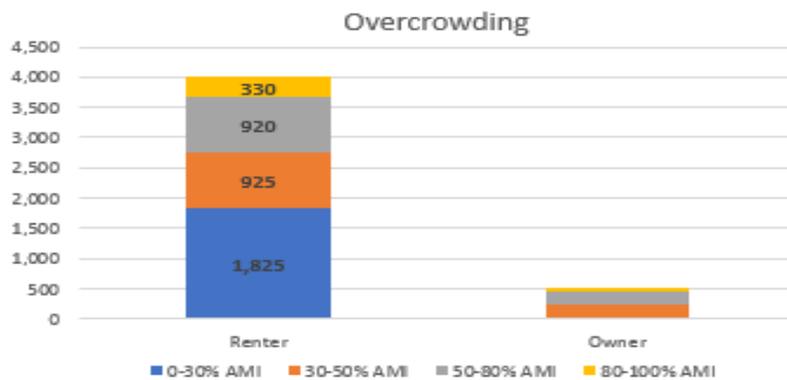
**Table 11 – Crowding Information – 1/2**

Data 2009-2013 CHAS  
Source:

**NA-10 Overcrowding profile**

**Overcrowding (More than one person per room)**

Compared to cost burdened and severely cost burdened households in Seattle, the share of households experiencing overcrowding is low. Nearly 75% of all overcrowding in Seattle occurs in households that are renting.



In Seattle, 65% of all households that are overcrowded are single family households that rent. Within this group of overcrowded single-family households that rent, nearly 50% are extremely low-income (0-30% AMI). This suggests that extremely low-income single families may not be able to afford adequately sized housing units that meet their needs.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

**Describe the number and type of single person households in need of housing assistance.**

Seattle contains a substantial proportion of single person households, including many elderly households. In 2010, one-person households made up 41 percent of Seattle's total households. [Comprehensive Plan Housing Appendix, p 64].

As suggested in Table 9 (Cost Burden > 30%) and Table 10 (Cost Burden > 50%), single person households make up a large number of the households in need of housing assistance. Among low-income renters, the greatest number of cost-burdened households are one-person households and other non-family, non-elderly households. Among low-income owners, the greatest number of cost burdened households are elderly, followed by other one-person and non-family households.

The Assessment of Fair Housing found that, among the household types for which HUD provided data, families with 5 or more people experience the highest rate of having one or more housing problems. However, non-family households, most of which are one-person households, are most likely to have severe housing cost burdens; this is likely in part related to these households' lack of dual incomes.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

The Assessment of Fair Housing provides estimates of the number and type of families and individuals who have disabilities. An estimated 55,239 persons in Seattle have a disability, about nine percent of Seattle's population. The estimates are based on self-reported ACS data, which is widely accepted within the research community to seriously underestimate the incidence of disability, especially in adult populations. The ACS collects information on hearing difficulty and vision difficulty from all non-institutionalized persons. However, disability status for cognitive difficulty, ambulatory difficulty, and self-care difficulty are only gathered for persons age 5 and over; independent living difficulty is only gathered for adults age 18 and over.

Seniors have substantially higher rates of disability than do adults generally: 35 percent of seniors are estimated to have a disability, accounting for about 44 percent of the disabled adults in Seattle. The most common category of disability, for both seniors and adults overall, is an ambulatory difficulty, affecting about 1 in 20 adults and more than 1 in 5 seniors.

As a result, housing accessibility is a critical concern in Seattle, where much of the housing stock and built environment dates to the WWII era. Since 1976 Seattle's Building Code has required 5 percent accessible units in all new developments with more than ten units, however, the accessible units do not have to be rented or sold to someone with disabilities. Since 1984, when tracking began, an estimated 6,070 accessible units have been built citywide, not including accessory modifications in existing housing. ACS estimates cited in the Assessment of Fair Housing indicate that at least 27,000 people in the city have an ambulatory disability in Seattle.

Annually, HSD/MODVSA serves (via our non-profit partners) approximately 9,000 clients (DV, SA, HT). Although there may be some duplication in this number, the actual number of victims/survivors is estimated to be much higher. Statistically 1 in 4 women and 1 in 6 men will experience gender-based violence in their lifetime. Local statistics provided by a King County DV Shelter agency states the turn away rate varies between 20 to 26 for every 1 family served. With mobile Flexible client assistance, the City served approximately 3,000 individuals in 2016.

### **What are the most common housing problems?**

Housing cost burden is by far the most common housing problem in Seattle. As shown in Table 9 (Cost Burden > 30%), over 78,000 low-income households are paying more than 30 percent of income on housing costs. Table 10 (Cost Burden > 50%) shows that over half of these households are severely cost burdened: 30,380 low income renter households and 11,960 low-income homeowner households pay more than half their income on housing costs.

A smaller but significant number of households report other housing needs. Over 3,300 renter households and 400 owner households report substandard housing conditions, indicating a need for housing repair assistance and housing code enforcement. About 3,875 renter households and 524 owner households report overcrowding, indicating a need for affordable family-sized housing.

Homeless persons report that high housing costs are a significant barrier to accessing stable housing. The Seattle Homeless Needs Assessment survey conducted in 2016 indicated that rental assistance was needed by 68 percent of respondents and 64 percent need more affordable housing. Loss of Job was reported as the primary reason for homelessness by 25 percent of respondents, which also indicates insufficient income to afford housing costs.

### **Are any populations/household types more affected than others by these problems?**

As shown in Table 9 - Cost Burden > 30%, the greatest number of households facing housing cost burden are low-income renters: almost 47,000 renter households below 50% of median income are paying more than 30 percent of income on housing costs. As shown in Table 10 – Cost Burden >50%, almost half of these -- almost 23,000 households -- are extremely low-income renters, with income below 30% of AMI, paying more than half their income for housing costs.

Homeless households are also severely affected by high housing costs and insufficient income, with 68 percent of respondents to the 2016 Seattle Homeless Needs Assessment indicating a need for rental assistance. Families with young children are disproportionately impacted by our current housing market. Additionally, homeless households with income from monthly SSI/SSDI of \$733 on average are unable to pay market rate rent.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Seattle shelters participating in the Homeless Management Information System HMIS assisted more than 7,486 people in single individual shelters (households without children) and more than 1,072 persons (households with children) during the 2012 AHAR reporting year (10/1/2011-9/30/2012). The characteristics of the sheltered population indicate that people of color were disproportionately represented in the shelter system, relative to the general population. These persons have extremely low-incomes. Many families with children report they are experiencing homelessness for the first time.

Rapid re-housing (RRH) providers enter information on all program participants into HMIS. The results of RRH are published quarterly on the All Home website at [www.allhomekc.org/rapid-re-housing/](http://www.allhomekc.org/rapid-re-housing/). Currently households enrolled in a RRH program spend an average of 84 days searching for housing before moving in. Households receive housing assistance for 147 days on average once they are able to secure housing. Households are obtaining permanent housing at a rate of 70% after leaving RRH. Of the 70% of households who obtain permanent housing after leaving RRH, only 5.2% are found to have returned to homelessness after 6 months after placement into a RRH unit.

### **If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

City of Seattle, in conjunction with its Continuum of Care (CoC) partners from across King County, is using data from coordinated entry and assessment and homelessness prevention programs, along with

national studies and best practices, to target resources to households who are literally homeless (e.g. living in places not meant for human habitation, outside, in tents or in emergency shelter as a first priority for housing access).

The Continuum of Care in Seattle/King County introduced a coordinated entry and assessment system beginning in 2012. All populations have been included in CEA since June of 2017 and are assessed using a standard Housing Triage Tool. CEA serves all people (single adults, young adults, couples, families, and veterans) experiencing homelessness who are:

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

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Information from the HMIS system and coordinated entry and engagement systems are helping define characteristics for populations at greatest risk of homelessness. Investment and intervention strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing.

The primary reason people experience homelessness is because they are unable to maintain or secure housing they can afford. Additional factors contribute to the problem including poverty, a decline in federal support for affordable housing, a decline in public assistance safety nets, and lack of affordable health care to address mental illness and addictive disorders. Due to economic recession and erosion of federal and state support, the safety nets that people have historically relied upon to support them in times of crisis have been diminished. Economic factors currently play a significant role in our community's emerging crisis of homelessness. Rent cost burdens in Washington have risen at an unprecedented rate and this trend is predicted to continue. Even with the local hourly minimum wage currently at \$13.00, a worker would need to make an estimated \$23.56 in order to afford a one-bedroom home at fair market rent. In spite of progressive efforts to address income inequality by raising the minimum wage, Seattle continues to see considerable economic disparity with the top 20% of household incomes being 19 times those of the lowest 20%. This income inequality also closely ties with racial and ethnic breakdowns of the City's populations, with persons of color being

disproportionately represented in the lowest income levels and over-represented among persons experiencing housing instability.

## **Discussion**

A lack of affordable housing is the most pressing housing issue in Seattle. Rising rents and home prices strain the budget of many low-income residents who face the real possibility of losing their home and displacement from Seattle. For homeless households, high housing cost is the primary barrier to regaining stable housing.

Addressing cost burden and high housing costs is the primary focus on housing assistance in Seattle. The City prioritizes national best practices and proven local strategies including production and preservation of affordable housing, rent assistance and stability services to help people access and sustain housing, and housing repairs and energy efficiency improvements that preserve low-income housing and lower operating costs for homeowners and residents.

Substandard housing is less common but still a grave issue for low-income renters and owners, therefore housing repair assistance is also important. Overcrowding is experienced by nearly 4,000 low-income renter households, pointing to the need for development and preservation of affordable rentals for large families.

## **NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### **Introduction**

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities: A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened; between 30-50 percent of income is devoted to housing costs

### **Data Information and Population Characteristics**

According to the 2010 Decennial Census, the American Indian and Alaska Native population in Seattle is 0.8% while Pacific Islanders make up 0.4% of the population. In some cases, it would be appropriate to join these groups together to mitigate potential for skewed data during analysis. In this case each race/ethnicity group recognized in the CHAS dataset will remain independent. The data that represents these minority communities impacts how Seattle moves forward in addressing housing issues. Using specific data will allow Seattle to be as targeted as possible when implementing housing programs and services.

Attached below is a table outlining the individual demographic makeup of Seattle, taken from the 2010 Census. It is important to note that the table portraying Census demographic data is at the individual level, while the tables representing the disproportionate greater need of racial/ethnic groups is broken down by household.

The data in the tables below come from the 2009-2013 CHAS dataset which is part of the American Communities Survey (ACS), conducted by the United States Census Bureau each year. When investigating data with the goal of determining need based on proportionality between race/ethnicity, the largest sample size creates the most reliable data. In this case, using the 5-year CHAS data will yield the most accurate analysis when looking at need amongst groups of a population that represent a minority demographic. The Area Median Income (AMI) is a calculation created by HUD that uses 5-year ACS data to determine median family income in a geographical area.

The 2017 median family income determinations were generated using data from the 2010-2014 ACS. When determining geographic bounds for a metropolitan area, HUD follows the Office of Management and Budget (OMB).

**0%-30% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	34,100	6,290	3,510
White	19,085	3,160	1,920
Black / African American	5,325	1,160	220
Asian	5,300	1,525	1,120
American Indian, Alaska Native	585	25	10
Pacific Islander	170	0	0
Hispanic	2,310	230	140

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2009-2013 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**NA-15 Population by Race and Ethnicity**

**Table 3.9 – Population by Race/Ethnicity**

Race/Ethnicity	Number	Percent
<b>Total</b>	608,660	100
<b>White</b>	422,870	69.5
<b>Asian</b>	84,215	13.8
<b>Black or African American</b>	48,316	7.9
<b>Hispanic</b>	40,329	6.6
<b>American Indian and Alaska Native</b>	4,809	0.8
<b>Pacific Islander</b>	2,351	0.4

Data Source: 2010 Census

## NA-15 Seattle Area Median Income

### Seattle Area Median Income

**Table 3.10 – 2017 HUD Income Limits for Seattle**

Family Size	30%	50%	80%	100%
<b>1 Person</b>	\$20,200	\$33,600	\$50,400	\$63,000
<b>2 Persons</b>	\$23,050	\$38,400	\$57,600	\$72,000
<b>3 Persons</b>	\$25,950	\$43,200	\$64,800	\$81,000
<b>4 Persons</b>	\$28,800	\$48,000	\$72,000	\$90,000

More than three out of every four Seattle households in the 0%-30% AMI bracket experience at least one housing problem.

The share of American Indian, Alaska Native households experiencing one or more housing problems is sixteen percentage points above the incidence of all households and meets the threshold to be identified as a disproportionate greater need at the 0%-30% AMI income level. The share of Pacific Islander households experiencing one or more problems is twenty-two percentage points above the incidence of all households at the 0%-30% income level and represents a disproportionate greater need.

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,065	6,160	0
White	15,250	3,800	0
Black / African American	2,535	910	0
Asian	2,935	925	0
American Indian, Alaska Native	209	50	0
Pacific Islander	25	30	0
Hispanic	2,040	139	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2009-2013 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

More than three out of every four Seattle households in the 30%-50% AMI bracket experience at least one housing problem.

The share for Hispanic households experiencing one or more housing problems is fourteen percentage points above the incidence for all households at the 30%-50% income level. This share represents a greater proportionate need for Hispanic households at this particular income bracket.

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,025	16,980	0
White	14,320	11,215	0
Black / African American	1,700	1,530	0
Asian	2,565	2,080	0
American Indian, Alaska Native	99	310	0
Pacific Islander	60	140	0
Hispanic	1,310	1,150	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2009-2013 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

The share of households in Seattle experiencing one or more housing problems, living at 50%-80% of AMI is 55%. There are no racial/ethnic groups that are experiencing a greater proportionate need at this income level.

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,560	17,550	0
White	7,700	12,625	0
Black / African American	655	1,015	0
Asian	1,200	1,925	0
American Indian, Alaska Native	70	135	0
Pacific Islander	80	90	0
Hispanic	560	1,035	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2009-2013 CHAS

Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

The share of households in Seattle experiencing one or more housing problems, living at 80%-100% of AMI is 38%. There are no racial/ethnic groups experiencing a greater proportionate need at this income level.

### Discussion

The share for American Indian, Alaska Native households in the 0%-30% AMI experiencing one or more housing problems is sixteen percentage points higher than the incidence for households of any race. The raw number of households this percentage represents is 585.

The share for Pacific Islander households in the 0%-30% AMI experiencing one or more housing problems is twenty-two percentage points higher than the incidence for households of any race. The raw number of households this percentage represents is 170.

The share for Hispanic households in the 30%-50% AMI experiencing one or more housing problems is fourteen percentage points higher than the incidence for households of any race. The raw number of households this percentage represents is 2,040.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities: A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities: Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened: Meaning **Greater than 50** percent of income is devoted to housing costs

The difference between “housing problems” and “severe housing problems” as outlined in these tables is the increase cost burdened families have in the severe housing problem category.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,555	11,835	3,510
White	16,330	5,915	1,920
Black / African American	4,285	2,195	220
Asian	4,220	2,610	1,120
American Indian, Alaska Native	400	210	10
Pacific Islander	170	0	0
Hispanic	2,040	495	140

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2009-2013 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Nearly two-thirds of Seattle households in the 0%-30% AMI bracket experience at least one housing problem.

The share of Pacific Islander households experiencing one or more housing problems is thirty-five percentage points above the incidence of all households and meets the threshold to be identified as a disproportionate greater need at the 0%-30% AMI income level. The share of Hispanic households experiencing one or more problems is eleven percentage points above the incidence of all households at the 0%-30% income level and represents a disproportionate greater need.

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,620	18,600	0
White	7,375	11,675	0
Black / African American	1,255	2,190	0
Asian	1,455	2,405	0
American Indian, Alaska Native	74	185	0
Pacific Islander	10	45	0
Hispanic	965	1,215	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2009-2013 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

The share of households in Seattle experiencing one or more housing problems, living at 30%-50% of AMI is 38%. There are no racial/ethnic groups experiencing a greater proportionate need at this income level.

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	7,180	30,825	0
White	4,530	21,000	0
Black / African American	730	2,505	0
Asian	1,055	3,595	0
American Indian, Alaska Native	4	400	0
Pacific Islander	20	180	0
Hispanic	525	1,935	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2009-2013 CHAS  
 Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The share of households in Seattle experiencing one or more housing problems, living at 50%-80% of AMI is 19%. There are no racial/ethnic groups experiencing a greater proportionate need at this income level.

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,780	25,335	0
White	1,915	18,405	0
Black / African American	220	1,450	0
Asian	380	2,750	0
American Indian, Alaska Native	0	210	0
Pacific Islander	30	145	0
Hispanic	160	1,440	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2009-2013 CHAS

Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

The share of households in Seattle experiencing one or more housing problems, living at 80%-100% of AMI is 10%. There are no racial/ethnic groups experiencing a greater proportionate need at this income level.

### Discussion

The share for Pacific Islander households in the 0%-30% AMI experiencing one or more severe housing problems is thirty-five percentage points higher than the incidence for households of any race. The raw number of households this percentage represents is 170.

The share for Hispanic households in the 0%-30% AMI experiencing one or more severe housing problems is eleven percentage points higher than the incidence for households of any race. The raw number of households this percentage represents is 2,040.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying 30%-50% of household income towards housing costs) and severe cost burden (paying more than 50% of household income towards housing costs).

Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost burdened and severely cost burdened households from each race/ethnicity and comparing that figure to the share of all Seattle households. (Share of Race/Ethnicity = # of households for that race/ethnicity with cost burden / total # of households for that race/ethnicity.)

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	173,615	60,400	47,615	3,850
White	132,490	41,980	30,340	2,040
Black / African American	8,695	4,755	5,880	220
Asian	18,760	7,185	6,100	1,275
American Indian, Alaska Native	915	610	370	60
Pacific Islander	455	115	150	0
Hispanic	7,315	3,460	2,890	155

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2009-2013 CHAS

### NA-25 Hsg Cost Burden by Race

In Seattle, 38% of all households are cost burdened because they pay more than 30% of their income for housing. Breaking that down further, 21% of Seattle households are spending 30%-50% of their income

on housing, while 17% are spending greater than 50% of their household income on housing costs. The share for each racial/ethnic group are outlined below.

**NA-25 Disp. Greater Need by Race and Income**

**Table 3.20 – Disproportionately Greater Need by Race/Ethnicity and Income Level**

Race/Ethnicity	Greater than 30%	30%-50%	Greater than 50%
All	38%	21%	17%
White	35%	21%	15%
Black/African American	55%	25%	30%
Asian	41%	22%	19%
American Indian, Alaska Native	52%	32%	20%
Pacific Islander	37%	16%	21%
Hispanic	46%	25%	21%

Data Source: 2009-2013 CHAS

**Discussion:**

Continuing to use HUD’s determination of greater need defined by ten percentage points above the overall incidence in Seattle, there is disproportionate need in both housing burdened households as well as severely housing burdened households.

American Indian, Alaska Native households show a disproportionate greater need when considering cost burden of housing. These households experience a cost burden for housing eleven percentage points greater than all households paying 30%-50% of their household income on housing.

Black/African American households show a disproportionate greater need when considering cost burden of housing. These households experience a cost burden for housing thirteen percentage points greater than all households paying greater than 50% of their household income on housing.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

### **Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The data revealed that there were no groups determined to have greater proportionate need within the 50%-80% AMI or 80%-100% AMI brackets. However, **some racial or ethnic groups** are experiencing disproportionate greater need when looking at the 0%-30% AMI, the 30%-50% AMI brackets, and the cost-burden of housing. Those groups and categories are as follows:

#### **One or More Housing Problems**

- 0%-30% AMI Bracket: American Indian, Alaska Native Sixteen (16) percentage points higher all household incidence. 585 households Pacific Islander Twenty-two (22) percentage points higher than all household incidence 170 households
- 30%-50% AMI Bracket Hispanic fourteen (14) percentage points higher than all household incidence 2,040 households

#### **One or More Severe Housing Problems**

- 0%-30% AMI Bracket Pacific Islander Thirty-five (35) percentage points higher all household incidence 170 households Hispanic Eleven (11) percentage points higher than all household incidence 2,040 households

#### **Housing Cost Burden**

- 30%-50% household income towards housing American Indian, Alaska Native Eleven (11) percentage points higher than all household incidence
- Greater than 50% household income towards housing Black/African American Thirteen (13) percentage points higher than all household incidence

### **If they have needs not identified above, what are those needs?**

Seattle's Joint Assessment of Fair Housing found that, across all income levels, Black households tend to have the most disproportionate housing needs. They are more likely to have at least one of four housing problems; they are also more likely to experience at least one severe housing problem. Black households also experience the highest rate of severe housing cost burden.

Seattle's Joint AFH also found:

- Black households experience the highest rate of any of the four housing problems at about 57%, followed by Native American and Hispanic/Latino households. White households experience the lowest rate of any of the four housing problems at about 36%.

- Family households with 5 or more people, among total households, experience the highest rate of any of the four housing problems at about 49%, followed by Non-family households and family households with less than 5 people.
- Black households experience the highest rate of any of the four severe housing problems at almost 35%, followed by Hispanic/Latino and Asian households. White households experience the lowest rate of any of the four severe housing problems at about 16%.
- Black households experience the highest rate of severe housing cost burdens at about 30%, followed by Hispanic/Latino and Other, Non-Hispanic households. White households experience the lowest rate of severe housing cost burdens at almost 15%.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Seattle's neighborhoods reflect historic patterns of racial and ethnic segregation with predominately white households living in the north of Seattle and concentrations of people of color in the south of Seattle. However, Seattle is becoming more racially diverse as more people move to the city. At a neighborhood by neighborhood level, Seattle's racial integration is increasing, predominantly in areas where multifamily housing is available. Between 1990 and 2010, the population of color in Seattle grew from roughly one-fourth to one third of the city's population. Different race and ethnic groups have experienced changes in rates of representation over time.

For the Assessment of Fair Housing, HUD defines Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS). Seattle currently has four R/ECAPS: First Hill/Yesler Terrace, High Point, Rainier Beach, and New Holly. Public Housing is located in three of these areas. R/ECAPS are subject to change over time, for example due to loss of income or rising costs leading to displacement, or due to growing immigrant and refugee resettlements.

R/ECAP critical issues are: 1) R/ECAPS include disproportionate rates of people of color, foreign born people, families with children and people with disabilities all of whom tend to be lower income; and 2), these neighborhoods experience lack of opportunity across the board compared to other areas of the City for employment, school proficiency, access to transit, exposure to environmental hazards, and of course longer-term exposure to poverty. The main fair housing challenge for these areas is to create opportunities for housing mobility for those who may wish to leave a R/ECAP, protect those that wish to stay in Seattle from further risk of displacement, and finally to correct inequities in access to community infrastructure and assets.

Additional information about patterns of segregation and demographic make-up of R/ECAPS can be found in the Joint Assessment of Fair Housing:

<http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf>.

## NA-35 Public Housing – 91.205(b)

### Introduction

The narrative in the questions below capture the needs of public housing residents and Seattle Housing Authorities actions to address those needs. However, SHA notes that data captured in HUD provided tables in this section and others dealing with aspects of public housing are inaccurate. As allowed by HUD, SHA offers the complete 2016 “Move To Work” report as an alternate data set for corrected data that responds to Consolidated Plan questions. The full report is an attachment in PR-10; an alternate data set response is attached to the “Totals in Use” table below and applies to all tables in other sections.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers in use	0	589	5,037	5,409	2,092	3,077	126	70	44

**Table 22 - Public Housing by Program Type**

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Alternate Data Source Name:

Seattle Housing Authority Move To Work Report

Data Source Comments:

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,689	12,634	10,876	8,902	12,324	9,732	7,559
Average length of stay	0	3	8	4	2	6	0	0
Average Household size	0	1	1	2	1	2	1	2
# Homeless at admission	0	48	1	31	2	7	19	3
# of Elderly Program Participants (>62)	0	98	1,612	1,242	486	724	16	0
# of Disabled Families	0	333	1,763	2,081	927	1,021	98	7
# of Families requesting accessibility features	0	589	5,037	5,409	2,092	3,077	126	70
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	377	1,998	2,233	1,022	1,094	70	22	25
Black/African American	0	158	1,884	2,458	828	1,528	51	34	17
Asian	0	10	1,031	541	160	372	2	5	2
American Indian/Alaska Native	0	40	104	130	56	63	3	8	0
Pacific Islander	0	4	15	47	26	20	0	1	0
Other	0	0	5	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	44	196	261	99	139	8	12	3
Not Hispanic	0	545	4,836	5,148	1,993	2,938	118	58	41

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

In addition to creating certified UFAS units, SHA approves and completes approximately 60 unit modifications each year in response to Reasonable Accommodation requests. The needs of tenants and applicants are varied, and SHA makes a variety of accommodations to meet them. SHA has established a thorough process to identify and address accessibility needs. During the admissions process, each household is asked about the nature and extent of their needs and those that identify a need related to accessibility proceed with a thorough review process to evaluate what accommodations are needed for their units.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Public housing residents and households with a Housing Choice Voucher have extremely low incomes. SHA households' average income in 2016 was \$15,550. As a result many need help to build their assets, including job training, education, financial literacy, credit score improvement, and other supportive and incentive programs. Residents seeking education to improve their financial situation would also benefit from regulatory relief from the student rule in tax credit funding, a funding source used in many of SHA's properties, which makes it difficult for subsidized housing residents to obtain education later in life.

SHA is working to support participants' economic well-being with multiple strategies, including the development of a new Economic Advancement program, which will include coaching, employment brokers working with high demand industries, partnership with Seattle College to support post-secondary education and English as a second language, and a modified and expanded Family Self Sufficiency program.

Low income public housing residents and voucher holders clearly also need continued access to housing assistance. Rents in the Seattle metropolitan area are extremely high and continue to increase. Many SHA participants also need help to maintain their stability in housing, including case management and access to mental health and disability services. More than 9,000 of SHA's participants are living with disabilities.

Supporting seniors in SHA housing is also an immediate need that will continue to increase as the population ages. Seniors need supports to successfully age in place in SHA units, including nurse and wellness services as well as community engagement programs.

SHA also seeks to support achievement for children. Strategies include the Home From School program, which supports homeless and unstably housed families with school-age children attending Bailey Gatzert Elementary School. The program offers the parents of homeless children at the school housing assistance within the school area and provides services to support their housing search and stability in a new home. A second program is the Family Access Supplement for Opportunity Areas, which is designed

to provide more buying power for families with children to be able to use their vouchers in high opportunity areas, which research indicates can lead to higher outcomes in school and adult earnings.

### **How do these needs compare to the housing needs of the population at large?**

While many families struggle with the economy and housing costs in Seattle, needs are generally more acute among SHA participants, as evidenced by the fact that nearly all (96 percent) of SHA households fall below 50 percent of the Area Median Income. The great majority (81 percent) have extremely low incomes of less than 30 percent of AMI.

### **Discussion**

SHA participants need housing assistance and services that will allow them to maintain their housing stability and increase their income and assets.

Please see the alternate data that we have submitted for a more accurate representation of participant demographics and leased units.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Seattle/King County’s Strategic Plan to end homelessness is managed by All Home the Continuum of Care (CoC) Lead agency and has served as a guiding effort to coordinate a system of services across the City and King County that focuses on ending rather than institutionalizing homelessness. See [www.allhomekc.org/the-plan](http://www.allhomekc.org/the-plan) for details.

For the purpose of the Consolidated Plan and in its own planning, the CoC assumes that all homelessness in its jurisdiction is in urban areas.

Tables in NA-40 and the attachments describe the nature and extent of homelessness in Seattle using data from HMIS, and our community’s Point-in-Time count of Persons who are unsheltered in King County. During the January 2017 Point-In-Time (PIT) count, there were more than 8,522 persons who were homeless in the City of Seattle. This number included at least 3,857 persons who were unsheltered, and 4,665 persons who were in shelters and transitional housing programs. Data in Table 1 represents the participating programs located in Seattle that are participating in the HMIS system only.

Some of the contributing factors to homelessness include high costs for housing and living expenses, extremely low household incomes, declining federal housing subsidies, and limited support systems, including the availability of medical and behavioral health services. Individuals and families face a variety of personal challenges that can place them at greater risk of housing instability and homelessness, including mental illness, chemical dependency, histories of trauma, domestic violence, disabling health issues, criminal justice system involvement, immigration status, lack of education, unemployment and other financial barriers including credit and landlord histories.

More than 16,456 adults without children were served by “single adult” shelter programs in Seattle in 2016.

- Persons are spending an average of 461 days homeless.
- There were more than 9,488 families with children under the age of 18 served in emergency shelters in Seattle.
- There were 465 unaccompanied minors served in shelters throughout the City.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	81	2,752	9,488	686	3,363	382
Persons in Households with Only Children	195	30	465	302	161	70
Persons in Households with Only Adults	5,209	3,376	16,456	2,785	2,368	461
Chronically Homeless Individuals	136	154	672	20	225	889
Chronically Homeless Families	136	636	2,100	316	571	505
Veterans	693	636	2,100	316	571	505
Unaccompanied Child	195	30	465	302	161	70
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

**Data Source Comments:** HIV data not collected in HMIS.

Indicate if the homeless population  Has No Rural Homeless is:

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

See table above

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	5,214	4,623
Black or African American	4,680	4,151
Asian	335	298
American Indian or Alaska Native	534	473
Pacific Islander	381	337
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,649	1,462
Not Hispanic	11,234	39,962

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

According to our Coordinated Entry system 1,956 families are waiting for housing placement as of July 2017. At least 9,488 families with children were served.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Homelessness disproportionately impacts people of color. The City of Seattle conducted a Homeless Needs Assessment in 2016 surveying 1,050 individuals. This assessment adds additional context to the data captured by HMIS regarding the needs of persons experiencing homelessness and their racial affiliations. The Needs Assessment data indicates that 48% of those surveyed identify as white, 21% identify as black/African American, 14.9% identify as Hispanic, 5.3% identify as American Indian or Alaskan Native, 4.6% identified as multi-racial, 3.1% as Asian and 1.9% of Native Hawaiian or Pacific Islander.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Sheltered Count:** The sheltered count is estimated using data from publicly funded emergency shelter and transitional housing programs in Seattle. Data reported on the sheltered count was taken from the HMIS system covering data collected between 7/1/16 and 6/20/17.

**Unsheltered Count:** The 2017 One Night Count known locally as Count Us In occurred on the night of January 27; for all programs in King County (publicly and privately funded), and there were an estimated 6,978 persons who were sheltered that night.

The HMIS collects information on and the use of services and the characteristics of those who are homeless. Planners, policymakers and service providers can use aggregate data from HMIS to quantify the nature and extent of homelessness over time, to identify patterns of service use, and to direct funding and services to those who are most in need. HMIS managed by King County and is governed by All Home as the CoC lead.

The system collects data from a total of 77 Organizations with 349 programs, representing 80% of beds available to single adults and 88% of beds available to families with children in Seattle and King County. Unsheltered Count: There were at least 6,509 unsheltered individuals counted in Seattle during our community Point-In-Time (PIT) count, Count Us In. The unsheltered count does not estimate numbers of people by population type.

Count Us In consists of two parts: a street count of people without shelter; and a survey of individuals and families living in emergency shelters and transitional housing programs. The 2017 survey and street count took place over the night of January 27, 2017. While the Count Us In provides a valuable, point in time view of homelessness in King County, it cannot account for all the unsheltered people. Many others in our community are homeless but are not included in this survey. Our community does not require programs to enter data on HIV/AIDS. Programs aiding persons living with HIV/AIDS report serving 360 households with rental assistance, mortgage or utility assistance of facility-based housing.

### **Discussion:**

The City of Seattle leverages and coordinates its resources to support community-based agencies that provide homelessness prevention, homelessness intervention services, and housing stabilization and support services designed to help meet needs of homeless and formerly homeless individuals and families. For in-depth background and analysis of Seattle's homeless strategies and planned investments see the Human Services Department's Pathway's Home plan (see link in PR-10).

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

**People with disabilities:** The 2009-2013 American Community Survey estimates that 60,663 Seattle residents, which is 9.4% of the civilian noninstitutionalized population of Seattle, has a disability. The percentage increases to 16.1% for those over 65 and 28.4% for those over 75. But unlike race or ethnicity that identify other minority groups, disability can vary during a person's life. A person may be born with a disability, acquire it through accident, disease or the process of aging, or conditions can diminish or be ameliorated. For many people their disability is not a fixed condition but is changeable over time and with circumstances.

The Human Services Department houses the Aging & Disability Services division which serves as the Area Agency on Aging for the King County region. The City of Seattle partners with King County Department of Community and Human Services and Public Health -- Seattle & King County to sponsor the Area Agency on Aging. Key initiatives which serve both the aging and adult persons with disabilities include the Health Aging Partnership, a coalition of more than 30 nonprofit and government organizations working together to promote healthy aging, the Age Friendly Seattle Initiative, which focuses on making Seattle a great place to grow up and grow old for people of all ages and abilities, and PEARLS, the Program to Encourage Active, Rewarding Lives which is a community-integrated program to treat older adults who have minor depression.

**Seniors and the elderly poor:** The 2016-2019 Area Plan on Aging for Seattle and King County identifies several indicators to assess the wellbeing of older adults residing in Seattle as well as the rest of the County. Among these indicators are the following:

- Percent 65+ paying >30 percent of income towards housing. Paying more than 30 percent of income for housing is an indicator of housing cost burden. The proportion of King County renters who pay more than 30 percent of their income on housing has grown 5.5 percent from 2008 to 2013.
- Percent 65+ using public transportation. Transportation is an important element of connection between communities, individuals, and services. 26% of King County residents age 65+ report using public transportation to get to and from their neighborhoods.
- Percent 65+ reporting "Good to Excellent" health. Age is a consistent correlate of fair or poor health. 82% of King County adults 65+ report being in "good" to "excellent" health, higher than the U.S. proportion of 74%. However, communities of color report being in poorer health than whites.
- Percent 65+ cutting or skipping meals due to lack of money. 5% of adults in King County age 65+ report cutting or skipping meals in the last 12 months because there wasn't enough money for food.

The Area Agency on Aging focuses on the needs of all aging residents, not just those who are in low and moderate-income households. However, the Area Plan on Aging clearly defines goals which would address needs for seniors, regardless of income status.

**Table 29:** The following data set (cumulative cases of AIDS reported, etc.) was not available from HUD at the time of developing this draft plan. If the data is available prior to final adoption of the Consolidated Plan, the City will update this table to reflect the provided data. The narrative sections below provide a summary of the characteristics of special needs populations in the community.

**HOPWA**

<b>Current HOPWA formula use:</b>	
Cumulative cases of AIDS reported	0
Area incidence of AIDS	0
Rate per population	0
Number of new cases prior year (3 years of data)	0
Rate per population (3 years of data)	0
<b>Current HIV surveillance data:</b>	
Number of Persons living with HIV (PLWH)	0
Area Prevalence (PLWH per population)	0
Number of new HIV cases reported last year	0

**Table 27 – HOPWA Data**

**HIV Housing Need (HOPWA Grantees Only)**

<b>Type of HOPWA Assistance</b>	<b>Estimates of Unmet Need</b>
Tenant based rental assistance	293
Short-term Rent, Mortgage, and Utility	40
Facility Based Housing (Permanent, short-term or transitional)	27

**Table 28 – HIV Housing Need**

**Data** HOPWA CAPER and HOPWA Beneficiary Verification Worksheet  
**Source:**

**NA-45 HIV Housing Need**

**HIV Housing Need (HOPWA Grantees Only)**

**Table 3.29 – HIV Housing Need**

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	293
Short-term Rent, Mortgage, and Utility	40
Facility Based Housing (Permanent, short-term or transitional)	27

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Describe the characteristics of special needs populations in your community:**

**Low Income People Living with HIV/AIDS (PLWH)**-HOPWA programs assist non-homeless people living with HIV/AIDS status. The majority of households who receive housing subsidies have extremely low incomes; about 95% at less than 30% of median. Their profile is comprised of

- 72% males, 27% female, 1% transgender;
- Race: 61% white, 34% African American, 2% American Indian, 2% other multi-racial, 1% Asian, 1% native Hawaiian
- Ethnicity: 15% Hispanic/Latino

**Older adults and people with disabilities**

Population of older adults 60+ in Seattle: 111,362 as of 2013.

Average life expectancy: 82

Seventeen percent (17%) of Seattle’s households include an individual 65+ years of age. Among Seattle’s nonfamily households (55.1% of all households), 9.3% are held by an individual age 65+ living alone (31.4% men and 68.6% women). Thirty-eight percent (38%) of Seattle’s senior households make less than half the median income. About 9,000 senior households in Seattle pay more than half their income on housing. For the lowest-income seniors, Social Security makes up over 80% of their income.

Seattle’s age 65+ population who live with a disability (physical, cognitive, ability to live self-sufficiently, vision/hearing impaired) range from 34.7% (ACS) to 41% [Behavioral Risk Factor Surveillance System](#) (BRFSS). Public Health—Seattle & King County community health indicators present considerable **countywide** age-related data for residents age 65 and older:

- Place of birth: 20.7% foreign-born
- Educational attainment: No high school diploma 11.3%; no bachelor’s degree 62%

- Employment status: 5.1% unemployment  
Median household income: \$48,145
- Poverty: 9.3% live with income less than the Federal Poverty Threshold; 23.9% live with income less than twice the Federal Poverty Threshold. Poverty differs by gender.
- Housing cost burden: Among Seattle residents age 65+, the percentage that spends greater than 30% of income on housing costs is high, especially among renters (62.5%) but also homeowners with a mortgage (32.7%).

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Needs are determined through data analysis, regular meetings, and contract discussions with housing and services providers. Housing availability and affordability *overall* continue to be significant issues in Seattle with rents rising faster than any other U.S. city in 2017. There is also an insufficient supply of subsidized housing to meet demand and a shortage of rental assistance resources.

A proportion of low income people with HIV in need of housing continue to struggle with barriers to accessing housing such as criminal history, mental illness, and chemical dependency. need a mental health system that can respond to client needs quickly and efficiently.

- there are also increasing numbers of people with HIV who are aging and presenting with age-related health and dementia issues.
- people of color, including immigrants and refugees, may not know about or choose not to access resources through the centralized housing system due to cultural or other challenges.
- close to 400 people have unmet housing subsidy assistance needs including rental assistance, homelessness prevention assistance (STRMU), and housing facilities. This does not include the most vulnerable people with high need for services, as they are accessing housing through coordinated entry. As reported in the 2017 HOPWA CAPER, 504 households received support, including 348 who received housing subsidy.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

People Living with HIV/AIDS (PLWH): Based on 2017 King County Epidemiology Data, there are 6,995 King county residents living with HIV. Most are white males (88%), with more than 60% of all cases being 30 or older, a shift to a younger population than in 2016. HIV disproportionately affects African Americans and foreign-born black immigrants, as well as Latinos. Overall, the percent of HIV/AIDS among people of color has risen steadily since the early days of the epidemic.

HOPWA and Ryan White funds were recently allocated through a joint funding process, HOPWA is focused on housing inventory increase, placement and maintenance of housing, and prevention of

homelessness. Ryan White funds the housing stability services and supports the connection between housing and health care.

**Discussion:**

**See also MA-45 - Special Needs and Facilities**

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction’s need for Public Facilities:

#### City Capital Improvement Program

The City's overall assessment of capital facilities needs, and their funding sources are identified in the 2017-2022 Proposed Capital Improvement Program (<http://www.seattle.gov/financedepartment/1722proposedcip/>). CDBG funds, when available, may be used to meet urgent or vital facilities needs of social service agencies.

In addition, public facilities projects can be presented for funding as part of community, departmental, Mayoral or Council requests; though this Consolidated Plan would prioritize projects that:

- 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.

#### Equitable Development Initiative

The City has also created the Equitable Development Initiative to support communities at risk of displacement, which generally overlaps with R/ECAP designations. The EDI attempts to direct resources to community-driven facility projects that align with the EDI Financial Investment Strategy. See details: <http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EquitableDevelopmentFinancialStrategy.pdf>).

#### Parks Upgrade Projects

Like the citywide Capital Improvement Program, the department of Parks and Recreation utilizes a rolling prioritization as defined by HUD requirements to determine *low income* parks for Park Upgrade Projects for funding with federal funds and other resources. For details see the link in PR-10.

### How were these needs determined?

See the above-referenced Proposed Capital Improvement Program, EDI Investment Strategy, and Parks Upgrade processes. Each effort involved community input, draft reviews by key constituents and stakeholders, and formal public process in order to be recommended by the Mayor and passed by City Council, usually via Ordinance.

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

City-wide public improvements

Similar processes are used to identify public improvements priorities as for the Public Facilities projects. To request HUD federal grant funds under this Consolidated Plan, an improvement project would need to meet the same criteria listed in the question above.

Public improvements projects can be presented for funding as part of community, departmental, Mayoral or Council requests; though this Consolidated Plan would prioritize projects that:

- 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.

### Equitable Development Initiative

Under this plan, projects must focus on addressing displacement and historic disinvestment in certain neighborhoods. CDBG funds will be used to support community-driven projects addressing specific anti-poverty needs identified by community members.

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

#### Equitable Development Initiative

Projects will be selected by a competitive request for proposal process conducted by OPCD. Application rounds will be determined based on availability of funds. The EDI Fund establishes threshold criteria to ensure that resources are directed to areas and communities that are most impacted by displacement pressures. Typically, in Seattle this represents areas with high concentrations of poverty and/or communities with a high proportion of racial and ethnic minorities.

#### Parks Upgrade Projects

The needs were adopted based on a comprehensive outreach process with many stakeholders throughout the City of Seattle. Many of the Levels-of-Service determinations are specifically outlined in the Final Environmental Impact Statement ([http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016\\_0505.pdf](http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016_0505.pdf)) with proposed public investments being included as mitigations where appropriate.

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

Seattle 2035 is the City's Comprehensive Plan, adopted in 2016 (<http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan#projectdocuments>). The plan identifies required levels of service for Public Services, including Transportation Facilities, Housing needs, Capital Facilities, Public Utilities, and Parks and Open Space and identifies the improvements and investments that will be necessary to keep up with population growth through the next 19 years.

In addition, multiple departmental strategic plan efforts and existed adopted initiatives will inform the identification and prioritization of public services, which will be captured and refined through each year's Annual Action Plan submission to HUD in the context of the five-year goals adopted in this Consolidate Plan.

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

As stated in prior questions, the City relies heavily on existing planning and needs identification at the community, departmental and other stakeholder level to inform the list of services prioritized for HUD federal grant allocations. The list below summarizes some of the key plan that are informing the 2018 Annual Action Plan submitted as part of this five-year plan. See PR-10 and PR-15 of this plan for details and links to the listed plans.

The needs were adopted based on a comprehensive outreach process with many stakeholders throughout the City of Seattle. Many of the Levels-of-Service determinations are specifically outlined in the Final Environmental Impact Statement ([http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016\\_0505.pdf](http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/SeattleCPFEIS2016_0505.pdf)) with proposed public investments being included as mitigations where appropriate.

### Examples of Departmental or Joint Agency Plans to determine need

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

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Seattle is a rapidly growing city, with large increases in population and employment over the past decade. Despite the near halt in private development during the Great Recession, overall residential growth hit record levels between 2006 and 2015, adding 50,000 net new housing units from 2005 to 2015.

Over the past five years, house prices and rents have risen rapidly. Rents have increased 34 to 38 percent, adjusted for inflation, depending on unit size. Home values increased nearly 97%. The result has been an increase in low-income renters and owners who are cost burdened or severely cost-burdened, or who are forced to move away from the city.

Much of the affordable housing for lower income households is available through public and nonprofit ownership and through rental assistance. Seattle has over 27,000 assisted rental housing units through federal, state and local programs. In addition, rentals affordable to low- and moderate-income households are available in market rate buildings through City incentive programs, with 4,564 rent- and income-restricted units currently available and nearly 3,000 units under development.

Affordable rental opportunities in the unsubsidized housing market are available but are becoming more limited. The average rents charged in unsubsidized rentals are generally too high to be affordable to many renter households, since most renters have incomes below 80% AMI and nearly half have incomes that are 60% AMI or less. Affordable rentals are more likely to be found in smaller and older apartment buildings, and primarily small unit with fewer bedrooms.

Problems with housing conditions are not as widespread as housing cost burden, yet an estimated 10 percent of Seattle-area rental housing has "moderate to severe" physical problems. The majority of Seattle's rental and ownership housing stock was built before 1980, and needs on-going maintenance and repair and, in some cases, housing code enforcement.

People who are homeless have little chance to secure housing in Seattle's high-cost market. Households receiving rapid rehousing assistance spend a significant amount of time searching for rental units that will accept rental assistance at all; much less within allocation limits. Veteran households spend roughly 3 months searching for housing while they are homeless. As of the end of the second quarter of 2017, of the 7,596 households seeking housing placement, only 1,344 households were able to resolve their housing crisis by finding suitable units.

## **MA-10 Number of Housing Units – 91.210(a)&(b)(2)**

### **Introduction**

Seattle has been a growing city for many decades. The estimate of 309,205 residential units in Table 31 (Residential Properties by Unit Numbers), based on 2009-2013 ACS data, captures a dynamic period. The year 2009 saw the net number of housing units in Seattle increase by nearly 7,000, capping a period of rapid growth. Housing production then dropped precipitously as the effects of the Great Recession took hold. The housing market began recovering in 2012 after which annual housing production accelerated rapidly, with 2013 housing production not quite reaching the 2009 production, but greatly exceeding historic averages. Rapid growth has continued since 2013. In 2014 nearly 7,500 net new housing units were built, the highest number in the past twenty years. [Seattle Comprehensive Plan Housing Appendix.] [www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensiv ePlan/CouncilAdopted2016\\_Appendices.pdf](http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensiv ePlan/CouncilAdopted2016_Appendices.pdf); [Urban Center / Village Housing Unit Growth Report] [http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/UCUV\\_Growth\\_Rep ort\(0\).pdf](http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/UCUV_Growth_Rep ort(0).pdf)

The City estimates the total housing stock in Seattle to be 346,311 units as of the second quarter of 2017. Seattle's growth trends are tracked each year, including citywide, at the neighborhood level, for urban centers and villages, and for City Council districts. Data is reported at the Office of Planning & Community Development's Population & Demographics website. [<http://www.seattle.gov/opcd/population-and-demographics>; [http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/UCUV\\_Growth\\_Rep ort\(0\).pdf](http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/UCUV_Growth_Rep ort(0).pdf)]

Per the 2009-2013 ACS data provided in Table 32 (Unit Size by Tenure), an estimated 53 percent of Seattle housing units are occupied by renter households. The rental housing stock is made up primarily of one- and two-bedroom units, with only 15 percent of rental units containing three or more bedrooms. Owner-occupied housing units are significantly larger, with 25 percent of these homes containing two bedrooms and another 65 percent containing three or more bedrooms.

## All residential properties by number of units

Property Type	Number	%
1-unit detached structure	137,779	45%
1-unit attached structure	13,511	4%
2-4 units	22,318	7%
5-19 units	45,663	15%
20 or more units	88,480	29%
Mobile Home, boat, RV, van, etc.	1,454	0%
<b>Total</b>	<b>309,205</b>	<b>100%</b>

**Table 29 – Residential Properties by Unit Number**

Data Source: 2009-2013 ACS

Nearly three-quarters of Seattle’s housing stock is one of two categories: single-family detached home or 20+ unit apartment buildings. These two categories account for just over 225,000 of the housing units in Seattle.

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,049	1%	19,863	13%
1 bedroom	11,514	9%	65,088	42%
2 bedrooms	35,086	26%	45,099	29%
3 or more bedrooms	87,275	65%	23,465	15%
<b>Total</b>	<b>134,924</b>	<b>101%</b>	<b>153,515</b>	<b>99%</b>

**Table 30 – Unit Size by Tenure**

Data Source: 2009-2013 ACS

## Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Seattle has a total of 27,075 rent- and income-restricted units in assisted housing developments using federal, state and local sources (not including manager units and other unrestricted units). Seattle Housing Authority operates 6,040 public housing units, providing housing for seniors, families and

people with disabilities throughout the city, and supports many nonprofit homeless housing projects through project-based vouchers. Following SHA's adopted preference, SHA housing and vouchers primarily serve extremely low-income households below 30% of AMI.

MA-10 Table 1 (Assisted Housing Units in Seattle, by Affordability) and MA-10 Table 2 (Assisted Housing Units in Seattle, by Unit Types) show income targeting and unit types for all assisted units except HUD-financed buildings for which data was unavailable. These tables are offered as alternate data sources and are listed below:

- There are now over 300 City-assisted rental housing projects containing over 13,000 rental units that are in operation or under development. Over half of this housing is affordable to extremely low-income households with incomes below 30% of AMI. Approximately half of the 30% of AMI units are dedicated to formerly homeless residents and others with special needs.
- The Housing Finance Commission's tax credits and bond financing have supported an additional 4,255 units of private and nonprofit assisted housing development in Seattle, not including City-funded housing or SHA developments. Another 2,106 restricted units are available in HUD-financed buildings in Seattle that have not received other public funding.
- Washington State and King County are also important funders. In prior years, HUD 202 and 811 programs were a significant source of capital and operating funds leveraged in City-funded projects. Acquisition and preservation of expiring federal Section 8 properties remains a priority for the City.
- Seattle also provides affordable housing through its Multi-Family Tax Exemption (MFTE) program, incentive zoning provisions, and the Mandatory Housing Affordability Program. These programs create rent- and income-restricted housing, or generate fees for low-income housing development, through market rate new construction. For example, 4,564 rent and income restricted units are currently available in over 160 MFTE buildings, and another 2,984 units are under development. Project locations, affordability levels and other information is available at the Office of Housing website [<http://www.seattle.gov/housing/renters/find-housing#privateaptbuildingsmfteincentivezoning>].

**Table 4.3 – Assisted Housing Units in Seattle by Income of Households Served**

Federal, State, or Local Funder / Provider	Total Units	30% AMI	40% AMI	45% AMI	50% AMI	60% AMI	65% AMI	80% AMI	Property Manager / Other Unrestricted
Seattle Office of Housing <sup>1</sup>	14506	6835	361		3599	2977	35	334	365
Seattle Housing Authority <sup>2</sup>	6792	3822	22		1330	1508			110
Washington State Housing Finance Commission <sup>3</sup>	4255	208	158	98	692	2805			294
Washington State Department of Commerce and King County <sup>4</sup>	186	123			62				1
US Department of Housing and Urban Development <sup>5</sup>	2106								
<b>Total</b>	<b>27845</b>	<b>10988</b>	<b>541</b>	<b>98</b>	<b>5683</b>	<b>7290</b>	<b>35</b>	<b>334</b>	<b>770</b>

<sup>1</sup> Total units funded by the City of Seattle; projects also received federal, state and other local funds

<sup>2</sup> SHA owned and operated housing (public housing, Seattle Senior Housing Program, tax credit projects, etc.) excluding units that received Seattle funding. SHA gives a preference to households below 30% AMI in most of its housing. Units funded with tax credits allocated by the Housing Finance Commission are shown here according to Commission-regulated rent levels.

<sup>3</sup> Additional units funded with Low Income Housing Tax Credits, excluding OH-funded units and SHA units

<sup>4</sup> Additional units funded by Washington State and King County, excluding OH-funded units, SHA units, and projects using tax credits

<sup>5</sup> HUD 202, 811 and Section 8 buildings not funded with sources above. Affordability levels are not available from HUD

**Table 4.4 Assisted Housing Units in Seattle by Unit Types**

Federal, State, or Local Funder / Provider	Total	Group home units	SRO Units	Studio Units	One Bedroom Units	Two Bedroom Units	Three Bedroom Units	Four Bedroom Units	Five Bedroom Units
Seattle Office of Housing <sup>1</sup>	14506	6835	361		3599	2977	35	334	14
Seattle Housing Authority <sup>2</sup>	6792	3822	22		1330	1508			31
Washington State Housing Finance Commission <sup>3</sup>	4255	208	158	98	692	2805			1
Washington State Department of Commerce and King County <sup>4</sup>	186	123			62				
US Department of Housing and Urban Development <sup>5</sup>	2106								
<b>Total</b>	<b>27845</b>	<b>10988</b>	<b>541</b>	<b>98</b>	<b>5683</b>	<b>7290</b>	<b>35</b>	<b>334</b>	<b>46</b>

<sup>1</sup> Total units funded by the City of Seattle; projects also received federal, state and other local funds

<sup>2</sup> SHA owned and operated housing (public housing, Seattle Senior Housing Program, tax credit projects, etc.) excluding units that received Seattle funding. SHA gives a preference to households below 30% AMI in most of its housing. Units funded with tax credits allocated by the Housing Finance Commission are shown here according to Commission-regulated rent levels.

<sup>3</sup> Additional units funded with Low Income Housing Tax Credits, excluding OH-funded units and SHA units

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

OH-funded housing is under long-term contracts and is generally not at risk. When a contract is due to expire, OH works with the owner to extend the contract, and therefore loss of OH-funded affordable housing is rare. Similarly, Seattle Housing Authority housing is generally retained for long-term use. If housing is demolished, such as in the current Yesler Terrace redevelopment under HUD's Choice Neighborhoods Initiative, public housing is replaced on a one-to-one basis.

A recent HUD inventory identifies roughly seventy-five buildings in Seattle totaling 3,500 rent and income-restricted housing units with regulatory agreements that could expire between now and 2035. However, the actual universe of units that may be at risk of loss of affordability is much smaller. The HUD list includes buildings that (a) are located outside Seattle; (b) are funded by OH and subject to long-term affordability restrictions; (c) have mortgage loans insured under Section 221(d)(4), which does not require affordable housing set asides; and/or (d) are owned by entities with a mission of providing long-term affordable housing for lower-income households.

Unsubsidized affordable housing in Seattle has been lost due to demolition and redevelopment. From 2005 to 2013, about 4,700 total units were demolished. The number of new units developed greatly exceeds lost housing, however. During this period 29,330 net new units were created, and another 13,976 net new units were issued permits. Since Seattle's Comprehensive Plan directs most residential development to urban centers and urban villages with primarily commercial land uses, this pattern of a significant net gain of housing is expected to continue.

The greater impact on the affordable housing inventory is rising rents and home prices. In 2016 the City of Seattle conducted an analysis of unsubsidized rental housing to inform anti-displacement and preservation programs. The report found that very little market rate rental housing is affordable to households below 60% of AMI. Multifamily properties with fewer than 20 units were most likely to be affordable, but even these properties have only 13 to 14 percent of units affordable at or below 60% of AMI. The affordable units were primarily studio and one-bedroom units. Other 2016 research showed that only nine percent of for-sale homes were affordable for first-time buyers at or below median income (Seattle Comprehensive Plan Housing Appendix link in PR-10).

**Does the availability of housing units meet the needs of the population?**

Seattle's population is growing rapidly, motivating record-setting residential development in recent years. Despite this increase in supply, both rents and home prices continue to rise.

Households in Seattle are increasingly burdened by high housing costs, with 30,380 low-income renter households and 11,960 low-income owners paying more than half their income for housing (see NA-10, Table 10 -- Cost Burden > 50%). Additionally, 8,522 homeless persons were on the street, in shelter, or

in transitional housing in Seattle at the time of the 2017 Point-in-Time count and need affordable housing.

Forecasts suggest that over the next twenty years, Seattle will need to accommodate 120,000 more residents, 70,000 additional housing units, and 115,000 additional jobs. Assuming that the income distribution for the net new households would be the same as for existing Seattle households:

- Approximately 15% (or about 10,500) of the 70,000 additional households would have incomes of 0–30% of AMI,
- 11% of the 70,000 (about 7,500) would have incomes of 30–50% of AMI, and
- 14% (about 9,500) would have incomes of 50–80% of AMI.  
[Seattle Comprehensive Plan, Housing Appendix]

Guided by an Equity Analysis, Seattle adopted its Comprehensive Plan in 2016 to plan for this growth. To allow for sufficient housing, current zoning can accommodate more than 220,000 additional housing units. However, because much of new development is higher-cost, significant efforts are needed to develop and preserve affordable housing to meet the needs of both existing and new households.

### **Describe the need for specific types of housing:**

Affordable family-sized rental housing is in short supply in Seattle. Research conducted in 2016 found that units with 2 or more bedrooms make up a small share of market-rate apartments, comprising only about a third of apartments in buildings with 20 or more units. (see 2016 Monitoring Report: [Affordability of Unsubsidized Rental Housing in Seattle](#), link in PR-10) This housing is generally not affordable to lower income renters: only 15% to 17% of units with 2 or more bedrooms are affordable at 80% of AMI. Smaller buildings with fewer than 20 units tend to have more bedrooms and lower rents. However, only 8 percent of 2-bedroom units, and only 3 percent of 3-bedroom units, are affordable at 60% of AMI.

Affordable senior housing is another housing type in short supply. A 2009 study found a large deficit and identified growing numbers of seniors on public housing wait lists and among the homeless. That study estimated that more than 900 additional units of affordable senior housing must be produced annually to keep up with countywide growth of low-income senior households. That level of production has not been met. An updated senior housing needs study will be completed in early 2018, including recommendations for supportive services to help low-income seniors age in place.

Accessory dwelling units are often cited as an affordable rental housing option that can be appropriate for seniors, other individuals, and families. Seattle allows development of accessory units within the primary residence and in detached accessory structures in single family areas where sites meet certain criteria. Building permits for 659 accessory dwelling units have been issued over the past 10 years.

As stated in the Barriers to Affordable Housing sections of this plan; a significant percentage of members of protected classes, who are also low- and moderate-income households, struggle to find and retain suitable housing in Seattle.

## **Discussion**

A range of housing types and affordability levels is needed to address the housing needs of existing residents and the increased population projected for the next 20 years. Strong demand is currently resulting in a large number of new units through private market development. This market-rate housing cannot be expected to provide housing for lower income households, therefore funding, incentives and regulatory approaches are needed to ensure affordable opportunities. Special efforts are also needed to create larger units for families, and service-enriched housing for people who need supportive services to live independently. Housing development should also consider environmental impacts and universal design aspects and the needs of people with physical, cognitive, vision or hearing limitations whether temporary or permanent as consistent with the Seattle Comprehensive plan and growth management principles.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

HUD-provided estimates in Table 33 (Cost of Housing) shows a significant increase in housing costs between 2000 and 2013: rents increased by 47% and home values by 72%. Rent and home value increases have accelerated since then.

After a period of relatively flat rents and declining home prices during the Great Recession, Seattle has experienced rapidly rising housing costs over the past five years. In the spring of 2017, the average rent for 1-bedroom apartments was \$1,684. After adjusting for inflation, this is 38 percent higher than five years ago. The average rent for 2-bedroom, 2-bath apartments was \$2,482 in the spring of 2017. After adjusting for inflation, this is 32 percent higher than five years ago. (Dupre + Scott Apartment Advisors, survey of buildings with 20+ units)

Table 35 (Housing Affordability) suggests that about 44,000 rental units were affordable to households below 50% of AMI, based on 2009-2013 ACS CHAS data. The ACS data do not distinguish between subsidized and non-subsidized units. However, it is likely that a very large share of the units the ACS captured in this affordability range are subsidized units that are income and rent restricted. (See MA-10 for assisted units by affordability.) Rising rents over the past five years have diminished the number of unsubsidized units at these levels of affordability. A 2016 study of unsubsidized rental housing in Seattle found that, for all building sizes, units renting at the 25th percentile were unaffordable to households at 60% of AMI (see link in PR-10).

Table 35 (Housing Affordability) also shows 17,295 owner-occupied homes affordable to households with incomes at or below median income, based on 2009-2013 CHAS data.

Similarly, home values have seen sizable annual increases for the past five years, and now far surpass the peak values prior to the recession. Seattle is one of the highest cost markets in the country. Zillow's Home Value Index for all homes (including single-family homes and condominiums) estimates that the median value of homes in the city of Seattle rose from \$393,200 in January of 2013 to \$690,200 in August 2017, an increase of 76 percent (not inflation adjusted), leaving many buyers priced out of the market ([http://files.zillowstatic.com/research/public/City/City\\_Zhvi\\_AllHomes.csv](http://files.zillowstatic.com/research/public/City/City_Zhvi_AllHomes.csv))

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	252,100	433,800	72%
Median Contract Rent	677	993	47%

Table 31 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	18,745	12.2%
\$500-999	60,865	39.6%
\$1,000-1,499	44,969	29.3%
\$1,500-1,999	19,283	12.6%
\$2,000 or more	9,653	6.3%
<b>Total</b>	<b>153,515</b>	<b>100.0%</b>

**Table 32 - Rent Paid**

Data Source: 2009-2013 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	12,225	No Data
50% HAMFI	31,900	1,425
80% HAMFI	73,455	4,660
100% HAMFI	No Data	11,210
<b>Total</b>	<b>117,580</b>	<b>17,295</b>

**Table 33 – Housing Affordability**

Data Source: 2009-2013 CHAS

Most renters (68.9%) pay between \$500-\$1,499 per month in rent. Of 117,580 rental units for which data exists, only 38% would be affordable for households earning 50% HAMFI or less.

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,049	1,225	1,523	2,220	2,617
High HOME Rent	972	1,119	1,346	1,546	1,705
Low HOME Rent	785	840	1,008	1,165	1,300

**Table 34 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

The pace of residential development in Seattle in recent years, although rapid, has not kept up with the pace of population growth, creating increased pressure on housing prices and rents. The average rents charged in unsubsidized rentals are too high to be affordable to many renter households since most renters have incomes below 80% of AMI and nearly half have incomes that are at or below 60% of AMI. Higher prices and housing costs have also affected low-income owners. The result has been an increase

in low-income renters and owners who are cost burdened or severely cost-burdened, as discussed in NA-10.

One indicator of insufficient housing for the lowest income households is public housing and voucher wait lists. As of the end of 2016, SHA had 7,660 households waiting for public housing. SHA held a lottery for Housing Choice Vouchers in early 2017 and selected 3,500 households from 21,802 applicants.

Research conducted in 2016 on unsubsidized rental housing found very limited supply of affordable market rate housing. In medium and large size buildings with 20 units or more, less than a quarter of the units are affordable to households with incomes at or below 80% of AMI, and only 3% of units can be afforded at or below 60% of AMI. Larger multifamily buildings make up an increasing share of the rental housing in the city. Buildings with 20 or more units currently comprise almost half of the renter-occupied units in the city and comprise 89 percent of the renter-occupied units built between 2010 and 2015. (Source: 2016 Monitoring Report: Affordability of Unsubsidized Rental Housing in Seattle Prepared by the City of Seattle's Office of Housing and Office of Planning & Community Development, using Dupre + Scott survey data, see PR-10)

This 2016 research found that small and medium sized unsubsidized apartment buildings with 19 or fewer units were more affordable than larger buildings and single-family homes. However, these buildings still had average rents affordable at 80% of AMI, and apartments at the 25th percentile rent were unaffordable at 60% of AMI for all unit sizes except studios. In addition, small and medium sized buildings are shrinking as a share of the rental stock in the city.

The City's Multifamily Tax Exemption Program (MFTE) and other incentive programs provide rent- and income-restricted units in otherwise market-rate buildings. There are currently 4,564 MFTE rental units available to households in the 60%-85% of median income range, and nearly 3,000 units under development.

For sale housing has become increasingly unaffordable to first-time buyers. The median home value in Seattle rose steeply over the past five years, from an estimated \$354,000 in 2012 to \$690,200 in 2017, an increase of 97% (not inflation adjusted). The median home value is projected to rise another 5.9 percent next year (<https://www.zillow.com/seattle-wa/home-values/>).

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

Residential development in Seattle is expected to continue in response to significant population and employment growth. Increasing supply of housing should help reduce the upward pressure on prices and rents, although both rents and home values are anticipated to continue to rise over time apart from temporary market corrections.

Based on longtime development trends, Seattle can expect new development to have higher than average rents and prices. Rental housing will be primarily developed as medium to large buildings with a high proportion of studio and one-bedroom units. These buildings will provide only limited affordable opportunities for households below 60% of AMI.

Without significant subsidies and incentives, an increasing supply of privately developed housing cannot be expected to include housing affordable to low-income renters and owners. This housing is also unlikely to include sufficient numbers of large family units or housing with on-services and accessibility features for people with disabilities.

As part of the Housing Affordability and Livability Agenda, the City of Seattle has established a goal of 20,000 affordable units over 10 years between 2015 and 2024, which will provide housing opportunities not otherwise available in the private market.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Rents in the Seattle area have been rising dramatically in recent years. In Spring 2017, the average rent for a one-bedroom unit was \$1,684, and a 2-bedroom, 2-bath unit averaged \$2,482. Fair Market Rents are significantly lower: \$1,225 for 1-bedroom apartments and \$1,523 for 2-bedroom apartments. HOME rents are below the FMRs.

Average rents vary by location within the city. A survey conducted in 2016 of 883 unsubsidized properties with at least 20 units showed average rents for 16 market areas within Seattle. The average gross rent for 1-bedroom units citywide was \$1,752; average rent in submarkets ranged from \$1,374 in Rainier Valley to \$2,170 in Belltown/Downtown/South Lake Union. Lower average rents (below \$1,500) could also be found in White Center, Beacon Hill, Madison/Leshi and North Seattle.

Data presented in prior questions also indicate that, for unsubsidized buildings of all sizes, few affordable units are available. The 25th percentile rents are generally unaffordable for households at 60% of AMI.

These cost data clearly demonstrate the need to produce and preserve housing with affordable rents throughout the city, particularly in high cost areas where market rents greatly exceed HUD's Fair Market Rent and HOME rents. The data also highlights the challenge of operating successful tenant-based voucher programs, especially in locations identified as opportunity areas.

### **Discussion**

Because private market rents in Seattle tend to be significantly higher than HUD's allowable Fair Market Rent levels, Seattle has not used HOME funds for tenant-based rental assistance for many

years. Similarly, due to high prices in Seattle's for-sale market, Seattle ended use of HOME and CDBG funds for homebuyer assistance, which had become infeasible given HOME maximum sales prices and other requirements. Consolidated Plan housing funds are therefore directed to capital investments that preserve and produce affordable rental housing that assists residents with incomes at or below 60% of AMI. These projects bring long-term affordability to neighborhoods where affordable housing opportunities are either unavailable or at risk of being lost.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

While thousands of new rental units have been added in recent years, Seattle's housing stock is still primarily in older buildings. According to 2009-2013 CHAS data, 75 percent of owner-occupied housing and 64% of renter-occupied housing was built before 1980.

### Definitions

“Substandard condition but suitable for rehabilitation” is a HUD term that the City of Seattle defines as housing for which either (a) a notice of violation based on one or more physical conditions of the housing that has not been corrected has been issued pursuant to Seattle Housing and Building Maintenance Code, subsection 22.206.220 “Notice of Violation,” or (b) a rental housing registration has been revoked because the property fails to comply with the minimum maintenance standards of the Rental Registration and Inspection Ordinance (SMC Chapter 22.214).

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	41,039	30%	66,048	43%
With two selected Conditions	786	1%	4,572	3%
With three selected Conditions	145	0%	615	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	92,954	69%	82,280	54%
<b>Total</b>	<b>134,924</b>	<b>100%</b>	<b>153,515</b>	<b>100%</b>

Table 35 - Condition of Units

Data Source: 2009-2013 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	15,904	12%	24,994	16%
1980-1999	17,146	13%	29,826	19%
1950-1979	34,242	25%	53,779	35%
Before 1950	67,632	50%	44,916	29%
<b>Total</b>	<b>134,924</b>	<b>100%</b>	<b>153,515</b>	<b>99%</b>

Table 36 – Year Unit Built

Data Source: 2009-2013 CHAS

Seattle’s housing stock was mostly built before 1980. 75% of owner-occupied housing and 65% of renter-occupied housing was built before 1980. Of all 288,439 housing units in Seattle, 200,299 were built before 1980.

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	101,874	76%	98,695	64%
Housing Units build before 1980 with children present	9,150	7%	4,520	3%

**Table 37 – Risk of Lead-Based Paint**

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

There are a total of 13,670 children living in housing units that are built before 1980 in Seattle. Lead was banned from being used a construction material in 1978 due to its toxicity. Exposure to lead may cause a range of health problems, especially in young children. Lead from paint can seep into materials both inside and outside of the home, leaving potential for lead mixed materials to be tracked around a home.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 38 - Vacant Units**

Data Source: 2005-2009 CHAS

Comprehensive data on vacant and abandoned units is not available. The Seattle Department of Construction and Inspections reports 201 vacant building cases that are currently open, and 49 properties in its vacant building monitoring program.

### Need for Owner and Rental Rehabilitation

Table 37 (Condition of Units) shows an estimated 46 percent of Seattle's rental housing and 3 percent of owner-occupied housing has one or more selected housing conditions based on ACS data from 2009-2013.

A different data set, the 2009 American Housing Survey, showed an estimated 10 percent of Seattle metro area rental housing has "moderate to severe" physical problems.

ACS CHAS data from 2009-2013 provided in NA-10 (Table 7 -- Housing Problems) show the impact of severe physical problems on lower income households: 3,096 renter households and 330 owner households below median income live in substandard housing that lacks complete plumbing or kitchen facilities.

ACS 1-year estimates from 2016 indicate that Seattle now has more than 170,000 rental housing units. [Table DP04: Selected Housing Characteristics, 2016 American Community Survey 1-Year Estimates, U.S. Census Bureau.] Some of the rental units in Seattle do not meet the City's minimum housing standards and are subject to City inspection and housing code enforcement, which may be initiated by resident complaint or Seattle's new Residential Registration and Inspection Ordinance (see Discussion below).

A particular concern in Seattle is older buildings constructed with unreinforced masonry (URM). There are more than 1,100 URM structures within city limits, used for educational, commercial and residential purposes, that are susceptible to damage or collapse during an earthquake. Following the 2001 Nisqually Earthquake, two-thirds of buildings determined unsafe were URM buildings. The City is currently updating its policy for seismic retrofit to reduce risk of collapsed buildings, which endanger occupants and pedestrians and block emergency response. URM retrofit also protects historic buildings and neighborhood economic vitality.

Seattle's portfolio of assisted rental housing contains many older buildings, including historic structures, with demonstrated need to upgrade major building systems. The Housing Levy includes a goal to reinvest in at 350 existing low-income rental units over the next seven years to improve living conditions and energy efficiency, reduce operating costs, and extend the useful life of the building. This assistance is prioritized for buildings serving extremely low-income residents with insufficient operating revenues to finance major improvements.

Low-income homeowners who are unable to keep up with maintenance and repairs can reach a point where resident health and safety is at risk. These owners can apply for home repair loans, weatherization grants and, beginning in 2017, grants for critical repairs (see Discussion below).

### **Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with LBP Hazards**

See response in MA-20 Table 39 and SP-65 "Lead Based Paint Hazards". There are no known sources of reasonably accessible data that ties Units with Lead-based Paint Hazards to type of household in residence, much less by income which would allow for an estimate to answer the questions above.

## Discussion

Addressing unsafe and unhealthy conditions in ownership housing has long been a City priority. The Office of Housing provides low- and no-interest loans to low income homeowners to make critical health and safety improvements. City staff assist the homeowner to establish the scope of work and select a contractor and inspect the work upon completion. Beginning in 2017, the Office of Housing also offers home repair grants, using Housing Levy funds, to owners who are unable to access a loan. Low-income homeowners may also qualify for grants to make weatherization and other energy efficiency improvement through the Office of Housing, and for assistance with small repairs and disability modifications through the City-funded Minor Home Repair program operating by Sound Generations (<https://soundgenerations.org/get-help/home-resources/home-repairs/>).

To address the physical problems in the rental housing market, the Rental Registration and Inspection Ordinance (RRIO) was established by the Seattle City Council after an extensive public involvement process. The purpose of RRIO is to help ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements. Starting in 2014, all rental property owners in Seattle must register their properties with the City. Inspectors will make sure all registered properties comply with minimum housing and safety standards at least once every 10 years. RRIO now has about 30,000 properties containing 150,000 rental units registered, not including exempt public and nonprofit housing. So far RRIO has inspected over 7,000 of these registered properties.

Historically, Seattle relied only on a complaint-based system to address rental problems. RRIO creates a system to address issues, even when renters do not complain. RRIO will also increase awareness of housing standards among existing and future property owners, managers, and renters.

The Seattle Department of Construction and Inspections (SDCI) developed a RRIO online map and database which has been incorporated into the publicly viewable permit and complaint status lookup tool on the SDCI homepage at [www.seattle.gov/DPD](http://www.seattle.gov/DPD). The tool allows the public to search by address or map and determine whether a property is registered with RRIO. The tool also displays information about whom a renter can contact for repairs, whether a registration has been denied or revoked, and inspection information, including the outcome of any inspections performed.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

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

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	588	5,367	8,810	104	8,706	944	10	620
# of accessible units			890						

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 39 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

SHA's public housing stock totals 6,040 units as of year-end 2016, which are in neighborhoods throughout the city of Seattle. SHA's public housing stock provides a range of bedroom sizes, as well as opportunities for specific populations, such as the buildings in our Seattle Senior Housing Program (SSHP). While most of SHA's public housing units are in apartment buildings, some are in smaller, multi-family buildings and houses in our Scattered Site portfolio.

Please see the alternative data in the Move To Work report (link in PR-10) for an accurate count of public housing stock.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Bell Tower	77
Cedarvale	71
Denice Hunt Townhomes	87
Denny Terrace	87
High Point	95
High Rise Limited Partnership	89
Holly Court	65
Jackson Park Village	60
Jefferson Terrace	76
Lake City Village	91
Longfellow Creek	81
Meadowbrook View	93
New Holly	89
Olive Ridge	94
Rainier Vista	89
Roxbury Replacement Units	94
Scattered sites	59
Seattle Senior Housing Program	72
Stone View Village	67
Tri-Court	87
Westwood Heights	80
Wisteria Court	86

**Table 40 - Public Housing Condition (for most recent year of REAC inspection FY 2015-2016)**

### **Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Federal underfunding of the public housing capital program has resulted in a backlog of capital projects for SHA. The capital backlog has also put pressure on the operating funds available as SHA has needed to expend more resources on maintenance and repair. To date, SHA has been successful in leveraging other resources, including tax credits and bonds, to address some of the capital backlog. However, some of the projects that were built or rehabilitated using other funding sources are now approaching 15-20 years old and require new capital investment.

In the short-term, the capital needs of the Scattered Site, Senior Housing, and High-Rise portfolios are of most urgent need. In addition, one of the most urgent short-term restoration needs is rebuilding at Lam Bow Apartments, where a fire that occurred in 2016 destroyed a 21-unit building, displacing 19 low-income households. Over the next three years, SHA estimates a need for a \$3.5 million capital

investment to address the needs of various buildings in the scattered sites portfolio. The Senior Housing portfolio has a capital backlog that includes major building components estimated at \$8.5 million over the next 3 years and the High-Rise portfolio has a capital backlog of approximately \$30 million over the next three years that includes major building systems.

In the long-term, the majority of SHA's public housing stock will hit the 50 plus year mark within the next ten years and as a result will require major sewer, plumbing, mechanical, and electrical work as part of its lifecycle, totaling \$25 to \$30 million. Some of the buildings will also need new roofs and exterior building envelope upgrades estimated at \$10 million.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

In addition to the physical environment of SHA communities, the agency strives to support personal and community well-being in its properties. Community builders work with interested residents to form and sustain duly-elected resident councils and issue-specific work groups on areas of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee, which SHA regularly consults on major policy issues. Residents are also engaged in planning for the use of HUD's resident participation funds. In the next few years SHA also plans to continue to invest in continued security improvements as well as community activities such as holiday events, gardening clubs, and other resident-sponsored initiatives.

**Discussion:**

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

## **MA-30 Homeless Facilities and Services – 91.210(c)**

### **Introduction**

Seattle Human Services Department (HSD) released the results of a survey (see link in PR-10) of people living outside and in public shelters including 1,050 unsheltered individuals and 80 attendees of focus groups to further understand their situations and needs. Responses from people experiencing homelessness confirmed other information that City has received: that affordable housing availability, substance abuse and mental health issues are key contributors to addressing homelessness. Additionally, the survey shows that homelessness affects Black/African Americans, Latinos/Hispanics, Native Americans and the LGBTQ community disproportionately.

Respondents said they want affordable housing, help with mental health and substance abuse issues, and a care and services system that's more user-friendly. The research served to dispel several commonly-held myths about the City's homelessness crisis. Seattle's homeless population is local, with nearly 70% living in Seattle/King County when they became homeless. Over 50% of people experiencing homelessness have lived in Seattle five years or more. Those not originally from Seattle frequently came for the support of family and friends or for a job opportunity.

Additionally, when asked if they would move into safe and affordable housing if it were offered, 93% of the respondents said "yes." This dispels another myth that people who are homeless don't want to come inside. However, rental assistance (68%) and housing affordability (65%) were the top two answers given by respondents when asked what they needed to obtain housing. Perhaps surprising, 41% of the people surveyed are currently working in some capacity (full-time, part-time, temporarily, or seasonally), and 35% had some college or a college degree.

**See Figure 6 Where Survey Respondents Were Living at the time they most recently became Homeless and Figure 7 Employment Status attached below.**

The City's work under Pathways Home (see PR-10 for link) emphasizes the need for this individualized approach to offering services and this assessment offers a better understanding of the complex set of needs that can inform that work. For details on Seattle's programs and homeless intervention strategies see the question response that follow.

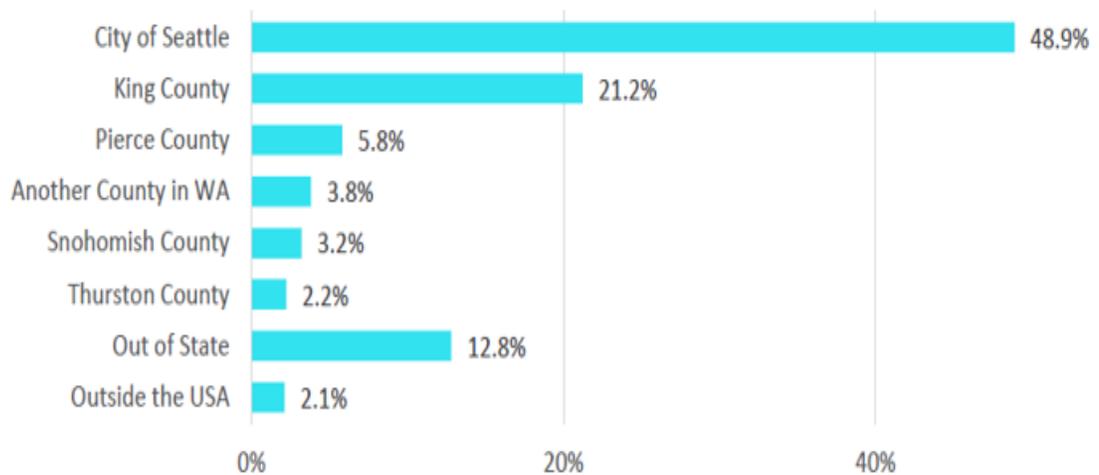
## Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	509	74	1,343	795	0
Households with Only Adults	1,656	201	701	3,621	0
Chronically Homeless Households	0	0	0	248	0
Veterans	65	0	10	192	0
Unaccompanied Youth	0	0	0	0	0

Table 41 - Facilities and Housing Targeted to Homeless Households

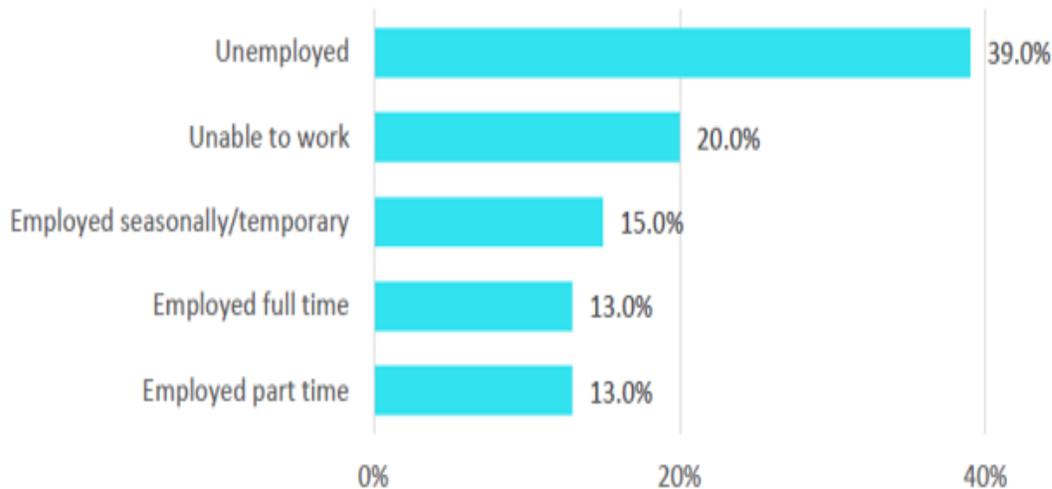
## MA-30 Fig. 6 Location Prior to Current Homelessness

Figure 12. WHERE RESPONDENTS WERE LIVING AT THE TIME THEY MOST RECENTLY BECAME HOMELESS



## MA-30 Homeless Employment Status

Figure 7. EMPLOYMENT STATUS



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

See 2016 Homeless Inventory list in AD-25 attachments for complete listing of types of facilities, services, and programs involved in supporting people experiencing homelessness in Seattle/King County. Representation from mainstream services for health/mental health, substance abuse, veteran’s services, winter shelter, counseling and referral, and domestic violence intervention and many more areas are documented.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

See 2017 Seattle Continuum of Care Homeless Inventory list in PR-10 attachments for complete listing of types of facilities, for complete list by type of program and service population.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

#### HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	28
PH in facilities	122
STRMU	81
ST or TH facilities	0
PH placement	108

Table 42– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**People with HIV/AIDS:** Housing affordability continues to be a barrier for this population. Seattle rents rose 4 times faster than any other U.S. city in 2016 and now average close to \$2,000 per month for a 1-bedroom apartment. Many people must move to south King County in search of affordable housing. There is an insufficient supply of subsidized housing and a shortage of Section-8 public housing rental assistance vouchers and other subsidy programs. Agencies working with clients struggle to find apartments that met fair market rents (FMRs), as required for HOPWA rental assistance. A portion of low income people with HIV/AIDS struggle with access to housing due to criminal history, mental illness, and chemical dependency. Case managers report the lack of mental health services that can respond to client needs quickly and efficiently. Without such a system in place, housing placement and stability may be jeopardized due to untreated anger, anxiety or paranoia for the client. Providers are encountering increasing numbers of people with HIV who are aging and presenting with age-related health and dementia issues. While the system has not done specific planning around supporting the aging population, there will be opportunity to identify strategies in the HIV/AIDS Housing and Services Stakeholder group.

**People with Different Abilities:** 8.9% (55,239) of Seattle’s non-institutionalized population are people with disabilities. The lack of attention to equity and access issues for people with disabilities overall in public and private actions is due, in part, because of the perception this population is a nominal segment of the population. In reality the number and percentage of people reporting a disability is greater than

those Hispanics and African American/Non-Hispanic population and for those who speak English less than well at home. About 1 in 10 adults (about 10% in Seattle) have an ambulatory difficulty. Thirty-four of 131 census tracts (approximately 26%) contain 33.34% or more individuals with disabilities. Seattle's Building Code adopted by the City in 1976 required 5% of all new developments with more than ten units to be Type A units (accessible units). The accessible units do not have to be rented or sold to someone with disabilities. Since 1984; when tracking began, an ***estimated that 6,070 accessible units have been built city-wide***. This does not include renovated housing rental units or private single-family housing accessibility modifications (e.g. installing an elevator or bathroom accessible for wheelchair use). 2009-2013 ACS data documents 27, 027 people (non-institutionalized) with an ambulatory disability in Seattle that are competing for the accessible units.

**Public Housing residents:** Elderly households and Disabled individuals comprise a higher concentration of publicly supported housing residents than in the larger population. Majorities of households served in the Other Multifamily (90%) and Project-Based Section 8 (61%) programs included seniors. Disabled individuals are prevalent in HCV (40% of residents), Public Housing (36%), and Project-Based Section 8 (35%). Families with Children exceed their citywide population share in Public Housing (22%) and HCV (32%) but make up only 8% of Project-Based Section 8 and 0% of Other Multifamily. An overall shortage or absence of educational, job training, mental health and substance abuse treatment services was documented by Seattle Housing Authority in the 2017 Assessment of Fair Housing.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Behavioral Health (Mental Health, Substance Use Disorder Services): King County provides publicly funded mental health services to low-income people in need. To qualify for mental health services, an individual must meet both financial and medical necessity criteria. Through the Affordable Care Act, the number of individuals seeking services have increased substantially. Services are provided by community-based mental health care providers, including a number of social and health service providers that offer specialized programs for homeless individuals, families and youth. Sobering, detoxification, outpatient treatment, and substance use prevention services are the responsibility of King County. The King County Behavioral Health and Recovery Division works in partnership with other departments within the county, the City of Seattle, and the Washington State Division of Behavioral Health and Recovery in planning and implementing publicly funded prevention and treatment services. A recent focus has been placed on individuals with heroin and/or prescription opiate addiction. This has led to an increase in medication assisted treatment programs including both suboxone and methadone.

Some of the services provided are county operated programs; however, most are provided through contracts with community-based substance abuse prevention and treatment agencies.

<http://www.kingcounty.gov/healthservices/MHSA.aspx>.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The HOPWA goals come out of our 2016 joint funding process with Ryan White Part A and are households that will be assisted with housing resources only: STRMU, TBRA, and permanent housing facilities operated with HOPWA funds. People with HIV/AIDS who are most vulnerable and high needs are now participating in King County's Coordinated Entry for All and receiving housing and support through permanent supportive housing programs for single adults.

Ryan White is now funding the system's emergency shelter, transitional housing, and supportive services to help people both find and maintain housing and ensure good health outcomes. The system is also working to incorporate employment into HIV/AIDS services provision, hand in hand with expanding housing opportunities in a changing HIV epidemic.

HOPWA staff are working to align housing and stability resources with Pathways Home, Seattle's person-centered, systemic response to homelessness, as well as combined funding, county-wide competitive processes.

The Familiar Faces program has a focus on individuals with multiple jail bookings who are also high utilizers of the health care system, and specifically, emergency rooms. These individuals also have a behavioral health disorder. While some of these individuals are homeless, most have an identified place of residence. By identifying these individuals, the program can provide interventions with the goal of keeping them out of the most expensive places in our collective system; jails and hospitals. Through a pilot project, that include Medicaid Managed Care Organizations, the goal will be to put lower cost funding upstream to prevent downstream high cost care.

Washington State was approved for a Medicaid 1115 Waiver as of 2017. Now known as the Medicaid Transformation Demonstration, this project will have a wide-ranging impact on most Medicaid recipients, and particularly those with high needs. While a significant portion of the waiver will focus on provider payment reform, other areas of focus include supportive housing and employment, the heroin and opiate epidemic, the integration of physical and behavioral health services and ensuring care coordination occurs at all points of access. It should also be noted that specific measurements of decreasing homelessness, increasing mental health treatment penetration and increasing substance use disorder treatment are required elements. The Medicaid Transformation Demonstration is a 5-year project, going through 2021.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Seattle is not part of a consortia.

## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

Results of the 2017 City and Seattle Housing Authority's Assessment of Fair Housing:

<http://www.seattle.gov/humanservices/funding-and-reports/resources/community-development-block-grant---assessment-of-fair-housing>.

**Segregation:** Seattle reflects historic patterns of racial and ethnic segregation with white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census Seattle became more racially diverse as more people move to Seattle. Comparing neighborhoods, integration increased especially in areas where multi-family housing exists. Between 1990 and 2010, the population of color in Seattle grew from roughly one-fourth to one third of the city's population.

**Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS):** In May 2017 Seattle had four R/ECAPS based on HUD's definition: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. R/ECAPS change over time because of fluctuating household income, growth in immigrant and refugee resettlement, or government actions like annexations. R/ECAP issues include: 1) disproportionate rates of people of color, foreign born people, families with children and people with disabilities who tend to be lower income; 2) these neighborhoods experience lack of opportunity compared to other areas of the City for employment, school proficiency, transit, exposure to environmental hazards, and to poverty. Fair housing challenge for these areas is to create opportunities for housing mobility and protect those that wish to stay in Seattle from displacement.

**Inequitable Access to Opportunity:** a pattern of lack of opportunity for people in protected classes, regardless of where they live in the city. Generally, neighborhoods in the north end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty.

**Disproportionate Housing Needs:** Most people in Seattle experience barriers in housing affordability; that alone is not defined as a fair housing issue. Where affordability disparately impacts people in protected classes, it rises to protection under the Fair Housing Act. For example, African-Americans in Seattle have the highest rate of severe housing cost burdens than any other race or ethnicity; 30% of Black households, spend at least half their income on housing. Homeownership among different race and ethnicities also differ; Whites are slightly more likely to own than rent, while only 22% of Black and 27% of Hispanic households own their home. Families in Seattle experience housing scarcity due to lack of low-cost larger housing.

**Public Housing Analysis:** Nearly all SHA programs serve a greater share of households of color compared to the Seattle population, and compared to Seattle's low-income population. Elderly and people with disabilities and families with kids are overrepresented in public housing compared to the general population. SHA housing is integrated into both culturally similar neighborhoods as well as areas where public housing residents are a minority in majority White neighborhoods.

**Disability and Access analysis:** Issues of lack of access and discrimination against people with disabilities receive less attention in the public and private sector than for other protected classes. There is a misperception that fewer people with disabilities rely on public and private systems.

## **MA-45 Non-Housing Community Development Assets – 91.215 (f)**

### **Introduction**

We see the importance of this equity lens in our work at the lower level detail of the statistics for unemployment as it relates to educational attainment. The tables below clearly show that with more education, the higher the likelihood of being employed and earning a higher wage. Additionally, 2011-2015 national ACS data shows that people of color continue to lag in their participation with the workforce, facing significantly higher rates of unemployment than their white counterparts: 12.8% for blacks as compared to 4.8% for whites. In addition, a study in 2017 indicates that wages continued to be gendered, with women making on average approximately 79-cents for every \$1 earned by men. Adding a racial component significantly exacerbates this trend, with Hispanic women earning approximately 44-cents per \$1 earned by a white male

Much of the job growth that has occurred in recent years is at the higher end of the skill and wage scale. A 2015 Seattle Times analysis of Washington State Employment Security Department data highlighted an uneven recovery with lower paying jobs between \$18 and \$36 per hour, while jobs paying over \$54 per hour show growth over the same period. Much of this job growth occurred at the higher end of the skill and wage scale. Of note, to fulfill this growing demand for highly skilled workers, Washington companies have turned to out-of-state and foreign workers to broaden their labor pool, tapping talent from across the world through the U.S. Department of Labor H-1B Foreign Worker Program. This could be a missed opportunity for Washington's workers, who would benefit from higher-skill, higher-wage jobs, especially in Washington's thriving tech industry. Skilling up our workforce to meet business needs requires greater collaboration and engagement among workforce professionals, education providers, and the business community.

While this workforce gap merits addressing, with current federal policy leaning towards reducing the number of H-1B workers, Seattle may see a decline in its economy as companies may decide to go elsewhere to meet their workforce needs. We see this occurring currently with the current H-1B restrictions, as Microsoft is more quickly expanding their Vancouver, Canada workforce.

The City's approach for addressing the issue of equity is to focus on developing our workforce and our business community so both are prepared to grow and compete in a rapidly changing environment. Additionally, the City's Equitable Development Initiative is making capital and capacity-building investments in geographies like R/ECAPs where employment and business development rates show pronounced disparities compared to the City averages. The City uses both its own General Subfund (GF) and CDBG to undertake this work.

## Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,128	921	0	0	0
Arts, Entertainment, Accommodations	36,053	57,266	14	13	-1
Construction	8,420	18,205	3	4	1
Education and Health Care Services	48,933	104,699	18	24	6
Finance, Insurance, and Real Estate	20,306	32,461	8	7	-1
Information	22,703	21,673	9	5	-4
Manufacturing	19,207	26,315	7	6	-1
Other Services	12,367	20,024	5	5	0
Professional, Scientific, Management Services	43,009	74,345	16	17	1
Public Administration	0	0	0	0	0
Retail Trade	32,823	51,763	12	12	0
Transportation and Warehousing	7,886	15,757	3	4	1
Wholesale Trade	11,920	20,641	5	5	0
Total	264,755	444,070	--	--	--

**Table 43 - Business Activity**

**Data** 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)  
**Source:**

## Labor Force

Total Population in the Civilian Labor Force	388,724
Civilian Employed Population 16 years and over	361,705
Unemployment Rate	6.95
Unemployment Rate for Ages 16-24	24.64
Unemployment Rate for Ages 25-65	5.13

**Table 44 - Labor Force**

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	138,309
Farming, fisheries and forestry occupations	14,649
Service	32,441
Sales and office	70,387
Construction, extraction, maintenance and repair	12,342
Production, transportation and material moving	10,072

**Table 45 – Occupations by Sector**

Data Source: 2009-2013 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	204,178	61%
30-59 Minutes	110,086	33%
60 or More Minutes	17,950	5%
<b>Total</b>	<b>332,214</b>	<b>100%</b>

**Table 46 - Travel Time**

Data Source: 2009-2013 ACS

**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,471	1,979	7,494
High school graduate (includes equivalency)	26,300	3,296	10,189
Some college or Associate degree	70,749	5,993	16,181
Bachelor's degree or higher	197,494	8,577	25,109

**Table 47 - Educational Attainment by Employment Status**

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	729	1,941	2,384	5,410	5,060
9th to 12th grade, no diploma	3,546	3,178	2,987	6,044	4,274
High school graduate, GED, or alternative	11,148	12,387	8,404	19,099	13,794
Some college, no degree	32,985	21,128	15,051	29,219	13,681
Associate degree	4,805	9,479	6,923	11,465	2,964
Bachelor's degree	17,158	57,901	36,574	45,967	16,004
Graduate or professional degree	964	27,486	26,608	37,100	14,717

**Table 48 - Educational Attainment by Age**

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,686
High school graduate (includes equivalency)	27,923
Some college or Associate degree	35,111
Bachelor's degree	52,239
Graduate or professional degree	66,749

**Table 49 – Median Earnings in the Past 12 Months**

Data Source: 2009-2013 ACS

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

Whereas the region's economic prosperity was driven by natural resource extraction and industrial-scale manufacturing, the new economy relies on highly skilled, well-educated, and diverse populations to stimulate creative and innovative enterprise. Puget Sound is home to a mix of mature and emerging industry clusters. Clusters are concentrations of industries that export goods and services that drive job creation and import wealth into the region. They enhance the competitiveness of a region industries by improving economic efficiencies of member firms (e.g., supply chains and technology transfer) and concentrate workers with specialized skills and experience within a region. The Economic Development Council (EDC) identified the following clusters as areas where the region has competitive advantage for established and emerging industries: Information & Communications Technology, Financial & Business Services, Aerospace & Defense, Maritime & Logistics, Clean Technology, Global Trade & Investment, Life Science & Global Health, Outdoor Recreation, Fashion & Apparel. Puget Sound Regional Council of Seattle and King County (PSRC) 2010-2016 data shows Information Technology, Business Services, Tourism & Visitors as leading exporters with a second tier of sectors including Transportation & Logistics, Life Science & Global Health, Maritime, Clean Technology and Aerospace.

While the City's grouping of the industry sectors is much more discreet when compared to the business sectors included in the Business Activity table, we generally support the data showing Health Care Services, Professional, Scientific, Management Services and Tourism as the sectors leading the share of jobs. One-to-one comparison of our local analysis to the table proves difficult. For example, in the table, Education & Health Care Services are grouped together with 22% of the jobs, Professional, Scientific; Management Services are grouped together with 16% of the jobs, while Arts, Entertainment, Accommodations are also grouped to show 12% of the jobs. In our model, Business Services includes finance and management services, and while the Table notes 'Education & Health Care' together, our industry sector work breaks health care into two groups: Life Science & Global Health and Health Care. Consistent with the research of local partners like such as the EDC, PSRC, and Downtown Seattle Association, the City's Office of Economic Development prioritized key Seattle industries including Manufacturing, Maritime, Life Sciences & Global Health, Information Technology & Startups, Green Business & Clean Technology, Film & Music, and Nightlife. As well, we also have used local data to predict where workforce investments are necessary to meet the current and predicted workforce demands.

Office of Immigrant and Refugee Assistance (OIRA): OIRA's Ready to Work program focuses on immigrants and refugees in the workforce. In 2017, OIRA completed a study of the immigrant and refugee workforce for the City of Seattle City Council details at <http://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingBridges.pdf> . The report provides data regarding major employment sectors and refugee/immigrant participants who are represented in all the major business sectors cited in the business activity table above.

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

Smaller average household size translates into a need for even more housing units to accommodate the same amount of forecast population growth. Another anticipated demographic shift is the aging of the baby-boomer generation. The population age 65 and older, which represented 10% of the region's population in 2000, is expected to grow by nearly 150% to constitute 17% of total 2040 population. These demographic changes will place new demands on the region's services and socio-economic infrastructure. Even with our experiences in job growth and our projections for further growth, prosperity is not felt by all. According to the Brookings Institute, there are over 40,000 individuals in Seattle, between the ages of 25 and 64 who are out of work and could benefit from workforce development programs. This is true, while at the same, time local companies seek talent outside the state and the country. As mentioned above, much of our job growth occurred at the higher end of the skill and wage scale, placing increasing emphasis on the growing demand for highly skilled workers. The Seattle Region Partnership, King County, the City of Seattle's Office of Economic Development, the Seattle/King County Workforce Development Council (our regional workforce innovation board), Seattle Jobs Initiative, SkillUp Washington, and the Port of Seattle have recently collaborated to better understand regional talent needs in specific industries, mapping career pathways, and identifying barriers to accessing these pathways. To respond to industry needs, they have begun to launch work to provide a more cohesive career pathway for residents into targeted high wage sectors, including: healthcare, manufacturing, maritime and technology.

The City of Seattle is experiencing rapid economic growth and very low rates of unemployment. However, immigrants and refugees and native-born people of color are significantly "educationally underemployed" and are disproportionately over represented in low wage jobs and business sectors. Employers in the services sectors who employ large numbers of immigrant and refugee workers benefit from robust ESL and employment program like Ready To Work (RTW) that prepare English Language Learners to meet the English Language job requirements of various positions.

At the same time, employers who offer middle and high wage jobs need qualified candidates with higher levels of English proficiency. For industry to continue to grow the City as anticipated, with over 60,000 new residents and 50,000 new jobs over the next 10 years, the City will need to continue to work with regional partners to offer transportation choices that are safe, comfortable, reliable, and affordable. In 2015 Seattle undertook a 10-year strategic transportation plan, Move Seattle, to meet present demands while also looking ahead to the future. This plan, together with Sound Transit's Long-Range Plan, seeks to make investments in transportation solutions that support growth. Sound Transit is the local governmental agency serving the inter-county transportation needs of the urban areas of King, Pierce, and Snohomish counties. Sound Transit plans, builds and operates express bus, light rail and commuter train services. As well, King County Metro developed a Strategic Plan for Public Transportation 2011-2021 to guide the KC metro area over the decade (see links in PR-10)

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

With the recovery of our economy, the single largest challenge faced by the City of Seattle is keeping up with the pace of growth and keeping up with it in a way that is equitable and sustainable. The City's 2017 adopted budget included a Capital Improvement Program which totaled \$6.6 billion over six years, with approximately \$1.1 billion of that amount designated for expenditure in 2017. Along with funding for the maintenance of variety of physical assets, ranging from community parks, roadways, bridges, office buildings, libraries, open space, and fire stations; the City's utility infrastructure is included in the CIP, including electric, solid waste, water and wastewater utility assets.

As growth continues, congestion and commute times increase, increasing the value of local transportation investments. In 2016, the region's voters approved the Sound Transit 3 (ST3) ballot measure. This 25-year program will expand the mass transit network to connect Seattle with 15 other cities in different ways: with light rail, 30 cities with Bus Rapid Transit and ST Express bus service and 12 cities with commuter rail. Seattle residents approved the 9-year, \$930 million Levy 'Move Seattle' to provide funding to improve safety for all travelers, maintain our streets and bridges, and invest in the future with improvements to move more people and goods in and around a growing Seattle. Seattle, through a joint city and state-run effort led by WSDOT, is rebuilding State Route 99, underground along the city's waterfront. The project is estimated to cost \$4.25 billion, with \$2.8 billion coming from the state and federal governments to cover the tunnel boring and a new interchange in South Downtown.

These major transportation projects will impact the local economy by better connecting workers with jobs and allowing business the ease to transport their goods more efficiently. Structural change in the economy and in the occupational structure of the workforce have constricted traditional pathways of job mobility with the rapid increase in low wage jobs. These changes require dedicated programs that address the disparities and inequities in the immigrant and low-income workforce by providing more effective ESL and Employment programs for English Language Learners to obtain stable quality jobs and become economically stable. Seattle passed a Priority Hiring Ordinance, requiring a percentage of workers hired on all public works projects above \$5 million dollars be from low-income zip-codes, and that a percentage of the workers be pre-apprentices. As well, the City, Port of Seattle, and Sound Transit are working together to apply similar measures to the public works projects mentioned above.

The Washington State Convention Center is also preparing an \$1.6 billion expansion, which is expected to bring approximately \$235 million annually as well as creating almost 4,000 new jobs. The convention center estimates that the lack of space has resulted in a loss almost \$2.13 billion in economic benefit in the last 5 years. The expansion will allow Seattle to compete for larger conventions and events. The Equitable Development investments in low-income communities would facilitate connections between residents and the larger economy. The investments include workforce development training and

business incubation through tech hubs as well as co-working and shared facilities intended to support the creation and expansion of food businesses.

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

According to local research completed by the Puget Sound Regional Council (PSRC), ‘the greatest challenge confronting virtually all (industry) clusters is access to a skilled workforce. This is true for high tech industries unable to find enough local college graduates in certain engineering, computer, and life science fields. It is also the case for traditional production and transportation industries facing the prospect of an aging workforce with few young people entering critical occupations. In the face of growing workforce which increased 16.2% from 2011-2016 (EMSI Q3 2017) and which requires certifications and credentials, Seattle’s educational pipeline of post-secondary graduates instead shrunk by 1% 2012-2016 (EMSI Q3 2017 see PR-10 for link)

PSRC and other sources also point to the fact that economic success is not equally shared throughout the region’s diverse populations. And, as mentioned previously, there is a growing divide between skilled and unskilled workers. Though there are a variety of job readiness training programs offered through nonprofits and government agencies in Seattle, few of these efforts are institutionalized. To help address this issue, in August of 2017, the City of Seattle and King County leadership convened workforce development funders as the Regional Workforce Strategy Group (RWSG). The RWSG is to advise the City of Seattle Mayor and King County Executive on addressing workforce system gaps and structural reforms to explore, including institutionalization of successful programming, and set direction on priorities for program gaps to address and set up working groups to develop solutions. This work will conclude in December 2017 with a list of recommendations for the Mayor and County Executive to consider.

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

Seattle assessed the current workforce training capacity and found an ineffectual system that lacks scale. Many impactful programs exist, from those serving the lowest skilled, to those serving individuals ready to attempt college level training (through nonprofits, county government, and training funded through the local Workforce Investment Board). Service providers for English language acquisition are especially plentiful but very small scale, and rarely focused on skills acquisition. The program survey found these programs exist in competition with each other, and as such, lack collective capacity. Rather than add to this mix, the greatest impact would be to help align these services along a skills development spectrum for the general population.

Office of Immigrant and Refugee Affairs’ Ready to Work (RTW) program works in partnership with both the community college system and the local workforce investment board to provide jobs opportunities

to immigrant and refugees. Many of the participants in the RTW program advance to certificate and skills training programs funded by WIOA and administered by the colleges and local non-profits. Pathways to Careers (P2C) is a pioneering partnership comprised of businesses, educational institutions, government agencies, nonprofit organizations (including the Workforce Investment Board), and labor to build educational pathways to middle-wage jobs and aligns many disparate elements with particular focus on youth, men of color and limited-English speakers. The core elements of our workforce development programming include:

- Enhanced Job Placement - to connect individuals with wrap around services for basic stabilization before job and/or training program placement
- Skills On-Ramp - to prepare low-income, low-skilled individuals for enrollment in training programs by focusing on soft skills development, career planning, and strategies for success.
- Postsecondary Completion - to provide individuals with employment navigation and job placement support, including career advising, job placement & counseling and information.

Placement in a transitional job does not create sustained or meaningful impact on economic mobility unless it is tied to a potential career pathway. Since progression through a career pathway is a long-term strategy, customers must be given the opportunity for intermediate successes and be able to “step on and off” the pathway with relative ease. Based on this skill development model, the City seeks a strategy to prepare individuals for entry onto a career pathway and/or enrollment in a training program that is designed for low- income, low-skilled individuals. Support and case management are meant to include preparation for skills training and/or job placement. The City’s OED convened funders to create early interventions that stabilize an individual, provide them subsistence employment and help them prepare for entry into a program that will result in the completion of a credential or degree beyond high school that leads to a better paying job with opportunities for career advancement. Three examples:

- OED and the Human Services Department (HSD) collaborated with community partners to develop Career Bridge, a new comprehensive approach preparing formerly incarcerated African American men for training and jobs.
- Also in partnership with HSD, OED manages the Mayor’s Youth Employment Initiative (MYEI) MYEI to get out the experience they need to make the right career and education choice. MYEI’s target for FY 2017 was 3500 youth.
- OED, HSD and Office of Immigrant and Refugee Affairs, with employment & language training experts, created a program targeting linguistically to isolated English Language Learners.

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

No

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

No. However, while Seattle does not have a Comprehensive Economic Development Strategy, the City does engage with a variety of local and regional partners on planning efforts and initiatives which impact economic growth. One broad engagement required of all cities and counties takes shape in our work on our 'Comprehensive Planning' efforts in response to the Washington State Growth Management Act (GMA). The GMA is a Washington state law requiring state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. The City is a member of the Puget Sound Regional Council which developed VISION 2040, a comprehensive strategy for accommodating the 5 million people expected to live in the region by 2040. It is an integrated, long-range vision for maintaining a healthy region – promoting the well-being of people and communities, economic vitality, and a healthy environment. VISION 2040 calls for focusing new housing, jobs and services within the region's urban growth area and especially within regional growth centers, like the City of Seattle. The strategy seeks to protect farms, open space and resource lands and deliver infrastructure more efficiently. The Vision 2040 work also includes updates to the Regional Economic Strategy.

Seattle participated in an extensive input process for the development of the Workforce Development Council of Seattle-King County's local workforce plan for years 2016-2020, in alignment with the Workforce Innovation and Opportunity Act. Also of note is Seattle's engagement with the Seattle Regional Partnership which was first announced at the Seattle Metro Chamber's 2015 Regional Leadership Conference. The Partnership is one of several new initiatives resulting from the Seattle Global Cities Initiative, a Chamber-led effort – in partnership with JP Morgan Chase, the Brookings Institution, and the Boston Consulting Group – focused on benchmarking the Seattle region against comparable regionals around the world and identifying actionable steps for local leaders to improve our region's ability to compete in the global marketplace.

### **Discussion**

Business infrastructure needs, especially in CDBG-qualifying neighborhoods, center around local neighborhood business districts' ability to retain and capture the buying power existent in their catchment areas and to draw moneys from outside their areas. To do this they must present a clean and safe shopping and pedestrian environment. The City of Seattle uses CDBG funding to work with Neighborhood Business Districts to accomplish this goal. In addition, we complement this funding with the City's General Fund to make investments in the infrastructure of a neighborhood to ensure that auto and foot traffic is maintained for the local businesses. This is particularly important in the face of development and in the competitive retail environment.

The second arm of our economic development strategy creates a supportive business environment for all entrepreneurs. We employ a combination of staff, contractor, and consultant support to deliver business technical assistance (TA), neighborhood business development and individual industry sector support. The City contracts with 3rd party consultants to assist small businesses with technical assistance services and to provide classroom based technical assistance to low-income owned businesses (microenterprises). The City also engages consultants, contractors and employs city staff to provide 1-on-1 business consultant services, emphasizing outreach to immigrant and ethnic owned businesses and emphasizing outreach to construction impacted small businesses through the provision of services including business planning, operations management, fiscal management and marketing.

A third economic development strategy focuses on ensuring that workforce development supply corresponds to future business demand. With most of the opportunities occurring in skilled or knowledge-based industries and sectors, obtaining a college education in demand-driven occupations is critical to individuals advancing and achieving economic stability. Thus, the importance of our Pathways to Careers programs, which target serving youth and adults who have been historically unsuccessful in entering and competing for the job market due to a complex set of barriers that are beyond just the need to continue formal education. Our focus is to address residents' holistic needs beyond employment, with employment readiness, as well as housing, transportation, and other issues associated with poverty and lack of resources.

Lastly, the Equitable Development Initiative (EDI) encourages growth that does not result in the displacement of low-income and minority communities. The EDI strategies focus on community identified multi-pronged workforce and business support that results in positive economic impact for people in that neighborhood.

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

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

See MA 10 through MA-20 responses.

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

See MA-40 Barriers to Affordable Housing and the attached 2017 Assessment of Fair Housing.

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

See MA-40 Barriers to Affordable Housing and the attached 2017 Assessment of Fair Housing.

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

See MA-40 Barriers to Affordable Housing and the attached 2017 Assessment of Fair Housing.

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

The City's Equitable Development Initiative (EDI) intends to build a community driven infrastructure for identifying and implementing exactly these kinds of economic equity strategies. This work will be done in the context of MA 45 responses above and the in-depth analysis of access to equitable opportunities and community assets for people in protected classes that is documented in the 2017 Assessment of Fair Housing.

HUD guidance calls for analysis of access to broadband services for LMI communities, which is discussed initially in PR-10. A preliminary overview of communities in need is available using the Federal Communication Commission's Broadband Deployment maps at [https://broadbandmap.fcc.gov/#/area-summary?type=cbsa&geoid=42660&bbox\\_arr=%7B-122.8418580,46.7284060,-120.9073990,48.2989880%7D&tech=acfosw&speed=25\\_3](https://broadbandmap.fcc.gov/#/area-summary?type=cbsa&geoid=42660&bbox_arr=%7B-122.8418580,46.7284060,-120.9073990,48.2989880%7D&tech=acfosw&speed=25_3).

Additionally, HUD has called for analysis of impact on vulnerability of LMI neighborhoods to climate-related changes and those subject to floodplains. The FEMA flood map service center shows floodplains (zooming in is necessary) as a basic overview at <https://msc.fema.gov/portal/search?AddressQuery=washtenaw%20county%2C%20mi#searchresultsanchor>. Further information can be found at the City of Seattle Emergency Management website at <http://www.seattle.gov/emergency-management/hazards/floods>. For details regarding Seattle's planning for LMI populations and neighborhoods to support resiliency after a disaster go to Seattle Recovery Framework (see link in PR-10).

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The elements in this section provide context for the chosen goals to be addressed with federal grant funds and other leveraged resources over the next five years under the 2018-22 Consolidated Plan. Some sections describe different filters used to help set those goals such as geographic priorities (SP-10), identification of priority needs (in this case as defined by HUD's contributing factors used in the 2017 Assessment of Fair Housing) (SP-25) and market influences on housing development (SP-30) Seattle and the region. Other elements describe areas where the City and our partners have responsibility for compliance to other statutes that impact projects funded with the federal grants such as mitigation of lead-based paint (SP-65), addressing address barriers to housing under the Fair Housing Act (SP-55) and commitments to responsible public stewardship of federal, state and local taxpayer funds through proper monitoring (SP-65) of activities supported under the Plan.

Finally, the City relates projects funded or leveraged via this plan to other efforts such as the City's homelessness strategies (SP-60) and programs which address poverty in the broader context (SP-70). The Strategic Plan provides the reader with an outline of what we want to accomplish with the federal grants over the next five years. Each year a new Annual Action Plan is crafted that provides details about how we intend to spend specific grant resources in specific activities which tie back to our larger Strategic Plan Goals. The 2018 expenditure plan is captured in sections AP-15-38 - Annual Action Plan in this document.

For the first time, the Consolidated Plan also reflects the goals and strategies committed to by the City and Seattle Housing Authority in the 2017 Assessment of Fair Housing (AFH). HUD's new Affirmatively Furthering Fair Housing rule requires jurisdictions receiving CDBG/HOME/HOPWA/ESG funding to fully integrate the AFH findings and work plans into their Consolidated Plans. Thus, information from the approved 2017 City and Seattle Housing Authority AFH appears in multiple sections of the Consolidated Plan in the Needs Assessment, Marketing Analysis, Strategic Plan -Priority Needs, and the Annual Action Plan Goals and Objectives and Projects components.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 50 - Geographic Priority Areas

#### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

1. Disparities identified through the 2017 City and Seattle Housing Authority's Assessment of Fair Housing analysis in terms of geographic equity in access to private and publicly supported housing, services and community assets. In many cases this will be based on the need to balance City-wide access; but it will also prioritize those investments that address the current and future boundaries that HUD maps and data determine to fall into Racial/Ethnically Concentrated Areas of Poverty. Other issues, such as improving access and reducing impact on people with different abilities could focus on system-level improvements without being tied to specific geographic locales such as Transit Improvement that are primarily driven by urban planning and growth management principles but need to address disparate impact on people with different abilities, *regardless* of location.
2. The City's Economic Equity Development Initiative (EDI); also part of the AFH work plan; the EDI is being implemented specifically to address disparities in communities of color (which may also represent LMI areas). Based on the City's ongoing commitment to operationalizing Race and Social Justice principles, the EDI will focus on community generated priorities for facilities improvements, job development, and economic parity in sharing the City's prosperity and amenities specifically from the standpoint of current and developing area of communities of color.
3. The Mandatory Housing Affordability ordinance and implementation. In order to realize affordable housing goals in the mix of all residential and commercial development across the City, the Office of Planning and Community Development in consultation with many other departments and Seattle Housing Authority will implement a series of upzones in areas of the City deemed "high opportunity" areas (mainly based on transit access and growth management goals) where higher density development will be required in conjunction with incentives and required production of units of affordable housing by private and public developers. As each upzone happens through the Mayor's Office and Council; that area may rise in priorities for

investment of CDBG/HOME, State trust fund or local Levy funding. The HUD federal grants may be used for eligible high priority developments that directly benefit LMI households.

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.

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

### Priority Needs

Table 51 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	AFH: Displacement due to economic pressure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Dedicated resources for affordable housing AFH: Engage communities in civic participation AFH: Equitable outreach efforts to support HALA AFH/CPD: Provide housing/services to seniors AFH/CPD:Resources for at-risk renters/owners AFH/CPD: Preserve and increase affordable housing AFH: Access to housing in high opportunity areas AFH:Increase housing options for homeless families AFH: Promote equitable growth in new development AFH/CPD: Promote financial security for LMI HHS AFH:Strong community despite displacement pressure AFH: Stay accountable to Comprehensive GM Plan AFH: Equitable input to environ. justice issues AFH:Equitable access and amenities throughout city AFH: All communities are environmentally sound AFH: Partnerships to imp public health outcomes CPD: Increase homeless services

	<b>Description</b>	<p>AFH Contributing Factor: The term “displacement” refers here to a resident’s undesired departure from a place where an individual has been living. “Economic pressures” may include, but are not limited to, rising rents, rising property taxes related to home prices, rehabilitation of existing structures, demolition of subsidized housing, loss of affordability restrictions, and public and private investments in neighborhoods. Such pressures can lead to loss of existing affordable housing in areas experiencing rapid economic growth and a resulting loss of access to opportunity assets for lower income families that previously lived there. Where displacement disproportionately affects persons with certain protected characteristic, the displacement of residents due to economic pressures may exacerbate patterns of residential segregation. The relationship between economic displacement, lack of housing affordability and impact on protected classes is illustrated in this excerpt from the City and Seattle Housing Authority 2017 Assessment of Fair Housing:</p> <p>"As highlighted earlier in the Segregation/Integration analysis, some of the reduction in segregation in Seattle that occurred in Seattle’s neighborhoods, has taken place as people of color, who are disproportionately likely to have low incomes, can no longer afford to live in those neighborhoods. Some population groups of color and other groups who are disproportionately economically disadvantaged, are likely to experience displacement from neighborhoods in which they currently live. As this occurs, neighborhoods in other parts of the Metro area will likely see continued increases in the suburbanization of poverty." p. 143.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
2	<b>Priority Need Name</b>	AFH: Location & Type of Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents

<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	AFH: Engage communities in civic participation
<b>Description</b>	<p>AFH Contributing Factor: Affordable housing includes but is not limited to publicly supported housing; however each category of publicly supported housing often serves different income-eligible populations at different levels of affordability. What is “affordable” varies by circumstance, but an often-used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. The location of housing encompasses the current location as well as past siting decisions. The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected characteristics because they are disproportionately represented among those that would benefit from low-cost housing. As the City and Seattle Housing Authority 2017 Assessment of Fair Housing notes:</p> <p><b>“Disproportionate Housing Needs:</b> Though all people seeking to live and work in Seattle experience the barrier of housing affordability, that in and of itself is not characterized as a fair housing issue. Affordability is critical to the desire for Seattle to be a vibrant, economically diverse, family friendly, and welcoming City to all people regardless of their background. When an issue such as affordability disparately impacts people in protected classes, it rises to the level of protection under the Fair Housing Act. For example, African-Americans in Seattle have the highest rate of severe housing cost burdens than any other race or ethnicity; 30% of Black households, spend at least half their income on housing. Coupled with the fact that Africans-Americans also have the highest rates of unemployment, the multiplier effect on housing stability increases” p. 7.</p>
<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.

<b>3</b>	<b>Priority Need Name</b>	AFH: Lack Public Investment in Specific Neighbhds.
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Engage communities in civic participation AFH: Equitable outreach efforts to support HALA AFH: Stay accountable to Comprehensive GM Plan AFH: Equitable input to environ. justice issues AFH: All communities are environmentally sound CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities CPD: Access to Nature and Physical Activities

	<b>Description</b>	<p>AFH Contributing Factor: The term “public investment” refers here to the money government spends on housing and community development, including public facilities, infrastructure, services. Services and amenities refer to services and amenities provided by local or state governments. These services often include sanitation, water, streets, schools, emergency services, social services, parks and transportation. Lack of or disparities in the provision of municipal and state services and amenities have an impact on housing choice and the quality of communities. Inequalities can include but are not limited to disparity in physical infrastructure (such as whether or not roads are paved, or sidewalks are provided and kept up); differences in access to water or sewer lines, trash pickup, or snow plowing. Amenities can include, but are not limited to recreational facilities, libraries, and parks. Variance in the comparative quality and array of municipal and state services across neighborhoods impacts fair housing choice. The City and Seattle Housing Authority 2017 Assessment of Fair Housing notes:</p> <p>“It is not entirely coincidental that many of Seattle's neighborhoods with incomplete street grids – where connections to destinations are more isolated to higher-speed primary arterials - aligns with historic red lines,” beyond which people of color, immigrants and lower income residents were segregated for much of the 20th century. Many of these red-lined neighborhoods, especially in SE Seattle, were subdivided and developed during the automobile era, so transportation investments tended to be focused on principal arterials, some of which were until the 1980s designated as state highways. By the late 1960s and early 1970s, when the federal government started to infuse low income neighborhoods across the nation with infrastructure funding through grant and revenue sharing programs, including Community Development Block Grants (CDBGs), the City could fund improvements in pedestrian safety and transit access” p. 197.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
4	<b>Priority Need Name</b>	AFH: Land Use and Zoning Laws
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Equitable outreach efforts to support HALA AFH: Access to housing in high opportunity areas AFH: Promote equitable growth in new development AFH: Stay accountable to Comprehensive GM Plan AFH: Equitable access and amenities throughout city

<p><b>Description</b></p>	<p>AFH Contributing Factor: The term “land use and zoning laws” generally refers to regulation by State or local government of the use of land and buildings, including regulation of the types of activities that may be conducted, the density at which those activities may be performed, and the size, shape and location of buildings and other structures or amenities. Zoning and land use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing. Examples of such laws and policies include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Limits on multi-unit developments, which may include outright bans on multi-unit developments or indirect limits such as height limits and minimum parking requirements.</li> <li>• Minimum lot sizes, which require residences to be located on a certain minimum sized area of land.</li> <li>• Occupancy restrictions, which regulate how many persons may occupy a property and, sometimes, the relationship between those persons (refer also to occupancy codes and restrictions for further information).</li> <li>• Inclusionary zoning practices that mandate or incentivize the creation of affordable units.</li> <li>• Requirements for special use permits for all multifamily properties or multifamily properties serving individuals with disabilities.</li> <li>• Growth management ordinances.</li> </ul> <p>The City and Seattle Housing Authority 2017 Assessment of Fair Housing notes “Increasing access to historically exclusive neighborhoods is fundamental to reversing patterns of segregation and disparities in access to opportunity. These patterns are reinforced by a number of complex, interrelated factors including: the employment of marketing and screening practices that narrow housing access to select groups; the continuation of land use and zoning restrictions that preclude new and diverse types of housing in historically exclusive neighborhoods; a tight housing market that leaves those with fewer resources less able to compete; and the continuation of outright housing discrimination. Seattle is employing strategies to increase access to historically exclusive areas that afford high opportunity to its residents, including: adopting zoning changes that will allow more diverse housing types and more multifamily housing; promoting affirmative marketing in affordable housing programs that are used by for-profit property owners; pursuing development opportunities on publicly owned land in strategic locations; and utilizing project-basing to create opportunities in areas less accessible to tenant-based voucher holders.</p>
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		<p>The Segregation and Integration section of the AFH contains a map generated by the City of Seattle to help show where people of color live in relationship to how land is zoned in the city. With some exceptions the map shows that persons of color disproportionately live in multifamily housing or “commercial” zoning (which allows a combination of multifamily housing and commercial uses). In Seattle, this housing is primarily located along, or otherwise in proximity to, major roadways. P. 53.</p> <p>SHA participates in the national pilot “Creating Moves to Opportunity” that will increase the ability of families with children to reside in high opportunity neighborhoods. The pilot’s strategies aim at increasing household’s buying power. HUD Fair Market Rents (FMR) made it difficult for voucher holders to access units in such opportunity areas. In 2016, SHA increased the Voucher Payment Standard for Tenant-Based Vouchers in the Private Rental Market. Moreover, the Yesler Terrace redevelopment supports educational, economic, and health care programs to those residents which provides access to opportunity for residents, and the neighborhood.” P. 369.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
5	<b>Priority Need Name</b>	AFH: Community Opposition
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Public Housing Residents  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>AFH: Equitable outreach efforts to support HALA</p>

	<p><b>Description</b></p>	<p>AFH Contributing Factor: The opposition of community members to proposed or existing developments—including housing developments, affordable housing, publicly supported housing (including use of housing choice vouchers), multifamily housing, or housing for persons with disabilities—is often referred to as “Not in my Backyard,” or NIMBY-ism. This opposition is often expressed in protests, challenges to land-use requests or zoning waivers or variances, lobbying of decision-making bodies, or even harassment and intimidation. Community opposition can be based on factual concerns (concerns are concrete and not speculative, based on rational, demonstrable evidence, focused on measurable impact on a neighborhood) or can be based on biases (concerns are focused on stereotypes, prejudice, and anxiety about the new residents or the units in which they will live). Community opposition, when successful at blocking housing options, may limit or deny housing choice for individuals with certain protected characteristics.</p> <p>The City and Seattle Housing Authority 2017 Assessment of Fair Housing work plan talks about the City’s efforts during the Housing Affordability and Livability (HALA) initiative as an example of dealing with community opposition and/or competing values. “Engagement of communities is particularly critical to apply to the City's approach to land use policy, which has historically been subject to influence by community opposition. Such opponents have often been empowered to block changes under the guise of preserving neighborhood character, which can result in continued segregation and limited access to certain neighborhoods. To address this issue, the City of Seattle initiated a multipronged, multifaceted outreach and engagement effort led by DON in support of the Mayor’s Housing Affordability and Livability Agenda (HALA), which includes citywide town halls, neighborhood-oriented community meetings, focus groups, digital engagement, tabling at community events, and targeted outreach to underserved and underrepresented communities (including communities of color, faith communities, immigrant and refugees.) Successful implementation of zoning changes to support housing affordability will result in elevation of community voices that are facing displacement pressures, and increased access to housing opportunities for protected classes throughout the city.” p. 364.</p>
	<p><b>Basis for Relative Priority</b></p>	<p>All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.</p>
<p>6</p>	<p><b>Priority Need Name</b></p>	<p>AFH:Historic Disinvestment in Public Hsg Community</p>

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Public Housing Residents Elderly Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
<b>Geographic Areas Affected</b>	
<b>Associated Goals</b>	AFH/CPD: Equitable investment across communities
<b>Description</b>	The City and Seattle Housing Authority 2017 Assessment of Fair Housing work plan notes the impact of historic disinvestment in public housing communities. Some of SHA’s largest communities are found in Seattle’s R/ECAP neighborhoods. Given that SHA predominantly serves communities of color from extremely low-income backgrounds, these developments contribute to that status. These developments include Yesler Terrace in downtown Seattle, High Point in West Seattle, and NewHolly in Beacon Hill. Each of these developments was among the first of SHA’s low-income housing portfolio that came online in the 1940s. Over their life, these developments significantly aged, became expensive to maintain, and were less effective as public housing. At the same time, these developments also serve a significant portion of SHA’s residents. Beginning in the 1990s, SHA began a process of redevelopment that continues to this day to combat decades of a lack of investment in these communities. The redevelopment process began with NewHolly, while construction on High Point began in 2004. SHA is now redeveloping Yesler Terrace, the city’s first publicly subsidized housing development. The process began in 2013, and full neighborhood transformation will take up to 15 years. Three overarching goals guide the redevelopment plan. First, to transform distressed public housing into energy-efficient, mixed-income housing that is physically and financially viable over the long term. Second, to support positive outcomes for families living in the area, particularly outcomes related to residents’ health, safety, employment, and education. Finally, to transform neighborhoods of poverty into viable, mixed-income neighborhoods by improving local services and access to good schools, public transportation, and other public assets.” P. 376

	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
7	<b>Priority Need Name</b>	AFH: Historic Siting of Publicly Supported Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Public Housing Residents Families with Children Mentally Ill Chronic Substance Abuse Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH/CPD: Equitable investment across communities

	<b>Description</b>	<p>AFH Contributing Factor: Beginning in the 1990s, SHA began a process of redevelopment that continues to this day to combat decades of a lack of investment in public housing sited in less affluent communities. The redevelopment process began with NewHolly, while construction on High Point began in 2004. SHA is now redeveloping Yesler Terrace, the city’s first publicly subsidized housing development. The process began in 2013, and full neighborhood transformation will take up to 15 years. Three overarching goals guide the redevelopment plan. First, to transform distressed public housing into energy-efficient, mixed-income housing that is physically and financially viable over the long term. Second, to support positive outcomes for families living in the area, particularly outcomes related to residents’ health, safety, employment, and education. Finally, to transform neighborhoods of poverty into viable, mixed-income neighborhoods by improving local services and access to good schools, public transportation, and other public assets.</p> <p>For example, the new Yesler Terrace will house more people than prior to redevelopment, with residential units, commercial retail and open public spaces. The mix of housing is envisioned as follows:</p> <ul style="list-style-type: none"> <li>• 561 replacement homes serving people with incomes below 30% AMI, consisting of 561 units to replace those currently there and 100 additional units developed with partners;</li> <li>• 290 additional low-income homes serving people with incomes from 30 to 50% AMI;</li> <li>• Up to 850 workforce housing serving people with incomes below 80% AMI; and</li> <li>• 1,200 to 3,200 market rate homes. P. 376 of the City and Seattle Housing Authority 2017 Assessment of Fair Housing</li> </ul>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>8</b>	<b>Priority Need Name</b>	AFH: Insufficient Investment in Affordable Housing
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Large Families  Families with Children  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Elderly  Frail Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>AFH: Dedicated resources for affordable housing  AFH: Equitable outreach efforts to support HALA  AFH/CPD: Provide housing/services to seniors  AFH: Create supp hsg, reduce barriers for homeless  AFH: Provide more housing choices for families  AFH: Access to housing in high opportunity areas  AFH:Increase housing options for homeless families  AFH: Promote equitable growth in new development  AFH: Stay accountable to Comprehensive GM Plan  AFH:Equitable access and amenities throughout city  CPD: Increase homeless services</p>

	<b>Description</b>	<p>AFH Contributing Factor: Investment in affordable housing is an essential mechanism for ensuring equitable access to housing for a range of protected classes. As state and federal resources have declined in recent years, the pace of affordable housing production has not kept up with demand. The result has been longer waitlists for affordable housing that leave lower-income residents with extremely limited housing choices, further exacerbating fair housing issues, such as the disproportionality of households of color who pay more than half of their incomes toward housing. To combat this reality, Seattle is taking steps to increase and diversify local funding streams for affordable housing, and advocate for more resources at the state and federal levels.</p> <p>Seattle is already a national leader in dedicating local resources to affordable housing, with a 30+ year track record of approving local levies to invest in affordable housing; now advancing even more ambitious plans for investment. Most recently, Seattle residents voted to double the size of the local Housing Levy to \$290 million over 7 years. The Seattle City Council followed this with a measure to utilize \$29 million in the City's bonding capacity to create more affordable housing. The City is also assessing its real estate inventory for affordable housing development opportunities, as well as working with other public agencies to identify suitable opportunities on publicly owned sites. P. 367, City and Seattle Housing Authority 2017 Assessment of Fair Housing</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
9	<b>Priority Need Name</b>	AFH: Lack of Afford, Access. Hsg in Range of Sizes
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Families with Children Mentally Ill Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	<p>AFH/CPD: Provide housing/services to seniors</p> <p>AFH: Services to those with different abilities</p> <p>AFH: Provide more housing choices for families</p> <p>AFH: Access to housing in high opportunity areas</p> <p>AFH: Increase housing options for homeless families</p> <p>AFH: Housing for persons with different abilities</p> <p>CPD: Increase homeless services</p>

<p><b>Description</b></p>	<p>AFH Contributing Factor: What is “affordable” varies by circumstance, but an often-used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. For purposes of this assessment, “accessible housing” refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. The clustering of affordable, accessible housing with a range of unit sizes may also limit fair housing choice for individuals with disabilities.</p> <p>The City and Seattle Housing Authority 2017 Assessment of Fair Housing notes that “Increasing access to historically exclusive neighborhoods is fundamental to reversing patterns of segregation and disparities in access to opportunity. These patterns are reinforced by a number of complex, interrelated factors including: the employment of marketing and screening practices that narrow housing access to select groups; the continuation of land use and zoning restrictions that preclude new and diverse types of housing in historically exclusive neighborhoods; a tight housing market that leaves those with fewer resources less able to compete; and the continuation of outright housing discrimination. Many of the neighborhoods in Seattle that were historically subject to racial covenants have failed to see significant changes in their racial makeup, even as Seattle has diversified, in part because of the limitations on the types of housing that may be built in such neighborhoods, in part because even the new housing that is produced is not affordable, and in part because even affordable units are not necessarily affirmatively marketed.</p> <p>Seattle is employing a range of strategies to increase access to historically exclusive areas that afford high opportunity to its residents, including: adopting zoning changes that will allow more diverse housing types and more multifamily housing; promoting affirmative marketing in affordable housing programs that are used by for-profit property owners; pursuing development opportunities on publicly owned land in strategic locations; and utilizing project-basing to create opportunities in areas less accessible to tenant-based voucher holders.</p> <p>SHA will participate in the national pilot “Creating Moves to Opportunity” that will increase the ability of families with children to reside in high opportunity neighborhoods. The pilot will include support strategies intended to increase a household’s buying power. Additionally, HUD Fair Market Rents (FMR) have</p>
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		made it difficult for voucher holders to access units in such opportunity areas. In 2016, SHA increased the Voucher Payment Standard for Tenant-Based Vouchers in the Private Rental Market. This was done to increase the ability of voucher holders to compete in the private sector rental market. SHA will continue to evaluate the effectiveness of this adjustment in 2017. Moreover, the Yesler Terrace redevelopment continues to support programs offering educational, economic, and health care supports to those residents. Such efforts support access to opportunity not only for those residents, but the neighborhood. P. 369.
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>10</b>	<b>Priority Need Name</b>	AFH: Source of Income Discrimination
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	AFH: Fair housing education to all involved parties AFH: Combat institutional racism and barriers
	<b>Description</b>	<p>AFH Contributing Factor: The term "source of income discrimination" refers here to the refusal by a housing provider to accept tenants based on type of income. This type of discrimination often occurs against individuals receiving assistance payments such as Supplemental Security Income (SSI) or other disability income, social security or other retirement income, or tenant-based rental assistance, including Housing Choice Vouchers. Source of income discrimination may significantly limit fair housing choice for individuals with certain protected characteristics. The elimination of source of income discrimination and the acceptance of payment for housing, regardless of source or type of income, increases fair housing choice and access to opportunity.</p> <p>In 2015, the City Council unanimously adopted the Mayor’s Resolution 31577 confirming that “the City of Seattle’s core value of race and social equity is one of the foundations on which the Comprehensive Plan is built.” This resolution advances the goal of reducing racial and social disparities through the City’s capital and program investments. It includes a definition of marginalized people as “persons and communities of color, immigrants and refugees, those experiencing poverty and people living with disabilities.” Resolution 31577 supplements HUD’s directive to use the Assessment to determine the impact of both public and private actions on the seven federally protected classes (e.g. race, color, religion, national origin, sex, familial status, and persons with disabilities). City of Seattle Municipal Ordinance expands protected actions and classes to include: creed, ancestry, age, marital status, parental status, sexual orientation, gender identity, political ideology, honorably discharged veteran or military status, alternative source of income, participation in a Section 8 or other subsidy program, or the use of a service animal by a disabled person (SMC 14.08).</p> <p>City and Seattle Housing Authority 2017 Assessment of Fair Housing p. 4.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>11</b>	<b>Priority Need Name</b>	AFH: Lack of Afford. in-Home/Com Based Spprt Serv.
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH/CPD: Provide housing/services to seniors AFH: Partnerships to imp public health outcomes

<p><b>Description</b></p>	<p>AFH Contributing Factor: The term “in-home or community-based supportive services” refers here to medical and other supportive services available for targeted populations, such as individuals with mental illnesses, cognitive or developmental disabilities, and/or physical disabilities in their own home or community (as opposed to in institutional settings). Such services include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services (including, but not limited to, medical, social, education, transportation, housing, nutritional, therapeutic, behavioral, psychiatric, nursing, personal care, and respite). They also include assistance with activities of daily living such as bathing, dressing, eating, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry. Public entities must provide services to individuals with disabilities in community settings rather than institutions when: 1) such services are appropriate to the needs of the individual; 2) the affected persons do not oppose community-based treatment; and 3) community-based services can be reasonably accommodated, considering the resources available to the public entity and the needs of others who are receiving disability-related services from the entity. Assessing the cost and availability of these services is also an important consideration, including the role of state Medicaid agencies. The outreach of government entities around the availability of community supports to persons with disabilities in institutions may impact these individuals’ knowledge of such supports and their ability to transition to community-based settings.</p> <p>As the City and Seattle Housing Authority 2017 Assessment of Fair Housing note, “in the City of Seattle report Quiet Crisis, it was projected that by 2025 the number of seniors in King County will double and nearly 54,000 seniors will live in poverty. This is projected to result in a shortage of almost 16,000 publicly supported housing units or vouchers. Adding to these concerns were findings that only one-third to one-half of Baby Boomers would have sufficient finances to afford retirement and medical costs.</p> <p>The Seattle Housing Authority is engaged in a number of strategies to provide health and accessible housing for low-income seniors. These are captured primarily through the Aging in Place initiative SHA will continue offering, and potentially expand, case management; medical care; and health screenings to improve the ability of seniors to receive needed health care for public housing residents. This includes the on-site nursing program offered by NeighborCare, and funding to select a provider to continue socialization and health screenings in selected SSHP and LIPH buildings. SHA will also assess options to expand community services for low-income seniors in need of service-enriched housing,</p>
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		and the possibility of additional senior-specific units offered in SHA's housing stock." P. 365.
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>12</b>	<b>Priority Need Name</b>	AFH: Access to financial services
	<b>Priority Level</b>	High
	<b>Population</b>	Low Moderate Middle Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH/CPD:Resources for at-risk renters/owners AFH/CPD: Promote financial security for LMI HHS AFH: Address access to proficient schools AFH:Strong community despite displacement pressure

	<b>Description</b>	<p>AFH Contributing Factor: The term "financial services" refers here to economic services provided by a range of quality organizations that manage money, including credit unions, banks, credit card companies, and insurance companies. These services would also include access to credit financing for mortgages, home equity, and home repair loans. Access to these services includes physical access - often dictated by the location of banks or other physical infrastructure - as well as the ability to obtain credit, insurance or other key financial services. Access may also include equitable treatment in receiving financial services, including equal provision of information and equal access to mortgage modifications. For purposes of this contributing factor, financial services do not include predatory lending including predatory foreclosure practices, storefront check cashing, payday loan services, and similar services. Gaps in banking services can make residents vulnerable to these types of predatory lending practices, and lack of access to quality banking and financial services may jeopardize an individual's credit and the overall sustainability of homeownership and wealth accumulation.</p> <p>City and Seattle Housing Authority 2017 Assessment of Fair Housing_ notes that "homeownership remains a key tool for wealth-building and financial empowerment, yet the opportunity to purchase a home is increasingly remote for those with low incomes in today's real estate market. In implementing the 2017 Housing Levy, the Office of Housing will continue to invest local resources to promote sustainable homeownership for low-income buyers. These funds can support buyers competing with limited resources in the private market. In addition, they can be used as capital funds to leverage opportunities to develop new low-income ownership housing on public property.</p> <p>SHA is also engaged in programs to promote financial strength for its residents. In 2017, SHA will explore and, if there is support, develop a work-able resident incentive proposal, including a redesign of the Family Self-Sufficiency (FSS) financial model and replacement or renewal of the Savings Match program, to encourage economic advancement." P. 371.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>13</b>	<b>Priority Need Name</b>	AFH: Access to Medical Services
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Families with Children  Elderly  Public Housing Residents  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Elderly  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	
<p><b>Associated Goals</b></p>	<p>AFH/CPD: Provide housing/services to seniors  AFH: Services to those with different abilities  AFH: Partnerships to imp public health outcomes</p>

	<b>Description</b>	<p>AFH Contributing Factor: Access to Medical Services Seattle and its partners are committed to recognizing the important connections between housing and health outcomes. The City of Seattle will continue to provide funding for weatherization and repair of homes occupied by low-income residents, including in multifamily and single-family housing. These measures have the combined impact of improving environmental quality and increasing financial stability for low-income residents.</p> <p>Seattle Housing Authority has several strategies underway to improve the environmental and health outcomes for low-income residents. As mentioned above, SHA will expand its partnership with NeighborCare Health to offer on-site nursing and health promotion services in LIPH buildings. NeighborCare Health also operates the Community Health Workers program for the Yesler Terrace community which employs residents to assist their peers in locating necessary health resources. SHA’s redevelopment communities also have on-site healthcare partners to promote healthy lifestyles among residents including NeighborCare Health and Providence Health &amp; Services.</p> <p>The Seattle Housing Authority is also engaging in a collaborative study between Public Health-Seattle &amp; King County (PHSKC), and NeighborCare Health funded by the Robert Wood Johnson Foundation. This will evaluate the impact of redevelopment strategies on resident health and well-being. The study will examine multiple sources of data, link housing and healthcare data, and collect qualitative data on residents’ experiences. In terms of environmental health, Hoa Mai Gardens opened in 2017 and features Breathe Easy units. These units are constructed in ways that help further decrease the risk factors associated with asthma among low-income children. In addition, SHA is engaged in a data sharing arrangement with Seattle-King County Public Health that will allow SHA to better understand the health needs of its resident population.</p> <p>City and Seattle Housing Authority 2017 Assessment of Fair Housing p. 378.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>14</b>	<b>Priority Need Name</b>	AFH: Marketing/Screening Practices in Private Hsg
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Chronic Homelessness Victims of Domestic Violence Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Access to housing in high opportunity areas AFH: Pursue best practices to end biases

<p><b>Description</b></p>	<p>AFH Contributing Factor: Increasing access to historically exclusive neighborhoods is fundamental to reversing patterns of segregation and disparities in access to opportunity. These patterns are reinforced by a number of complex, interrelated factors including: the employment of marketing and screening practices that narrow housing access to select groups; the continuation of land use and zoning restrictions that preclude new and diverse types of housing in historically exclusive neighborhoods; a tight housing market that leaves those with fewer resources less able to compete; and the continuation of outright housing discrimination. Many of the neighborhoods in Seattle that were historically subject to racial covenants have failed to see significant changes in their racial makeup, even as Seattle has diversified, in part because of the limitations on the types of housing that may be built in such neighborhoods, in part because even the new housing that is produced is not affordable, and in part because even affordable units are not necessarily affirmatively marketed.</p> <p>Seattle is employing a range of strategies to increase access to historically exclusive areas that afford high opportunity to its residents, including: adopting zoning changes that will allow more diverse housing types and more multifamily housing; promoting affirmative marketing in affordable housing programs that are used by for-profit property owners; pursuing development opportunities on publicly owned land in strategic locations; and utilizing project-basing to create opportunities in areas less accessible to tenant-based voucher holders. SHA will participate in the national pilot “Creating Moves to Opportunity” that will increase the ability of families with children to reside in high opportunity neighborhoods. The pilot will include support strategies intended to increase a household’s buying power. To mitigate this contributing factor the City will 1) Adopt zoning legislation that promotes development of more diverse housing types within urban villages, including increasing multifamily zoning to provide more affordable housing development opportunities. 2) Promote affirmative marketing of affordable housing units in the Multifamily Tax Exemption and incentive zoning/MHA programs; 3) Pursue development of affordable housing on surplus public property in key locations such as the former Fort Lawton Army base.</p> <p>In addition to zoning policy, fair housing education is essential tool to ensure compliance with fair housing laws, so that renters, real estate professionals, and owners/landlords understand their rights and responsibilities. SOCR conducts education and outreach directly through quarterly fair housing workshops for real estate professionals and housing providers and Civil Rights 101 workshops for renters, social service providers and the public. Workshops are free and language assistance and accommodations for people with disabilities are</p>
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		<p>provided upon request. SOCR also supports community- based organizations through grants made to the Tenants Union of WA, Solid Ground, Urban League of Metropolitan Seattle, and other organizations who provide fair housing training to their members and clients.</p> <p>City and Seattle Housing Authority 2017 Assessment of Fair Housing p. 375-8.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>15</b>	<b>Priority Need Name</b>	AFH:Access publicly supported hsg for ppl w/disabil
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Create supp hsg, reduce barriers for homeless

<p><b>Description</b></p>	<p>AFH Contributing Factor: The lack of a sufficient number of accessible units or lack of access to key programs and services poses barriers to individuals with disabilities. "Accessible housing" refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. The concept of "access" here includes physical access for individuals with different types of disabilities (for example, ramps and other accessibility features for individuals with mobility impairments, visual alarms and signals for individuals who are deaf or hard of hearing, and audio signals, accessible signage, and other accessibility features for individuals who are blind or have low vision), as well as the provision of auxiliary aids and services to provide effective communication for individuals who are deaf or hard of hearing, are blind or have low vision, or individuals who have speech impairments. "Access" also implicates policies such as applications, waitlist, and reasonable accommodation procedures.</p> <p>Publicly available data on housing options and accessibility is virtually non-existent for those in the market for new housing. While people without disabilities can utilize housing listings on Craigslist, in newspapers, and other social media and real estate platforms, the housing descriptions rarely include accessibility features. Where those descriptions do exist, there are no commonly-understood descriptions or standards as to what modifications or features (in home elevator, bathroom hand-rails, street level entry, "barrier-free") that informs the public. A more systemic approach to identifying and making publicly available, in a manner that is in and of itself accessible to people with disabilities, is a critical issue for both the public and private sectors.</p> <p>Much of Seattle's housing stock and built environment is older; dating back to the WWII era when the private and public sector rarely addressed physical accessibility proactively. HUD released the Accessibility of America's Housing Stock: Analysis of the 2011 American Housing Survey (AHS) in March 2015, and it states: "Our analysis finds that almost one third of America's current housing is potentially modifiable, but we estimate that just 0.15% of housing is currently wheelchair accessible...33% are potentially modifiable (e.g. step-less entry from the exterior, bathroom and bedroom on the entry level or presence of elevator in the unit), but only 3.8% of all housing stock is live-able for individuals with moderate mobility difficulty." The City has not compiled data on housing units in Seattle that are permitted as ADA accessible housing units or estimates of modifiable units. However, Seattle's Building Code adopted by the City in 1976 required 5% of all new developments with more than ten units to be Type A units (accessible units). Since 1984; when tracking began, an estimated 6,070 accessible units have been built city-wide. 2009-2013 ACS data documents 27, 027 people (non-institutionalized) with an ambulatory disability in Seattle that are competing for the accessible units. P. 344</p>
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		Issues of access and discrimination against people with disabilities receives less attention in the public and private sector than other protected classes. There is a perception that there are relatively few people with disabilities that create demand on public and private systems. According to the 2009-2013 ACS, 8.9 %(55,239) of Seattle’s non-institutionalized population live with one or more disabilities. Four in 10 seniors (65+) have a disability and they represent 11% of Seattleites, which will increase as baby boomers age. Clearly, we need to think more broadly and systemically about the ways in which government and private sector policies, programs and actions impact people with different abilities. P. 8
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
16	<b>Priority Need Name</b>	AFH: Location Proficient Schools/Assignment Policy
	<b>Priority Level</b>	High
	<b>Population</b>	Large Families Families with Children Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Address access to proficient schools

<p><b>Description</b></p>	<p>AFH Contributing Factor: The geographic relationship of proficient schools to housing, and the policies that govern attendance, are important components of fair housing choice. The quality of schools is often a major factor in deciding where to live and school quality is also a key component of economic mobility. Relevant factors to consider include whether proficient schools are clustered in a portion of the jurisdiction or region, the range of housing opportunities close to proficient schools, and whether the jurisdiction has policies that enable students to attend a school of choice regardless of place of residence. Policies to consider include but are not limited to: inter-district transfer programs, limits on how many students from other areas a particular school will accept, and enrollment lotteries that do not provide access for the majority of children.</p> <p>The patterns of impact on protected classes, particularly the factors of race and ethnicity, family status, and national origin continue to indicate barriers when evaluating access to proficient schools throughout Seattle. Map 7 in the City and Seattle Housing Authority 2017 Assessment of Fair Housing illustrates the population by Race, by family status (families with children) and people from the Top Five countries of origin outside the United States (Vietnam, China excluding Hong Kong &amp; Taiwan, Philippines, Mexico and Canada) compared to local schools rated as “proficient”. The thematic map shows darker areas which include more proficient schools and lighter tracts with less proficient schools (as measured by 4th grade test performance which is a limited criterion for measuring proficiency). The geographic pattern of higher rated schools in the north of Seattle and lower rated schools in the South end is consistent with analysis of access to opportunity for many of the factors analyzed in this section of the assessment. Analysis of Seattle Public School’s (SPS) data validates this trend for the most part. There are “outliers”; school which outperform other schools regardless of their location in higher barrier areas of the City. P. 181.</p> <p>Seattle Public Schools continues its commitment to eliminating opportunity gaps across the district. SPS is leading the way to prepare students for college, career and life. Despite making promising progress continues to have unacceptable achievement gaps between white students and students of color. The good news is that since 2011, the number of gap eliminating schools has increased. There are now eight schools that are rapidly increasing achievement for students we have not historically served well using the Eliminating Opportunity Gaps principles. These schools focus on: data driven decisions; matching the right support and interventions to student need; teachers collaborating to innovate, and problem solve; supporting leadership from strong instruction-focused principals; and partners working with staff to provide whole child</p>
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		<p>supports, and teachers' unwavering belief in their students is reflected in the school culture, the rigor in the classroom and students' sense of belonging.</p> <p>In November 2011, Seattle voters approved the City's \$231 million 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. P. 372.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>17</b>	<b>Priority Need Name</b>	AFH: Admissions, occupancy policies & procedures
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Provide more housing choices for families

	<b>Description</b>	<p>AFH Contributing Factor: The term "admissions and occupancy policies and procedures" refers here to the policies and procedures used by publicly supported housing providers that affect who lives in the housing, including policies and procedures related to marketing, advertising vacancies, applications, tenant selection, assignment, and maintained or terminated occupancy. Procedures that may relate to fair housing include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• Admissions preferences (e.g. residency preference, preferences for local workforce, etc.)</li> <li>• Application, admissions, and waitlist policies (e.g. in-person application requirements, rules regarding applicant acceptance or rejection of units, waitlist time limitations, first come first serve, waitlist maintenance, etc.).</li> <li>• Income thresholds for new admissions or for continued eligibility.</li> <li>• Designations of housing developments (or portions of developments) for the elderly and/or persons with disabilities.</li> <li>• Occupancy limits.</li> <li>• Housing providers' policies for processing reasonable accommodations and modifications requests.</li> <li>• Credit or criminal record policies.</li> <li>• Eviction policies and procedures.</li> </ul>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>18</b>	<b>Priority Need Name</b>	AFH: Availability/Type of Public Transport.
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Access to high opportunity areas

<p><b>Description</b></p>	<p>AFH Contributing Factor: Public transportation is shared passenger transport service available for use by the public, including buses, light rail, and rapid transit. Public transportation includes paratransit services for persons with disabilities. The availability, type, frequency, and reliability of public transportation affect which households are connected to community assets and economic opportunities. Transportation policies that are premised upon the use of a personal vehicle may impact public transportation. "Availability" as used here includes geographic proximity, cost, safety and accessibility, as well as whether the transportation connects individuals to places they need to go such as jobs, schools, retail establishments, and healthcare. "Type" refers to method of transportation such as bus or rail. "Frequency" refers to the interval at which the transportation runs. "Reliability" includes such factors as an assessment of how often trips are late or delayed, the frequency of outages, and whether the transportation functions in inclement weather. The Mayor and Seattle Department of Transportations' goals with the 2015 Levy to Move Seattle levy and Equitable Development Initiative (EDI) are to further base investment priorities on objective data and need, thereby further minimizing privileged voices and economic power as the key determinant of public investment in Seattle while continuing to make up for past inequities in investment. P. 379. Seattle currently has four R/ECAP: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. R/ECAPs are subject to change over time due to protected classes loss of income, concentrations due to growing immigrant and refugee resettlements, or governmental actions such as an annexation of a neighborhood. R/ECAP critical issues are: 1) R/ECAPs include disproportionate rates of people of color, foreign born people, families with children and people with disabilities all of whom tend to be lower income; and 2), these neighborhoods experience lack of opportunity across the board compared to other areas of the City for employment, school proficiency, access to transit, exposure to environmental hazards, and of course longer-term exposure to poverty. The main fair housing challenge for these areas is to create opportunities for housing mobility for those who may wish to leave a R/ECAP, protect those that wish to stay in Seattle from further risk of displacement, and finally to correct inequities in access to community infrastructure and assets. There is a consistent pattern of lack of access to opportunity for people in protected classes (e.g. race, color, religion, national origin, sex, familial status, and persons with disabilities), regardless of where they live in the city. It is also true that where there is a concentration of people in protected classes, especially by race and ethnicity or presence of a disability, the disparate impact of lack of opportunity is greater (e.g. R/ECAPs). Generally, neighborhoods in the north end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty. Transit improvements and</p>
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		connecting affordable housing development to transit nodes are key aspects of Seattle’s approach to mitigating this contributing factor. City and Seattle Housing Authority 2017 Assessment of Fair Housing. P. 6
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>19</b>	<b>Priority Need Name</b>	AFH: Transportation access for ppl w/disabilities
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Access to high opportunity areas

	<b>Description</b>	<p>AFH Contributing Factor: Individuals with disabilities may face unique barriers to accessing transportation, including both public and private transportation, such as buses, rail services, taxis, and para-transit. The term "access" in this context includes physical accessibility, policies, physical proximity, cost, safety, reliability, etc. It includes the lack of accessible bus stops, the failure to make audio announcements for persons who are blind or have low vision, and the denial of access to persons with service animals. The absence of or clustering of accessible transportation and other transportation barriers may limit the housing choice of individuals with disabilities.</p> <ul style="list-style-type: none"> <li>• <i>Seattle 2035 Growth and Equity</i> report indexed neighborhoods based upon proximity to schools, jobs and parks, as well as access to both local and high capacity transit routes (light rail and bus rapid transit). Using this index, the Roosevelt and Market/45th (Route 43), both in North Seattle, have the highest score while the Delridge corridor and the Rainier Avenue have the lowest.</li> <li>• Based on direct input from communities of color and other protected classes indicates that the Rainier Avenue corridor and the Delridge corridor cover the two highest concentrations of communities of color and lowest incomes in Seattle.</li> <li>• Seniors, people with disabilities and other protected classes tend to be more dispersed throughout the City which present different challenges for access to transit; particularly when combined with lack of sidewalks, curb cuts and appropriate signage en route to transit.</li> <li>• Currently, 47% of Seattle residents are within a 10-minute walk of transit service.</li> <li>• Seattle’s Department of Transportation launched an Accessibility program, adding 4000 curb ramps in Seattle and aggressively pursuing other accommodations for people with disabilities. City and Seattle Housing Authority 2017 Assessment of Fair Housing_ P. 18.</li> </ul>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
20	<b>Priority Need Name</b>	AFH: Impediments to mobility
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Physical Disabilities Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	<p>AFH/CPD:Resources for at-risk renters/owners</p> <p>AFH: Access to housing in high opportunity areas</p> <p>AFH/CPD: Promote financial security for LMI HHS</p> <p>AFH: Address access to proficient schools</p> <p>AFH/CPD: Initiatives support marginalized groups</p> <p>AFH:Strong community despite displacement pressure</p> <p>AFH: Stay accountable to Comprehensive GM Plan</p> <p>AFH/CPD: Equitable investment across communities</p> <p>AFH:Fair housing education to all involved parties</p>

<p><b>Description</b></p>	<p>AFH Contributing Factor: The term "impediments to mobility" refers here to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas and areas of opportunity. This refers to both Housing Choice Vouchers and other public and private housing options. Many factors may impede mobility, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Housing Choice Voucher (HCV) portability issues that prevent a household from using a housing assistance voucher issued in one jurisdiction when moving to another jurisdiction where the program is administered by a different local PHA.</li> <li>• Discrimination based on source of income, including SSDI, Housing Choice Vouchers, or other tenant-based rental assistance.</li> </ul> <p>Investment in affordable housing is an essential mechanism for ensuring equitable access to housing for a range of protected classes as well as options for mobility. As state and federal resources have declined in recent years, the pace of affordable housing production has not kept up with demand. The result has been longer waitlists for affordable housing that leave lower-income residents with extremely limited housing choices, exacerbating fair housing issues, such as the disproportionality of households of color who pay more than half of their incomes toward housing. Seattle is taking steps to increase and diversify local funding streams for affordable housing, and advocate for more resources at the state and federal levels. Most recently, Seattle residents voted to double the size of the local Housing Levy to \$290 million over 7 years. The Seattle City Council followed this with a measure to utilize \$29 million in the City's bonding capacity to create more affordable housing. At the State level, Seattle is advocating for authority to raise new revenues for affordable housing through a dedicated Real Estate Excise Tax (REET). Both the City and Seattle Housing Authority continue to be actively engaged in advocating for the restoration of federal investment in affordable housing. P. 367. Seattle Housing Authority is expanding housing opportunities for low-income individuals; not only creating more affordable housing, but diversifying housing choice. To do so, SHA will look to continue and further develop policies and programs that increase housing choice, demonstrate alternative housing models, and preserve and improve access to neighborhoods that are otherwise out of reach for low-income households. Low-income renters in Seattle face high cost of rent and low vacancy rates. Other rental barriers, including eviction history, credit history, criminal history, and lack of resources for a deposit can make it even more difficult for households that must compete in the private market as well. SHA will continue to offer strategies to support voucher holders in locating a home. These include one-on-one assistance with housing counselors, landlord outreach</p>
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		to expand the pool of options, assistance with security deposits, and “Leasing for Success” workshops to educate voucher holders on the housing search process. Additionally, SHA will participate in the “Creating Moves to Opportunity” pilot that will assist families in finding a rental unit in high opportunity neighborhoods. P.371
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>21</b>	<b>Priority Need Name</b>	AFH: Scarcity/High Costs of Land
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH/CPD: Preserve and increase affordable housing AFH: Access to housing in high opportunity areas AFH/CPD: Initiatives support marginalized groups AFH/CPD: Equitable investment across communities

	<b>Description</b>	<p>AFH Contributing Factor: Scarcity and high cost of land in Seattle fuels displacement of long-time residents from Seattle, particularly from communities of color. In response to this reality, the City is taking several steps to combat and mitigate such displacement. The preservation and production of affordable housing is perhaps the most direct tool for combating the displacement of low-income residents from historic communities of color, particularly those that are likely to experience increased demand due to their proximity to transportation, employment and other amenities.</p> <p>While market rate housing is subject to dramatic price fluctuations driven by scarcity and land costs for development (including owner-occupied housing where long-time property owners may be subject to dramatic property tax increases from rising land values), affordable housing provides a stable safety net by restricting rent increases and limiting occupancy to those who need an affordable home.</p> <p>The City is utilizing a range of approaches to pursue this goal. First, the City is making strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacements. In addition, the City intends to create a new loan program to provide low-cost rehab financing to owners in exchange for preserving affordable rents for 10 to 15 years. Third, the City is advocating for state authority to adopt a Preservation Tax Exemption that would encourage private owners to preserve affordable rents for a minimum of 15 years. The City is also structuring its proposed MHA program to scale requirements based on market conditions, with the intention of yielding more affordable housing where more development occurs. Finally, the City is taking advantage of opportunities to dedicate publicly owned property to affordable housing, particularly where major investments in public infrastructure such as transit are likely to increase property values and lead to more displacement. City and Seattle Housing Authority 2017 Assessment of Fair Housing P. 368.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
22	<b>Priority Need Name</b>	AFH: Private Discrimination
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development

	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Pursue best practices to end biases AFH: Fair housing education to all involved parties AFH: Combat institutional racism and barriers

<p><b>Description</b></p>	<p>AFH Contributing Factor: The term "private discrimination" refers here to discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners' associations, and condominium boards. Some examples of private discrimination include:</p> <ul style="list-style-type: none"> <li>• Refusal of housing providers to rent to individuals because of a protected characteristic.</li> <li>• The provision of disparate terms, conditions, or information related to the sale or rental of a dwelling to individuals with protected characteristics.</li> <li>• Steering of individuals with protected characteristics by a real estate agent to a neighborhood or area at the exclusion of other areas.</li> <li>• Failure to grant a reasonable accommodation or modification to persons with disabilities.</li> <li>• Prohibitions, restrictions, or limitations on the presence or activities of children within or around a dwelling.</li> </ul> <p>Seattle Office of Civil Rights (SOCR) 2016 Fair Housing Test Results: findings in 97 tests revealed:</p> <ul style="list-style-type: none"> <li>• Familial status (32 tests): 2 charges / 31% of all tests showed evidence of different treatment.</li> <li>• Disability (33 tests): 6 charges / 64% of all tests showed evidence of different treatment.</li> <li>• Section 8 voucher (32 tests): 13 charges / 63% of all tests showed evidence of different treatment.</li> </ul> <p>OCR also filed 2 additional charges (national origin and marital status) based on information that emerged from two of the tests. OCR contracted with the Northwest Fair Housing Alliance in Spokane to coordinate the testing, which was conducted by telephone and e-mail. To test for hearing disability, testers used Washington State's free Telecommunication Relay Service. Testers posed as prospective renters, so the different treatment they experienced depended on the information they received from landlords and the questions they were asked. In addition to enforcement, fair housing education is essential tool to ensure compliance with fair housing laws, so that renters, real estate professionals, and owners/landlords understand their rights and responsibilities. SOCR conducts education and outreach directly through quarterly fair housing workshops for real estate professionals and housing providers and Civil Rights 101 workshops for renters, social service providers and the public. Workshops are free and language assistance and accommodations for people with disabilities are provided upon request. SOCR also supports community-based organizations through grants made to the Tenants Union of WA, Solid Ground, Urban League</p>
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		<p>of Metropolitan Seattle, and other organizations who provide fair housing training to their members and clients.</p> <p>The City is also looking to expand its educational tools. Seattle Department of Construction and Inspections (SDCI) developed a Renting in Seattle web portal to help renters and landlords navigate Seattle’s rental regulations, as well as create new educational materials and coordinate outreach efforts. In addition, SDCI will work with OH, DON, HSD, SOCR, OIRA and the Customer Service Bureau to develop a proposal to launch a public facing tenant landlord resource center.</p> <p>Tenant education is also a critical component of fair housing. The Seattle Housing Authority provides education to low-income tenants through Ready to Rent Courses, which teach rental preparedness, housing search tips, tenant rights and responsibilities, and financial literacy. Information on the protections of the Fair Housing Act is also included in each orientation for voucher holders as well as legal remedies they make take if discrimination is encountered.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>23</b>	<b>Priority Need Name</b>	AFH: Lack of Educational/Employment Spprt for LMI
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	<p>AFH/CPD: Promote financial security for LMI HHS</p> <p>AFH: Address access to proficient schools</p> <p>AFH/CPD: Initiatives support marginalized groups</p> <p>AFH:Strong community despite displacement pressure</p> <p>AFH/CPD: Equitable investment across communities</p> <p>CPD: Increase Small Business Assistance</p> <p>CPD: Affordable Commercial Opportunities</p>

<p><b>Description</b></p>	<p>Seattle Housing Authority specifically called out this contributing factor in the process of developing the City and Seattle Housing Authority 2017 Assessment of Fair Housing because of the emphasis they place on the needs of public housing residents for education and employment supports to better the lives of people in their communities. SHA's redevelopment efforts in established public housing developments are taking a holistic approach to the emerging communities that result from these multi-year efforts. For example, Yesler Terrace, is currently undergoing significant redevelopment efforts which will bring several changes to the surrounding community. Initially funded through HUD's Choice Neighborhood Initiative, this redevelopment aims at not only replacing the distressed public housing units, but to invest in efforts that will support positive health, economic, and educational outcomes for residents. Eventually the goal is to transform Yesler Terrace into a mixed-income community, making it a leading effort toward deconcentrating poverty in the R/ECAP.</p> <p>Full neighborhood transformation will take up to 15 years and will be accomplished with an investment of nearly \$2 billion in public and private funds. The new Yesler Terrace will house more people than today's community, while continuing to serve extremely low-income households. To achieve a mixed-income community the combination of housing is envisioned as follows:</p> <ul style="list-style-type: none"> <li>• 561 replacement homes serving people with incomes below 30 percent AMI and 100 additional units developed with partners;</li> <li>• 290 additional low-income homes serving people with incomes from 30 to 50 percent AMI;</li> <li>• Up to 850 workforce housing units serving people with incomes below 80 percent AMI; and 1,200 to 3,200 market rate homes.</li> <li>• Aside from housing, SHA also offers a host of services to Yesler Terrace residents to support their self-sufficiency.</li> </ul> <p>This allows SHA to expand the boundaries of redevelopment beyond its public housing community to include the wider neighborhood. Residents will be supported in their pursuit of educational and economic achievement, as well as greater access to healthcare and healthy living resources.</p> <p>In terms of education, SHA is partnering with Seattle University and other organizations to provide a pipeline of educational support for family and students from pre-school to planning for college. This support includes early learning, parent-child home visits and on-site preschool programs. Additionally, there are afterschool enrichment activities for youth, and tutoring programs for elementary through high school students. College preparatory services are also offered to the latter.</p> <p>SHA's Yesler Terrace Economic Opportunity staff assists residents in developing self-sufficiency plans, preparing for work, and getting placed into jobs. SHA has</p>
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		partnered with workforce development organizations to provide employment services to residents. There are also a number of employment partners that work with SHA to implement the ESL/Job Shadowing Program. They include the City of Seattle, Harborview Medical Center, Swedish Medical Center, and Seattle Colleges. Moreover, Yesler Terrace residents have been placed in construction jobs through the Section 3 program. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and contract opportunities for low- or very-low income residents, including public housing residents.
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>24</b>	<b>Priority Need Name</b>	AFH: Inaccessible Government Facilities/Services
	<b>Priority Level</b>	High
	<b>Population</b>	Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH/CPD: Increase access to government facilities CPD: Access to Nature and Physical Activities CPD: Increase Disaster Readiness

	<b>Description</b>	<p>AFH Contributing Factor: Inaccessible government facilities and services may pose a barrier to fair housing choice for individuals with disabilities by limiting access to important community assets such as public meetings, social services, libraries, and recreational facilities. Note that the concept of accessibility includes both physical access (including to websites and other forms of communication) as well as policies and procedures. While the Americans with Disabilities Act and related civil rights laws require that newly constructed and altered government facilities, as well as programs and services, be accessible to individuals with disabilities, these laws may not apply in all circumstances and/or may be inadequately enforced.</p> <p>The City completed an American’s with Disabilities Act (ADA) program access assessment as a separate project in 2015 - 2016 with the Department of Finance and Administrative Services (FAS) as project manager. Anticipated work in 2017 and 2018 includes forming a work teams to prioritize and develop recommendations to address issues identified through the survey. Assessment of Fair Housing issues often intersect with ADA compliance particularly with regard to access to employment, government facilities, and accessibility for the public to government programs and services. Staff will coordinate to leverage the benefit of ADA compliance efforts, including prioritizing City owned facilities for improvements to benefit AFH protected classes as well. City and Seattle Housing Authority 2017 Assessment of Fair Housing_P. 373.</p>
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
25	<b>Priority Need Name</b>	AFH: Inaccessible Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Physical Disabilities Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH/CPD: Increase access to government facilities

<p><b>Description</b></p>	<p>AFH Contributing Factor: Many public buildings, sidewalks, pedestrian crossings, or other infrastructure components are inaccessible to individuals with disabilities including persons with mobility impairments, individuals who are deaf or hard of hearing, and persons who are blind or have low vision. These accessibility issues can limit realistic housing choice for individuals with disabilities. Inaccessibility is often manifest by the lack of curb cuts, lack of ramps, and the lack of audible pedestrian signals. While the Americans with Disabilities Act and related civil rights laws establish accessibility requirements for infrastructure, these laws do not apply everywhere and/or may be inadequately enforced.</p> <p>Historically, City and regional priorities led to underinvestment in areas with high concentrations of people of color and lower income populations. While the City’s most historically diverse neighborhood, the Central District, was developed early in Seattle’s history and was close enough to the downtown core to have a comprehensive street grid built along small pre-auto era blocks with complete sidewalk networks well served by streetcars and the buses that replaced them. Other areas, like the Rainier Valley and Delridge corridor of West Seattle were carved out through canyon-esque topographies between the wars and only fully-developed during and after World War II. So, street grids are incomplete, and streets tended to be designed for moving cars at a fast clip through the area without much consideration of safety or placemaking. Seattle also generally underinvested in transportation infrastructure, largely relying on a relatively small share of state gas tax and federal grants. Since 1996, however, the Seattle region has aggressively levied new local revenue sources for light rail, improved bus service, bike/ped safety and maintenance of existing roads and sidewalks. Nearly all these investments have at least considered equity as a major factor in prioritizing investments. So, for example, the first light rail line that opened in 2009 served the Rainier Valley. Bus service has dramatically improved in the Delridge corridor over the last 10 years and Seattle is aggressively filling in the sidewalk network in North Seattle and improving pedestrian safety and transit access in nearly all areas of the City, including those with high concentrations of people of color. More recently, Seattle’s Department of Transportation has launched an Accessibility program, adding 4000 curb ramps in Seattle and aggressively pursuing other accommodations for people with disabilities.</p> <p>Seniors, people with disabilities and other protected classes tend to be more dispersed throughout the City which present different challenges for access to transit; particularly when combined with lack of sidewalks, curb cuts and</p>
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		appropriate signage en route to transit. Currently, 47% of Seattle residents are within a 10-minute walk of transit service. City and Seattle Housing Authority 2017 Assessment of Fair Housing p. 18, p. 196.
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
26	<b>Priority Need Name</b>	AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv
	<b>Priority Level</b>	High
	<b>Population</b>	Public Housing Residents Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Services to those with different abilities AFH: Partnerships to imp public health outcomes

<p><b>Description</b></p>	<p>AFH Contributing Factor: What is "affordable" varies by the circumstances affecting the individual and includes the cost of housing and services taken together. Integrated housing is housing where individuals with disabilities can live and interact with persons without disabilities to the fullest extent possible. In its 1991 rulemaking implementing Title II of the ADA, the U.S. Department of Justice defined "the most integrated setting appropriate to the needs of qualified individuals with disabilities" as "a setting that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible." By contrast, segregated settings are occupied exclusively or primarily by individuals with disabilities. Segregated settings sometimes have qualities of an institutional nature, including, but not limited to, regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, limits on individuals' ability to engage freely in community activities and manage their own activities of daily living, or daytime activities primarily with other individuals with disabilities. For purposes of this tool "supportive services" means medical and other voluntary supportive services available for targeted populations groups, such as individuals with mental illnesses, intellectual or developmental disabilities, and/or physical disabilities, in their own home or community (as opposed to institutional settings). Such services may include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services. They also include assistance with activities of daily living such as bathing, dressing, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry.</p> <p>Washington State develops affordable housing to address a variety of disabilities and emphasis is placed on inclusive housing development. Seattle has continually increased the stock of available housing units for persons with disabilities by leveraging many different mechanisms. Among them, leveraging the HUD 811 program, use of project-based vouchers, and support for community living programs (e.g. supported employment and access to educational assistance). Integrated and inclusive housing development is a core tenet of our Housing Affordability and Livability Agenda. Through the development of affordable housing options within the City of Seattle, a variety of options have been designed to meet a range of needs. Primarily development has focused on single unit permanent supportive housing for adults with disabilities experiencing homelessness or living with severe and persistent mental illness. Supportive services regarding employment, mental health, substance use, education and access to basic needs are all coupled within our supportive housing projects. City and Seattle Housing Authority 2017 Assessment of Fair Housing P. 348.</p>
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	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>27</b>	<b>Priority Need Name</b>	AFH: Reg. Barriers to Hsg/Serv to ppl w/Disability
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Housing for persons with different abilities

<p><b>Description</b></p>	<p>AFH Contributing Factor: Some local governments require special use permits for or place other restrictions on housing and supportive services for persons with disabilities, as opposed to allowing these uses as of right. These requirements sometimes apply to all groups of unrelated individuals living together or to some subset of unrelated individuals. Such restrictions may include, but are not limited to, dispersion requirements or limits on the number of individuals residing together. Because special use permits require specific approval by local bodies, they can enable community opposition to housing for persons with disabilities and lead to difficulty constructing this type of units in areas of opportunity or anywhere at all. Other restrictions that limit fair housing choice include requirements that life-safety features appropriate for large institutional settings be installed in housing where supportive services are provided to one or more individuals with disabilities. Note that the Fair Housing Act makes it unlawful to utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of persons without disabilities, to take action against, or deny a permit, for a home because of the disability of individuals who live or would live there, or to refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.</p> <p>While the City will continue to review zoning, policy and procedures to identify potential regulatory barriers, the primary problem remains the lack of accessible housing units city-wide. The City has not compiled data that reflects housing units in Seattle that are permitted as ADA accessible housing units or estimating potentially modifiable units. Assuming the trend documented in a HUD national housing study (which found serious lack of housing units nationally in current housing stock that is ADA accessible for people with primary mobility disabilities) applies to Seattle, that lack of accessible housing would validate the Seattle’s Commission for People with Disabilities prioritization of accessible housing and transit as the highest needs in the community. Accessible housing is an issue for a significant and likely increasing number of people in Seattle as discussed in the Fair Housing Analysis. But for people with disabilities who are also overrepresented in lower income households, the dearth of affordable and accessible housing is particularly urgent and was validated by community consultation.</p> <p>Work with Seattle Department of Construction and Inspection services to determine method to identify ADA Class I permitted units for both rental and single family in the existing permits database. Determine cost and feasibility of creating an inventory and making list accessible to the public. If existing data cannot create historic inventory; plan for data collection going forward. Use this</p>
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		process as pilot for more systematic review of SDCIS policy and procedure to identify barriers to housing for people with disabilities and areas where focused practical policy & procedural changes could mitigate such barriers.
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>28</b>	<b>Priority Need Name</b>	AFH: Lack of Hsg Accessibility Modification Assist
	<b>Priority Level</b>	High
	<b>Population</b>	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Services to those with different abilities

<p><b>Description</b></p>	<p>AFH Contributing Factor: The term "housing accessibility modification" refers here to structural changes made to existing premises, occupied or to be occupied by a person with a disability, to afford such person full enjoyment and use of the premises. Housing accessibility modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Under the Fair Housing Act, landlords are required by fair housing laws to permit certain reasonable modifications to a housing unit, but are not required to pay for the modification unless the housing provider is a recipient of Federal financial assistance and therefore subject to Section 504 of the Rehabilitation Act or is covered by the Americans with Disabilities Act (in such cases the recipient must pay for the structural modification as a reasonable accommodation for an individual with disabilities). However, the cost of these modifications can be prohibitively expensive. Jurisdictions may consider establishing a modification fund to assist individuals with disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications.</p> <p>8.9 percent (55,239) of Seattle’s non-institutionalized population are people with disabilities compared to 10.5 percent (363,139) in the metro area. The lack of attention to equity and access issues for people with disabilities overall in public and private actions is due, in part, because of the perception this population is a nominal segment of the population. In reality the number and percentage of people reporting a disability is greater than those Hispanics and African American/Non-Hispanic population and for those who speak English less than well at home.</p> <p>Disability Advocates want to emphasize that ACS data significantly underestimates the number because of hesitance to self-identify as having a disability, either permanently or temporarily. About 1 in 10 adults (about 10 percent in Seattle and 13 percent in the metro area) have an ambulatory difficulty (“serious difficulty walking or climbing stairs (“serious difficulty walking or climbing stairs. Thirty-four of 131 census tracts (approximately 26%) contain 33.34% or more individuals with disabilities.</p> <p>Seattle’s Building Code adopted by the City in 19762 required 5% of all new developments with more than ten units to be Type A units (accessible units). The accessible units do not have to be rented or sold to someone with disabilities. Since 1984; when tracking began, an estimated that 6,070 accessible units have been built city-wide. This does not include renovated housing rental units or private single-family housing accessibility modifications (e.g. installing an elevator or bathroom accessible for wheelchair use). 2009-2013 ACS data documents 27, 027 people (non-institutionalized) with an ambulatory disability in Seattle that are competing for the accessible units.</p> <p>The most common category of disability that the ACS finds, both for seniors and</p>
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		adults overall, is an ambulatory difficulty (“serious difficulty walking or climbing stairs”). The ACS finds that about 1 in 20 adults (5% in Seattle and 7% in the broader metro area) and 1 in 5 seniors (22% in both the city and metro area) are disabled by an ambulatory difficulty. Whether a person relies on a wheelchair, or just has difficulty with balance; pedestrian plans, street infrastructure, signage, and navigability on more than just two feet is critical. Universal design issues that make our built environments accessible and efficient will be important for an increasing percentage of our population
	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>29</b>	<b>Priority Need Name</b>	AFH:Lack Private Investmt in Specific Neighborhood
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH/CPD: Initiatives support marginalized groups AFH/CPD: Equitable investment across communities CPD: Access to Nature and Physical Activities

<p><b>Description</b></p>	<p>AFH Contributing Factor: The term "private investment" refers here to investment by non-governmental entities, such as corporations, financial institutions, individuals, philanthropies, and non-profits, in housing and community development infrastructure. Private investment can be used as a tool to advance fair housing, through innovative strategies such as mixed-use developments, targeted investment, and public-private partnerships. Private investments may include but are not limited to: housing construction or rehabilitation; investment in businesses; the creation of community amenities, such as recreational facilities and providing social services; and economic development of the neighborhoods that creates jobs and increase access to amenities such as grocery stores, pharmacies, and banks. It should be noted that investment solely in housing construction or rehabilitation in areas that lack other types of investment may perpetuate fair housing issues. While "private investment" may include many types of investment, to achieve fair housing outcomes such investments should be strategic and part of a comprehensive community development strategy.</p> <p>To gauge progress over time in implementing the City's Comprehensive Growth Management Plan and achieving equitable development outcomes, the City will develop and monitor community indicators of equitable development and use this information to inform ongoing work to assess and affirmatively further fair housing. These efforts will consider both the public and private sector investments in our communities. The Equitable Development Indicators will be tailored to gauge progress on the goals identified in the Equitable Development Framework laid out in the City's Equitable Development Implementation Plan, a companion to the City's Comprehensive Plan. This Framework is closely allied with a balanced approach to affirmatively furthering fair housing that is described in the AFH Guidebook provided by HUD. For example, the goals included in the Equitable Development Framework include addressing the needs of marginalized populations and other communities vulnerable to displacement; prioritizing public investments, programs, and policies to meet the needs of marginalized populations</p> <p>and reduce racial disparities; and creating great neighborhoods throughout the city that provide equitable access to all. The Equitable Development Indicators will include metrics related to both place-based opportunity and affordable housing, and many of the indicators will focus on reduction of racial and ethnic disparities. The Comprehensive Plan Indicators will focus on development and quality of life in the City's Urban Villages. Associated reports will provide city officials with information to help make policy, program, and investment decisions, and will help inform the City's ongoing progress.</p>
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	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>30</b>	<b>Priority Need Name</b>	AFH: Lack of State/Local Fair Housing Laws
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Combat institutional racism and barriers

<p><b>Description</b></p>	<p>AFH Contributing Factor: State and local fair housing laws are important to fair housing outcomes. Consider laws that are comparable or "substantially equivalent" to the Fair Housing Act or other relevant federal laws affecting fair housing laws, as well as those that include additional protections. Examples of state and local laws affecting fair housing include legislation banning source of income discrimination, protections for individuals based on sexual orientation, age, survivors of domestic violence, or other characteristics, mandates to construct affordable housing, and site selection policies. Also consider changes to existing State or local fair housing laws, including the proposed repeal or dilution of such legislation.</p> <p>Seattle’s history of discrimination in the sale and rental of housing created the foundation of the city’s ongoing patterns of segregation. Such discrimination was both legal and systematic prior to 1968, and involved tactics such as use of restrictive covenants, steering by realtors, and denial of credit by banks based on racial criteria. The result of decades of housing discrimination was a persistent legacy of segregation and wealth inequality that remained intact long after passage of Seattle’s Open Housing Ordinance. Private discrimination continues to challenge protected classes seeking housing in Seattle.</p> <p>The City of Seattle and the state of Washington have established a number of legal protections expanding upon those enshrined in the federal fair housing law. Within Washington, it is illegal to discriminate in housing based on race, color, national origin, creed, sex, disability, familial status, marital status, sexual orientation, gender identity, and veteran/military status. The City of Seattle also forbids housing discrimination based on age, political ideology, and Section 8 status. Most recently, Seattle adopted legislation to bar housing discrimination based on source of income.</p> <p>OCR recognizes the barriers to a complaint-based system. Fair housing testing is critical as it takes the onus off the individual to come forward. SOCR is committed to proactive enforcement of civil rights laws. Proactive enforcement includes engaging directly with the community to determine needs and where to best direct our proactive strategic enforcement efforts. OCR commits to increasing mechanisms of accountability with the communities we serve. This includes supporting our four civil rights commissions, Seattle Commission for People with disAbilities, Seattle LGBTQ Commission, Seattle Women's Commission and the Seattle Human Rights Commission; as well as deepening our relationships with community-based organizations working to challenge institutional racism, homophobia, transphobia, ableism, ageism, sexism and other forms of institutional bias. P. 381.</p>
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	<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
<b>31</b>	<b>Priority Need Name</b>	AFH: Location of Environmental Health Hazards
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	AFH: Equitable input to environ. justice issues AFH: All communities are environmentally sound AFH: Partnerships to imp public health outcomes AFH: Access to high opportunity areas

<p><b>Description</b></p>	<p>AFH Contributing Factor: The geographic relationship of environmental health hazards to housing is an important component of fair housing choice. When environmental health hazards are concentrated in particular areas, neighborhood health and safety may be compromised, and patterns of segregation entrenched. Relevant factors to consider include the type and number of hazards, the degree of concentration or dispersion, and health effects such as asthma, cancer clusters, obesity, etc. Additionally, industrial siting policies and incentives for the location of housing may be relevant to this factor. Across the US, race is the most significant predictor of a person living near contaminated air, water, or soil. Seattle is a pioneer in sustainability but like the national movement, primarily white, upper-income communities shape and benefit from environmental policies. Seattle also contends with intensifying income inequality and displacement and the risk of environmental investments exacerbating these issues. Community displacement results in more sprawl; greater stress on water, transportation, and sewer systems; and increased pollution from people driving further to their jobs. By 2040, people of color will comprise 54% of the Seattle metro area. Faced with these challenges, Seattle’s approach must be to simultaneously mitigate environmental hazards, increase environmental benefits for historically underserved communities, and address environmental and social justice while enhancing civic leadership.</p> <p>Environmental Equity Assessment Pilot. Health outcomes and the physical environment are often correlated. Access to open space, healthy food, clean air and water, and physical activity promote positive health outcomes and are dependent on, or reflective of, one’s surrounding built and natural environments. Environmental and health outcomes often vary along racial and socioeconomic lines. Race and income disparities exist in access to natural resources, physical and mental well-being, illness and disease, and other health outcomes. The interplay of demographic and socioeconomic factors, the natural environment, and health outcomes is a complex one. Research shows that people of color, immigrants, refugees, and low-income individuals (Equity and Environment Initiative communities) experience greater health impacts from environmental hazards than white, upper income individuals (even within same geographies) due to the cumulative impacts of stress, racism, pollutant exposure, disparate health care access, and lack of affordable healthy food. People with less socioeconomic mobility have fewer options when choosing where to live, work, learn, and play. Historically, certain racial and ethnic groups have been marginalized by or excluded from public and private investments, the impacts of which persist today. For these reasons the populations listed are at a higher risk and increased sensitivity to environmental pollution and hazards especially young children and elderly people. City and Seattle Housing Authority 2017 Assessment of Fair Housing P.208.</p>
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<b>Basis for Relative Priority</b>	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
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**Narrative (Optional)**

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 HUD 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 HUD operating expense base that cannot be sustained if the federal government fails to maintain future HUD funding at the current levels.

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

- The HUD funding reductions shall be made in planning, administration, and/or physical development programs, including program delivery costs. One-time-only capital projects are most likely to experience reduced allocations of any HUD revenue decrease. Funding reductions may be applied across-the-board among physical development programs. Reductions in administration and planning will be done to the extent that they will not substantially impair the City's ability to manage the Consolidated Plan funds in an accountable manner.
- Comply with expenditure cap limitations on public services and planning and administration.
- The City will explore any other possible areas of savings or reductions that have a minimal impact on sustaining current levels of program operations and services. The Federal Grants Manager shall work with affected City programs in identifying and capturing prior year HUD 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 support eligible activities that address the disaster conditions. Such a response would not be treated as a Substantial Amendment to this Plan but be handled according to the Citizen Participation Plan (CPP) adopted as part of this Consolidated Plan (see attachments). See also AP-90 for applicability of the Residential Antidisplacement and Relocation Assistance Plan (RARAP).

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>High market-rate rents in most Seattle neighborhoods, combined with Fair Market Rents well below current market rents, limit the ability to use HOME funds for tenant-based rental assistance. Housing Choice vouchers administered by SHA will continue to be a critical resource for low-income families and individuals.</p> <p>Housing Choice vouchers administered by SHA will continue to be a critical resource for low-income families and individuals in Seattle. Seattle Housing Authority has implemented several tactics to support leasing success in Seattle's expensive rental market and to increase opportunities for neighborhood choice, including raising voucher payment standards, one on one search assistance with a housing counselor, deposit and screening fee assistance, and risk reduction funds. SHA is also partnering with the King County Housing Authority on the Creating Moves to Opportunity program which aims to reduce rental barriers and increase neighborhood choice throughout Seattle-King County. Given that many low-income families with children reside in lower opportunity areas in the Seattle-King County area, the CMTO pilot project will evaluate strategies that support Housing Choice Voucher families in moving to higher opportunity neighborhoods. Information is available on SHA's website:  <a href="https://www.seattlehousing.org/sites/default/files/CMTO_Fact_Sheet.pdf">https://www.seattlehousing.org/sites/default/files/CMTO_Fact_Sheet.pdf</a>.</p>
TBRA for Non-Homeless Special Needs	Same as Tenant Based Rental Assistance (TBRA) as listed above.

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
New Unit Production	<p>Increasing population in Seattle has led to rapidly rising rents, which continue to rise even as housing construction has reached record levels. This development trend coincides with an increase in cost-burdened households and displacement of low-income residents and people of color to locations outside the city.</p> <p>As a result, the City has established a goal of adding 20,000 rent- and income-restricted housing units affordable to low-income individuals and families over the 10 years beginning of 2015. This goal includes housing created through the Mandatory Housing Affordability performance and payment options, the Multifamily Tax Exemption Program, and development and preservation funding through Seattle Housing Levy, Consolidated Plan sources, and other City-administered funding.</p> <p>City funding provides an opportunity to increase the availability of housing types and locations not typically provided in market rental development. OH Housing Funding Policies specifically prioritize housing production in locations that provide access to high opportunity, that provide frequent transit service, and that preserve housing in locations with high displacement risk. Policies also encourage units for large families that are not generally developed in private market housing. For housing projects that will provide on-site services for homeless or special needs residents, developments will include community and services spaces not generally available in existing buildings.</p>
Rehabilitation	<p>The rising cost of construction materials and labor affects the entire housing market, but low-income homeowners and owners of assisted low-income housing who have limited resources and rental income to finance necessary repairs. Higher cost can increase the need for City assistance with housing rehabilitation and necessary upgrades.</p> <p>For low-income homeowners, the City will continue to offer low-cost loans to low-income owners using Consolidated Plan and other fund sources and, with new funding authorized in the Housing Levy, will offer home repair grants to owners unable to access a loan. The Housing Levy also provides funding for improvements to existing low-income rental housing, with a goal of reinvestment in at least 350 units by 2023.</p> <p>In addition, housing renovation in the private market is often associated with rising rents and potential displacement of existing lower income residents. In response, the City is making rehabilitation funds available to private market owners who will retain a portion of the units at affordable rents when buildings are upgraded and therefore prevent displacement of low income tenants.</p>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Acquisition, including preservation	The strong rental housing market results in increased competition for existing buildings and housing development sites. With the approval of the 2016 Housing Levy, the City has now increased its efforts to assist project developers to secure sites in strategic locations. The City will provide low-cost acquisition and preservation loans up to a five-year term for future affordable rental or ownership development. The purpose of these loans is to secure sites that would otherwise become unavailable or too costly, and to acquire occupied buildings where feasible, to prevent displacement of existing low-income residents.

**Table 52 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

Overall resources in 2018 from the Consolidated Plan funds are expected to remain substantially similar to recent years. The City of Seattle coordinates HUD's Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax to provide for human services, affordable housing, and community and economic development. Not all of the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	9,488,150	400,000	128,403	10,016,553	36,092,545	Revenue projections for remainder of ConPlan, assume 2% reduction per year for the next 4 years from 2018 allocation.

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	3,298,415	1,000,000	0	4,298,415	12,867,100	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2018 allocation.

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	2,302,251	0	0	2,302,251	10,167,483	Revenue projections for remainder of ConPlan, assume 4% increase per year for the next 4 years from 2018 allocation.

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	796,553	0	0	796,553	3,107,349	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2018 allocation.

Other	public - local	Acquisition Conversion and rehab for transitional housing Economic Development Financial Assistance 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)	0	0	0	0	0	Seattle and King County funds that are not considered General Funds; e.g. Seattle Housing Levy, Seattle Moves to Work, Seattle Family and Education 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: \$		
		Rental Assistance Services Short term or transitional housing facilities STRMU Supportive services Transitional housing						

Table 53 - Anticipated Resources

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

The City of Seattle relies on Consolidated Plan funds to provide a foundation for our community and economic development activities. However, they are by no means the only investments the City or the community at large make in programs and services to support low- and moderate-income populations. Each of the three departments receiving the largest Consolidated Plan fund allocations anticipates sizable amounts of complementary funds from other sources to leverage the investment of HUD funds. The Office of Economic Development, for example, in 2018 received \$8.7 million from the City's General Fund to support a healthy business environment that empowers businesses to develop, grow, and succeed. This \$8.7 million is supplemented by \$1.4 million in CDBG that will be used by OED for those same purposes.

The Office of Housing received \$4.4 million in HUD Consolidated Plan funds in 2018 and received \$18 million from the Seattle Housing Levy for affordable housing projects and activities. In August of 2016, the seven-year housing levy was renewed by Seattle voters which doubled the total effort to provide funds for affordable housing. It is expected to generate \$290 million over the next seven years. The levy's goals are to produce and preserve 2,150 apartments affordable for at least 50 years, reinvest in 350 affordable apartments, provide rent assistance and other supports for 4,500 families to prevent homelessness, assist 280 low-income homeowners, and provide loans for acquisition and rental rehabilitation of existing affordable apartments. Additionally, the pattern of non-City funding from prior years is expected to continue, with tax credit equity investments accounting for roughly half (40% - 60%) of total annual investments in multifamily rental projects involving Office of Housing funding. Other funding sources include incentive zoning payments, the Washington State Housing Trust Fund, private bank and bond financing, and owner contributions and fundraising.

The Human Services Department supplements its 2018 allocation of \$8.3 million in Consolidated Plan funds for services supporting homeless and low-income persons and families with approximately \$12 million in federal McKinney funding and nearly \$22 million in local General Fund resources.

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

The City has undertaken various planning efforts to review the utilization of available / surplus municipal property from which services may be provided to homeless persons. Three notable examples starting in 2015 include the temporary relocation of a shelter for homeless families to a City-owned building, a permanent shelter in a City-owned facility and the establishment of authorized encampment sites.

In the first instance, a nearly-vacant four-story office building in North Seattle is owned by the City and the property is slated to become the new home of a police precinct in the next several years. However, no work on the property is scheduled until after 2016. In June of 2015, the City assisted the relocation of a shelter for homeless families to the vacant building as an interim location while the shelter provider

seeks a permanent location. The shelter lost its lease on its former space in privately-held space. The no lease-cost occupancy of the City building runs through December 31, 2016. The initial occupancy load was approximately 50 beds, with plans in the works for an additional 50 pending interior improvements and permitting requirements.

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

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

## **Discussion**

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

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Seattle Office of Housing	Departments and agencies	Ownership Rental	Jurisdiction
City of Seattle Office of Economic Development	Departments and agencies	Economic Development	Jurisdiction
All Home	Continuum of care	Homelessness Planning	Region
City of Seattle Human Services Department	Departments and agencies	Homelessness Non-homeless special needs Planning public facilities public services	Jurisdiction
Seattle Housing Authority	PHA	Public Housing Rental	Jurisdiction
Public Health of Seattle-King County	Government	Non-homeless special needs Planning	Region

**Table 54 - Institutional Delivery Structure**

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

The City of Seattle is fortunate to have multiple fund sources and a wide range of public and private entities to carry-out the purposes of the four federal grants governed by this Consolidated Plan. Strong ties to both King County and regional coordinating bodies strengthens our ability to leverage resources outside the scope of the Consolidated Plan as well. The history of Seattle as a progressive leader in housing and community development and diverse public benefit and service systems demonstrates the success of past coordination of efforts. However, with great resources and depth of scope comes the challenges of multiple stakeholders, multiple administrative structures, and the complexity inherent in that institutional delivery system. A commitment to consistent quality (at program and procedural levels) review and honoring the planning and implementation expertise of our partners is critical to the continuing success and oversight of the grants’ effectiveness over time. For more complete listing of consulting partners, plans integrated into the work of the Consolidated Plan and internal and external agencies and departments that are part of our delivery system please review PR-10 and PR-15 of this report.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 55 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

See answers provided in NA-40, NA-45, MA-30, MA-35, MA-40, MA-45, and MA-50. Generally, our current system, though operationally proficient on average, struggles to meet increasing demand for services by these populations. Regionally, systemic “stress” due to the “Great Recession”, growth of Seattle, and economic pressures on low and moderate-income households exceed system capacity.

Low income and homeless people with HIV/AIDS will generally access health and mental health services funded by Ryan White which are designed to specifically address the specialized needs of this

population. On a different note, beginning this year, Lifelong (formerly Lifelong AIDS Alliance), created an Employment Specialist position which will be responsible for assessing the employment needs of people with HIV/AIDS and connecting/referring them to mainstream employment supports. This is based on HUD's Getting to Work concepts; expanding employment and housing in a changing HIV epidemic and incorporating employment into HIV/AIDS services provision.

The Seattle Conservation Corps, a program of Seattle Parks and Recreation, annually enrolls 80 homeless adults, as defined by HUD, into a year long work training program doing public works projects. Corps members are paid minimum wage (\$15.00/hour) + premium pay as temporary employees in the parks department. They work 40 hours/ week on a crew while receiving wrap-around supportive services including counseling, housing assistance, basics education and extensive work training.

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

See answer in the Strengths and Gaps in the institutional structure question above. Seattle benefits from experienced housing organizations and service providers and the influx of emerging community-based organizations addressing unserved and emerging populations. A seasoned network of funders who collaboratively support human services, housing and community development efforts exists. Seattle enjoys a high level of local community support (volunteers, voters, elected officials, corporations, philanthropic entities) to leverage public and private funding. Sustaining the commitment to engaging and empowering people in the communities we serve and the consumers of our public benefits to identify priorities and improve delivery of programs and services is critical. Nationally recognized leadership and commitment to best practices (such as coordinated entry assessment for people experiencing homelessness), collaborative funding, and a strong partnership with our public housing authority are foundations of our system.

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

Constant staff training and provision of technical assistance to City staff and subrecipient staff will promote compliance with relevant federal regulations. The institutionalization of data reporting expectations and procedures will continue to ensure IDIS data is maintained in a timely manner. To the extent that "gaps" in the institutional structure and service system are driven by increasing demand for housing, community development and public services the City will continue to seek increased operating and services funding.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CPD: Increase homeless services	2018	2022	Homeless		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes	CDBG: \$16,372,585 HOPWA: \$12,469,734 ESG: \$3,903,902	Public service activities other than Low/Moderate Income Housing Benefit: 36000 Persons Assisted  Homeless Person Overnight Shelter: 19000 Persons Assisted  HIV/AIDS Housing Operations: 2500 Household Housing Unit
2	CPD: Increase Small Business Assistance	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Lack of Educational/Employment Spprt for LMI	CDBG: \$6,248,375	Businesses assisted: 2000 Businesses Assisted
3	CPD: Affordable Commercial Opportunities	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Lack of Educational/Employment Spprt for LMI	CDBG: \$710,000	Businesses assisted: 100 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CPD: Access to Nature and Physical Activities	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Inaccessible Government Facilities/Services AFH:Lack Private Investmt in Specific Neighborhood	CDBG: \$4,470,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 175000 Persons Assisted
5	CPD: Increase Disaster Readiness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Inaccessible Government Facilities/Services		Other: 1 Other
6	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.		Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	AFH: Equitable outreach efforts to support HALA	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Land Use and Zoning Laws AFH: Community Opposition AFH: Insufficient Investment in Affordable Housing		Other: 5 Other
8	AFH/CPD: Provide housing/services to seniors	2018	2022	Affordable Housing Public Housing		AFH: Displacement due to economic pressure 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 to Medical Services	CDBG: \$2,249,585	Homeowner Housing Rehabilitated: 2500 Household Housing Unit  Other: 6 Other
9	AFH: Create supp hsg, reduce barriers for homeless	2018	2022	Affordable Housing Public Housing Homeless		AFH: Insufficient Investment in Affordable Housing AFH: Access publicly supprted hsg for ppl w/disabil		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	AFH: Services to those with different abilities	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Lack of Hsg Accessibility Modification Assist AFH: Access to Medical Services		Other: 4 Other
11	AFH: Provide more housing choices for families	2018	2022	Affordable Housing Public Housing		AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures		Other: 5 Other
12	AFH: Dedicated resources for affordable housing	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing		Other: 5 Other
13	AFH/CPD:Resources for at-risk renters/owners	2018	2022	Affordable Housing Non-Homeless Special Needs		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility	CDBG: \$1,626,970	Homeowner Housing Rehabilitated: 100 Household Housing Unit  Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	AFH/CPD: Preserve and increase affordable housing	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Scarcity/High Costs of Land	CDBG: \$3,256,293 HOME: \$15,652,580	Rental units constructed: 110 Household Housing Unit  Rental units rehabilitated: 130 Household Housing Unit  Other: 6 Other
15	AFH: Access to housing in high opportunity areas	2018	2022	Affordable Housing Public Housing Non-Housing Community Development		AFH: Displacement due to economic pressure 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: Marketing/Screening Practices in Private Hsg AFH: Scarcity/High Costs of Land		Other: 6 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16	AFH: Increase housing options for homeless families	2018	2022	Homeless		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes		Other: 3 Other
17	AFH: Promote equitable growth in new development	2018	2022	Affordable Housing Public Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing		Other: 2 Other
18	AFH/CPD: Promote financial security for LMI HHS	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI	CDBG: \$217,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted  Other: 3 Other
19	AFH: Housing for persons with different abilities	2018	2022	Non-Homeless Special Needs		AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Reg. Barriers to Hsg/Serv to ppl w/Disability		Other: 2 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	AFH: Address access to proficient schools	2018	2022	Non-Housing Community Development		AFH: Access to financial services AFH: Impediments to mobility AFH: Location Proficient Schools/Assignment Policy AFH: Lack of Educational/Employment Spprt for LMI		Other: 5 Other
21	AFH/CPD: Initiatives support marginalized groups	2018	2022	Non-Housing Community Development		AFH: Impediments to mobility AFH:Lack Private Investmt in Specific Neighborhood AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land	CDBG: \$2,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted  Other: 2 Other
22	AFH/CPD: Increase access to government facilities	2018	2022	Non-Housing Community Development		AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services		Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	AFH:Strong community despite displacement pressure	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		Other: 4 Other
24	AFH: Stay accountable to Comprehensive GM Plan	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing AFH: Impediments to mobility		Other: 3 Other
25	AFH: Equitable input to environ. justice issues	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Location of Environmental Health Hazards		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
26	AFH/CPD: Equitable investment across communities	2018	2022	Public Housing Non-Housing Community Development		AFH: Impediments to mobility AFH:Lack Private Investmt in Specific Neighborhood 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: \$1,720,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted  Other: 2 Other
27	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: 4 Other
28	AFH: All communities are environmentally sound	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Location of Environmental Health Hazards		Other: 3 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
29	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. in-Home/Com Based Spprt Serv. AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Location of Environmental Health Hazards AFH: Access to Medical Services		Other: 5 Other
30	AFH: Access to high opportunity areas	2018	2022	Non-Housing Community Development		AFH: Availability/Type of Public Transport. AFH: Location of Environmental Health Hazards AFH: Transportation access for ppl w/disabilities		Other: 9 Other
31	AFH: Pursue best practices to end biases	2018	2022	Non-Housing Community Development		AFH: Private Discrimination AFH: Marketing/Screening Practices in Private Hsg		Other: 4 Other
32	AFH:Fair housing education to all involved parties	2018	2022	Public Housing Non-Housing Community Development		AFH: Impediments to mobility AFH: Private Discrimination AFH: Source of Income Discrimination		Other: 6 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
33	AFH: Combat institutional racism and barriers	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Lack of State/Local Fair Housing Laws AFH: Private Discrimination AFH: Source of Income Discrimination		Other: 4 Other

Table 56 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	CPD: Increase homeless services
	<b>Goal Description</b>	Increase non-housing services and supports to assist homeless individuals and families to stabilize as rapidly as possible.
2	<b>Goal Name</b>	CPD: Increase Small Business Assistance
	<b>Goal Description</b>	Increase access to financial and technical assistance to small businesses, particularly microenterprises that do not have equitable access to conventional financing and consulting resources, and who are at greater risk of displacement.
3	<b>Goal Name</b>	CPD: Affordable Commercial Opportunities
	<b>Goal Description</b>	Develop financing that incentivizes creation of affordable commercial space (including, but not limited to, tenant improvement financing)
4	<b>Goal Name</b>	CPD: Access to Nature and Physical Activities
	<b>Goal Description</b>	Enhance equitable access to nature and physical activity opportunities for people in protected classes throughout the City.
5	<b>Goal Name</b>	CPD: Increase Disaster Readiness
	<b>Goal Description</b>	Increase the City's readiness for disaster prevention, recovery, and resiliency. Ensure needs of vulnerable individuals and families in protected classes are integrated disaster plans and activities.

6	<b>Goal Name</b>	AFH: Engage communities in civic participation
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<p><b>Goal Description</b></p>	<p>Discussion: Engagement of underrepresented communities is critical to addressing past inequities in the City and Seattle Housing Authority's approach to public policy. Without such efforts, communities with the most resources naturally gain greater access and influence over resources and decision-making.</p> <p>The City of Seattle is currently working to expand equitable forms of outreach and engagement, as reflected in the Mayor's Executive Order (EO) on Outreach and Engagement, which directed the Department of Neighborhoods (DON) to lead a citywide effort that results in the timely implementation by all City departments of equitable outreach and engagement practices. DON is expanding the Clinic Outreach Model, which enables City staff to meet and provide community members with information about a variety public programs and resources in settings where individuals that haven't historically interacted with the City are already gathering. DON is currently working to host multiple clinic-style events in various locations across the City, ranging from topics such as HALA, Orca Lift and tenant protections to utility discounts. DON also collects demographic information from participants at each community event (e.g., ethnicity, primary language spoken at home, past level of interaction with City government), and collects data and feedback from host organizations and presenters on topics including the number of attendees at each event, attendees' perceived level of comprehension of presentation material, the level of attendee engagement with presenters, and the presence of new vs. past/frequent participants in City outreach events. DON is expanding the City's use of Community Liaisons (formerly Public Outreach and Engagement Liaisons), including increasing their number, expanding their community and geographic representation, increasing the number of City projects engaging Community Liaisons, building Community Liaisons' capacity and skills through ongoing training opportunities, and establishing a process for assigning Community Liaisons to projects and evaluating their performance.</p> <p>SHA regularly engages with its residents. Two of the primary ways it does so is through the Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing Program Advisory Group. The former is comprised of Low-Income Public Housing (LIPH) residents, and the latter residents of the Seattle Senior Housing Program (SSHP). Each group meets throughout the year to review major policy drafts and discuss with SHA staff. Additionally, SHA staff engages with resident councils, and provide resident leadership opportunities.</p> <p>Five-year metrics include: 1) Add up to 25 more Community Liaisons to the DON program; 2) Host 11 community clinics to train recruited liaisons. 3) SHA will staff and engage 19 resident advisory groups; 4) hold quarterly LIPH and SSHP Joint Policy Advisory committee meetings; and 5) Support 16 resident advisory councils (building based) comprised of duly elected members which generally meet monthly.</p>
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7	<b>Goal Name</b>	AFH: Equitable outreach efforts to support HALA
	<b>Goal Description</b>	<p>Discussion: Equitable engagement of communities is particularly critical to apply to the City's approach to land use policy, which has historically been subject to influence by community opposition. Such opponents have often been empowered to block changes under the guise of preserving neighborhood character, which can result in continued segregation and limited access to certain neighborhoods. To address this issue, the City of Seattle has initiated a multipronged, multifaceted outreach and engagement effort led by DON in support of the Mayor's Housing Affordability and Livability Agenda (HALA), which includes citywide town halls, neighborhood-oriented community meetings, focus groups, digital engagement, tabling at community events, and targeted outreach to underserved and underrepresented communities (including communities of color, faith communities, immigrant and refugees.) Successful implementation of zoning changes to support housing affordability will result in elevation of community voices that are facing displacement pressures, and increased access to housing opportunities for protected classes throughout the city. 1) Convene focus groups for community representatives to discuss the new, citywide Mandatory Housing Affordability program. Engage at least 5 people from around 30 neighborhoods for a total of 150 people and contract with a social justice group to support participants and establish a separate series of trainings for individuals that need additional background on land use, affordable housing and the types of City interventions possible. Provide translated materials, mobility access assistance and sign language interpretation for meetings. 2) Create materials that are easily accessible and approachable, provide translated documents in the top 7 languages, create an online dialogue tool that is accessible from both desktop computers and mobile phones, and develop a "Weekly Wonk" video series that highlights technical policy topics in short videos. (Ongoing) 3) Attend "lunch and learns" that include organizations serving underrepresented populations. Work with service providers in underserved communities to explore their interests in/concerns with existing and potential future housing policies. (September 2016-January 2017) 4) In future community planning efforts following HALA rezones, ensure the inclusion of renters, people of color, youth, and others who are often excluded by traditional neighborhood groups in the community engagement process.</p>

8	<b>Goal Name</b>	AFH/CPD: Provide housing/services to seniors
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<p><b>Goal Description</b></p>	<p>Discussion: In the City of Seattle report Quiet Crisis, it was projected that by 2025 the number of seniors in King County will double and nearly 54,000 seniors will live in poverty. This is projected to result in a shortage of almost 16,000 publicly supported housing units or vouchers. Adding to these concerns were findings that only one-third to one-half of Baby Boomers would have sufficient finances to afford retirement and medical costs. The Seattle Housing Authority is engaged in a number of strategies to provide health and accessible housing for low-income seniors. These are captured primarily through the Aging in Place initiative. In 2017, SHA will continue offering, and potentially expand, case management; medical care; and health screenings to improve the ability of seniors to receive needed health care. This includes the on-site nursing program offered by NeighborCare, and funding to select a provider to continue socialization and health screenings in selected SSHP and LIPH buildings. SHA will establish a Volunteer Recognition Program to encourage volunteers to provide services to seniors including exercise and computer classes. SHA will also assess options to expand community services for low-income seniors in need of service-enriched housing, and the possibility of additional senior-specific units offered in SHA’s housing stock. Additionally, SHA is collaborating with a number of partners in the area to improve services to low-income seniors. SHA will work with these organizations to determine how to best leverage the Affordable Care Act and Accountable Communities of Health to support the Aging in Place initiative. SHA along with Public Health – Seattle &amp; King County and King County Housing Authority are working to develop an integrated data system to establish the regular exchange of health and housing data to better inform and identify interventions to improve the health outcomes of residents. Alongside these initiatives, SHA also provides vouchers to service providers offering affordable and assisted living units specifically meant to service elderly populations. In most cases, such providers have case managers and/or service coordinators onsite to assist seniors with activities of daily living.</p> <p>Five-year metrics include: 1) City will adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. (2017) 2) SHA will support low income seniors through its Aging in Place initiative (ongoing). This includes: Explore how to leverage ACA and ACH (2017); - Implement data-sharing agreement between Seattle/King County Public Health, SHA, and King County Housing Authority (2017); Continue offering and expand community services, socialization, and exercise programs for seniors (ongoing); Continue providing senior-specific units, and vouchers to service providers serving this population (ongoing); Explore expansion of additional senior-specific units (2017) 3) As part of the Positive Aging Initiative, work to advance a regional effort to create a housing action plan to assess senior housing needs, and advance affordable housing strategies for older residents, including evaluating the feasibility of senior home-sharing options, such as: partnerships to increase the capacity and opportunity for short-term rentals; intergenerational home sharing programs; and communal housing for self-sufficient seniors.</p>
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9	<b>Goal Name</b>	AFH: Create supp hsg, reduce barriers for homeless
	<b>Goal Description</b>	<p>Discussion: Homelessness is one of Seattle's most urgent fair housing challenges, with persons of color and people with disabilities representing a disproportionate share of those living without shelter. Seattle has been a national leader in the creation of permanent supportive housing for homeless individuals and families, particularly through "Housing First" models that eliminate barriers to entry. As the homeless crisis has grown, Seattle has renewed its commitment to expanding the stock of supportive housing through capital investments. Homeless families, individuals and youth have been and will remain priority populations for the Seattle Housing Levy. SHA has committed over 1,000 vouchers to these priorities as a part of the levy as well. In addition, Seattle is implementing coordinated entry systems that prioritize access by highly vulnerable homeless people, including those with disabilities.</p> <p>Five-year metrics include: 1) Implement coordinated entry systems to increase access and reduce barriers for highly vulnerable homeless people, including those with disabilities (ongoing) 2) Expand the stock of supportive housing through capital investments (ongoing) 3) Adopt policies prioritizing homeless families, individuals and youth for the Housing Levy (2017). 4) SHA will dedicate additional Housing Choice Vouchers, and continue to fund those previously committed, to Seattle's Housing Levy.</p>

10	<b>Goal Name</b>	AFH: Services to those with different abilities
	<b>Goal Description</b>	<p>Discussion: To address the disproportionate housing needs of people with disabilities, Seattle must increase its supply of affordable, accessible housing and support services. The City of Seattle is committed to this goal and plans to adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. SHA also commits vouchers to service providers offering affordable and supportive housing to these populations through the Housing Levy. To provide accessible living spaces for low-income disabled individuals, Seattle Housing Authority will continue the conversion and construction of units to meet UFAS standards. SHA is engaged in ongoing efforts to meet the requirements under the Voluntary Compliance Agreement (VCA) the agency signed with HUD. Under this agreement, reflecting its long-standing commitment to serving the disabled in barrier-free housing. Accessibility is also seen in the Yesler Terrace redevelopment, where all new units developed by SHA will be visitable by a person in a wheelchair. In addition to its adherence to the VCA, SHA provides physical modifications to ensure that individuals with a disability have reasonable accommodations.</p> <p>Five Year Metrics include: 1) SHA will continue the conversion and construction of UFAS units, and all new units at Yesler Terrace will be wheelchair accessible (ongoing). 2) SHA will hire a second Americans with Disabilities Act (ADA) coordinator to provide support to meet the needs of residents. 3) SHA will continue to invest in its partnerships with local non-profits and the City of Seattle Aging and Disability Services (ADS) to ensure all high-rise buildings (which serve more than 2,000 adults with disabilities) have access to case managers to ensure they receive the necessary supports and services (ongoing) 4) City will adopt policies prioritizing seniors and people with disabilities for the Housing Levy funded projects.</p>

11	<b>Goal Name</b>	AFH: Provide more housing choices for families
	<b>Goal Description</b>	<p>Discussion: As noted in the demographic analysis, families with children comprise a smaller share of Seattle's population than in the region at large. One way to promote housing choices for families is to ensure there is an adequate supply of affordable, large units, particularly in family-friendly settings. OH will continue to prioritize funding to produce family-sized units in projects designed with family-friendly amenities. In addition, OH will implement policies in the MHA and MFTE programs to encourage the production of larger units in private market projects. SHA is a major partner in providing affordable, family-friendly housing. While only 2% of the City's rental housing stock is 3- bedrooms or larger, SHA's housing stock is 19% 3+ bedrooms. As part of SHA's effort to serve families, SHA will explore the conversion of units in the Scattered Site portfolio into large bedroom units in recognition of the fact that low-income families face a scarcity of large bedroom units and extremely low vacancy rates in Seattle's private rental market. SHA will also participate in the "Creating Moves to Opportunity" pilot to increase the ability of families with children to reside in high opportunity neighborhoods.</p> <p>Five Year Metrics include: 1) Continue to fund the production of affordable projects with family-oriented housing units and amenities. (ongoing); 2) Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing); 3) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods; 4) SHA will continue to explore the conversion of units its Scattered Sites portfolio to family-sized units; and 5) In neighborhood planning efforts, continue to evaluate requirements and incentives to build more family friendly housing into market-rate multifamily residential development.</p>

12	<b>Goal Name</b>	AFH: Dedicated resources for affordable housing
	<b>Goal Description</b>	<p>Discussion: Investment in affordable housing is an essential mechanism for ensuring equitable access to housing for a range of protected classes. As state and federal resources have declined in recent years, the pace of affordable housing production has not kept up with demand. The result has been longer waitlists for affordable housing that leave lower-income residents with extremely limited housing choices, further exacerbating fair housing issues, such as the disproportionality of households of color who pay more than half of their incomes toward housing. To combat this reality, Seattle is taking steps to increase and diversify local funding streams for affordable housing, and advocate for more resources at the state and federal levels. Seattle is already a national leader in dedicating local resources to affordable housing, with a 30+ year track record of approving local levies to invest in affordable housing; now advancing even more ambitious plans for investment. Most recently, Seattle residents voted to double the size of the local Housing Levy to \$290 million over 7 years. The Seattle City Council followed this with a measure to utilize \$29 million in the City's bonding capacity to create more affordable housing. The City is also assessing its real estate inventory for affordable housing development opportunities, as well as working with other public agencies to identify suitable opportunities on publicly owned sites. At the State level, Seattle is actively advocating for authority to raise new revenues for affordable housing through a dedicated Real Estate Excise Tax (REET). Finally, both the City and Seattle Housing Authority continue to be actively engaged in advocating for the restoration of federal investment in affordable housing.</p> <p>Five-year metrics include: 1) Continue effective implementation of the Seattle Housing Levy to ensure its continued success (2017-2023) 2) Pilot City bond financing for affordable housing; 3) Implement assessment of City-owned property for affordable housing opportunities; 4) Advocate for state authority to enact a REET for affordable housing; and 5) Advocate for greater federal investment in affordable housing.</p>

13	<b>Goal Name</b>	AFH/CPD:Resources for at-risk renters/owners
	<b>Goal Description</b>	<p>Discussion: Low-income renters and homeowners are often the most vulnerable to losing their housing, whether due to changes in housing costs such as unexpected home repairs, or changes in income such as the loss of employment from a medical condition. Stabilizing low-income households through such crises helps to prevent displacement, reduce homelessness, and create financial strength and stability for low-income people. Seattle/King County Positive Aging Initiative: Age-Friendly Seattle provides a community environment that optimizes opportunities for health, participation, and security to ensure quality of life and dignity for people of all ages and abilities. Age-Friendly Seattle accomplishes this by recognizing the wide range of older people’s capacities and resources; anticipating and responding to aging-related needs and preferences; respecting older people’s decisions and lifestyle choices, protecting those who are most vulnerable; and promoting older people’s inclusion in, and contribution to, all areas of community life. Older adults, whether domestic or foreign-born, in the U.S. face unique challenges impacting their health and wellbeing that need to be addressed by policymakers. It is estimated that at least one in eight U.S. adults aged 65 and older are foreign born, a share that is expected to continue to grow. The U.S. Department of Health and Human Services (HHS) indicates that disparities in income level, poverty, access to medical care and other factors impacting quality of life persist among many older adults, increasingly adults of color. According to HHS, the U.S. older population is becoming more racially and ethnically diverse as the overall minority population grows and experiences greater longevity; and although the study Aging with Pride provides important new information about the lesbian, gay, bisexual, and transgender (LGBT) population over age 50, little is known about older LGBT people because very few studies on older adults and aging focus on sexual orientation or gender identity.</p> <p>Five year metrics include: 1) Provide funding for weatherization and repair of homes occupied by low-income residents; 2) Providing funding to low-income homeowners at risk of losing their homes due to foreclosure; 3) SHA will provide resources for Eviction Prevention interventions for tenants; 4) As part of the Positive Aging Initiative, work with the King County Assessor, identify low-income seniors to increase the number of households enrolled in either the Utility Discount Program, senior homeowner property tax exemption or deferral program; 5) As part of the Positive Aging Initiative, create a cross-referral relationship between the tax exemption/deferral and utility discount programs to expedite senior and other low-income homeowner enrollment to these programs 6) Develop an Age-Friendly Seattle 2018-2021 Work Plan, which will continue implementation of 2017 Age-Friendly Seattle</p>

14	<b>Goal Name</b>	AFH/CPD: Preserve and increase affordable housing
	<b>Goal Description</b>	<p>Discussion: The displacement of long-time residents from Seattle, particularly from communities of color, has been identified clearly and consistently by community members as an urgent crisis demanding action. In response to this reality, the City is taking a number of steps to combat and mitigate such displacement. The preservation and production of affordable housing is perhaps the most direct tool for combating the displacement of low-income residents from historic communities of color, particularly those that are likely to experience increased demand due to their proximity to transportation, employment and other amenities. While market rate housing is subject to dramatic price fluctuations (including owner-occupied housing where long-time property owners may be subject to dramatic property tax increases from rising land values), affordable housing provides a stable safety net by restricting rent increases and limiting occupancy to those who need an affordable home. The City is utilizing a range of approaches to pursue this goal. First, the City is making strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacements. In addition, the City is intending to create a new loan program to provide low-cost rehab financing to owners in exchange for preserving affordable rents for 10 to 15 years. Third, the City is advocating for state authority to adopt a Preservation Tax Exemption that would encourage private owners to preserve affordable rents for a minimum of 15 years. The City is also structuring its proposed MHA program to scale requirements based on market conditions, with the intention of yielding more affordable housing where more development occurs. Finally, the City is taking advantage of opportunities to dedicate publicly owned property to affordable housing, particularly where major investments in public infrastructure such as transit are likely to increase property values and lead to more displacement.</p> <p>Five year metrics include: 1) Make strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacement; 2) City Staff will work with the Seattle Housing Authority to examine the feasibility of conducting an assessment of whether RCW 35.21.830 is a barrier to affirmatively promote fair housing in Seattle, in preparing for the next Fair Housing Assessment Plan; 3) Provide financing to rehab and preserve affordable rents in existing housing; 4) Advocate for state authority for a Preservation Tax Exemption to incentivize landlords to preserve affordable rents in existing housing; 5) Scale MHA requirements to geographic areas of the city based on market conditions such that those areas with strong markets in which amount of redevelopment may be greater will yield larger contributions to affordable housing; and 6) Partner with Sound Transit and other public agencies to dedicate land and other resources toward affordable housing development in areas near major transit investments.</p>

15	<b>Goal Name</b>	AFH: Access to housing in high opportunity areas
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<p><b>Goal Description</b></p>	<p>Discussion: Increasing access to historically exclusive neighborhoods is fundamental to reversing patterns of segregation and disparities in access to opportunity. These patterns are reinforced by several complex, interrelated factors including: the employment of marketing and screening practices that narrow housing access to select groups; the continuation of land use and zoning restrictions that preclude new and diverse types of housing in historically exclusive neighborhoods; a tight housing market that leaves those with fewer resources less able to compete; and the continuation of outright housing discrimination. Many of the neighborhoods in Seattle that were historically subject to racial covenants have failed to see significant changes in their racial makeup, even as Seattle has diversified, in part because of the limitations on the types of housing that may be built in such neighborhoods, in part because even the new housing that is produced is not affordable, and in part because even affordable units are not necessarily affirmatively marketed. Seattle is employing a range of strategies to increase access to historically exclusive areas that afford high opportunity to its residents, including: adopting zoning changes that will allow more diverse housing types and more multifamily housing; promoting affirmative marketing in affordable housing programs that are used by for-profit property owners; pursuing development opportunities on publicly owned land in strategic locations; and utilizing project-basing to create opportunities in areas less accessible to tenant-based voucher holders.</p> <p>SHA will participate in the national pilot “Creating Moves to Opportunity” that will increase the ability of families with children to reside in high opportunity neighborhoods. The pilot will include support strategies intended to increase a household’s buying power. Additionally, HUD Fair Market Rents (FMR) have made it difficult for voucher holders to access units in such opportunity areas. In 2016, SHA increased the Voucher Payment Standard for Tenant-Based Vouchers in the Private Rental Market. This was done to increase the ability of voucher holders to compete in the private sector rental market. SHA will continue to evaluate the effectiveness of this adjustment in 2017. Moreover, the Yesler Terrace redevelopment continues to support programs offering educational, economic, and health care supports to those residents. Such efforts support access to opportunity not only for those residents, but the neighborhood.</p> <p>Five year metrics include: 1) Adopt zoning legislation that promotes development of more diverse housing types within urban villages, including increasing multifamily zoning to provide more affordable housing development opportunities; 2) Promote affirmative marketing of affordable housing units in the Multifamily Tax Exemption and incentive zoning/MHA programs; 3) Pursue development of affordable housing on surplus public property in key locations such as the former Fort Lawton Army base; 4) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted</p>
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		neighborhoods; 5) SHA will continue the redevelopment of Yesler Terrace, a Choice Neighborhoods Initiative; 6) Study MHA alternatives that increase affordable housing in areas with high access to opportunity and low risk of displacement.
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16	<b>Goal Name</b>	AFH:Increase housing options for homeless families
	<b>Goal Description</b>	<p>Discussion: HUD AFH Map 14 validates that the census tracts with the lowest poverty exposure contain a lower percentage of racial minorities, and the census tracts with the highest exposure to poverty contain a higher percentage of racial minorities than is present in the population of Seattle as a whole. This pattern holds true for almost every factor called out in the AFH: access to jobs, proficient schools, and housing. The 2016 Point In Time count (a yearly survey of those unsheltered outside or in cars and tents) documented 4,505 people homeless in King County. Though almost any household in Seattle could experience homelessness through personal catastrophe or national level economic decline such as the Great Recession, it is well documented that the current homeless population is over-represented by adults and children of color. In fact, African Americans are five times more likely and Native American/Alaska Natives seven times more likely experience homelessness. Four of five children of color in King County experience homelessness and nearly 90% of families in emergency shelter and transitional housing are persons of color. The Seattle Human Services Department and Mayor have adopted the Pathways Home (Person Centered Plan to Support People Experiencing Homelessness) and Bridging the Gap (guiding interim expansion of services during State of Emergency declared by the City in 2015) to address this issue. Mayor's 2017-2018 budget includes an additional \$7,684,354 to implement Pathways Home, including improve coordination and outreach, increase safe sleeping locations, shelter and housing options, and to facilitate those on waiting lists for homeless housing. See the full documents for details on critical initiatives and funding levels to implement both plans.</p> <p>Five-year metrics include: 1) Implement Pathways Home Initiative, a comprehensive policy and investment framework that ensures the development of a homeless service delivery system focused on ending a people's experience of homeless through increasing access to housing. The primary principals of Pathways Home include creating a person centered response to homelessness, investing in programs that are effective and addressing the racial disparities in homelessness; and to shift focus of emergency shelter from basic survival to placement of persons experiencing homelessness into permanent housing; 2) Implement allocation of \$1.3 million to leverage collaboration, partnerships, donations and other resources to develop 100 new 24/7 enhanced shelter beds for people living unsheltered; 3) Create Navigation Center to bring adults living outdoors into the Center and work to transition them to stable housing within 30 days. The Center will be a low-barrier, comprehensive, dormitory-style program for people transitioning form encampments, with 24-hour access to shower, bathroom, laundry and dining facilities and round the clock case management mental and behavioral health services and access to public benefit programs and housing assistance all in one location. Center opening during the second quarter of 2017.</p>

17	<b>Goal Name</b>	AFH: Promote equitable growth in new development
	<b>Goal Description</b>	<p>Discussion: As economic growth in Seattle has fueled a major influx of new residents into the city, the city has experienced a development boom that has produced almost exclusively high-priced housing. At the same time, production has failed to keep up with demand, leading to rising prices in the existing housing stock. To address this crisis, Seattle is adopting a Mandatory Housing Affordability (MHA) program that will require new development in all neighborhoods in the city to contribute to affordable housing and will create additional development capacity to accommodate more growth. The MHA program will apply to both commercial and residential development and will include policies that promote the inclusion of affordable housing within private development, and the investment of developer payments in affordable housing in strategic locations across the city. Affordable units will be rent, and income restricted and will serve to households earning 60% AMI or lower.</p> <p>Five-year metrics include: 1) Adopt zoning legislation to implement MHA in all areas of the City: a) U District - early 2017 b) Downtown/South Lake Union - mid-2017 c) Central Area/Chinatown International District - mid-2017 c) Uptown - late 2017 d) Citywide - early 2018; and 2) SHA will continue the redevelopment of Yesler Terrace, a Choice Neighborhoods Initiative.</p>
18	<b>Goal Name</b>	AFH/CPD: Promote financial security for LMI HHS
	<b>Goal Description</b>	<p>Discussion: Homeownership remains a key tool for wealth-building and financial empowerment, yet the opportunity to purchase a home is increasingly remote for those with low incomes in today's real estate market. In implementing the 2017 Housing Levy, the Office of Housing will continue to invest local resources to promote sustainable homeownership for low-income buyers. These funds can support buyers competing with limited resources in the private market. In addition, they can be used as capital funds to leverage opportunities to develop new low-income ownership housing on public property. SHA is also engaged in programs to promote financial strength for its residents. In 2017, SHA will explore and, if there is support, develop a work-able resident incentive proposal, including a redesign of the Family Self-Sufficiency (FSS) financial model and replacement or renewal of the Savings Match program, to encourage economic advancement.</p> <p>Five-year metrics include: 1) Provide resources to low-income homebuyers to purchase homes in Seattle; 2) Utilize public property to develop low-income ownership models; and 3) SHA will developing an incentive proposal to support residents seeking economic self-sufficiency.</p>

19	<b>Goal Name</b>	AFH: Housing for persons with different abilities
	<b>Goal Description</b>	<p>Discussion: At present, the City has not compiled data that reflects housing units in Seattle that are permitted as ADA accessible housing units or estimating potentially modifiable units. Assuming the trend documented in the HUD study (which found serious lack of housing units nationally in current housing stock that is ADA accessible for people with primary mobility disabilities) applies to Seattle, that lack of accessible housing would validate the Seattle’s Commission for People with Disabilities prioritization of accessible housing and transit as the highest needs in the community. Accessible housing is an issue for a significant and likely increasing number of people in Seattle as discussed in the Fair Housing Analysis. But for people with disabilities who are also overrepresented in lower income households, the dearth of affordable and accessible housing is particularly urgent and was validated by community consultation.</p> <p>Five-year metrics include: 1) Work with Seattle Department of Construction and Inspection services to determine method to identify ADA Class I permitted units for both rental and single family in the existing permits database. Determine cost and feasibility of creating an inventory and making list accessible to the public; 2) If existing data cannot create historic inventory; plan for data collection going forward. Use this process as pilot for more systematic review of SDCIS policy and procedure to identify barriers to housing for people with disabilities and areas where focused practical policy &amp; procedural changes could mitigate such barriers.</p>

20	<b>Goal Name</b>	AFH: Address access to proficient schools
	<b>Goal Description</b>	<p>Discussion: Seattle Public Schools In the 2016-17 school year, the Seattle Public Schools continues its commitment to eliminating opportunity gaps across the district. Seattle Public Schools is leading the way to prepare students for college, career and life. Despite making promising progress continues to have unacceptable achievement gaps between white students and students of color. The good news is that since 2011, the number of gap eliminating schools has increased. There are now eight schools that are rapidly increasing achievement for students we have not historically served well using the Eliminating Opportunity Gaps principles. These schools focus on: data driven decisions; matching the right support and interventions to student need; teachers collaborating to innovate, and problem solve; supporting leadership from strong instruction-focused principals; and partners working with staff to provide whole child supports, and teachers' unwavering belief in their students is reflected in the school culture, the rigor in the classroom and students' sense of belonging. (see Seattle Public Schools Eliminating Opportunity Gaps). In November 2011, 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. 1) Seattle Public Schools In the 2016-17 school year, the Seattle Public Schools continues its commitment to eliminating opportunity gaps across the district. 2) City Families and Education Levy allocations for 2017-18 are focused on supporting schools and students living in and near the R/ECAPS as identified in the AFH.</p> <p>Five year metrics include: 1) Improve children's readiness for school as measured by #/% of kindergartners readiness to be successful learners; and #/% of children meeting age level expectations on WaKIDS standards; 2) Enhance students' academic achievement and reduce gaps as measured by #/% English language arts and math proficiency opportunity gaps for 3rd-8th graders and % reduction in opportunity gaps of all first-time 9th graders earning a C or better in core courses; 3) Decrease in student dropout rate as measured by #/% of high school students graduating in 4 years or fewer and #/% of 5-year graduation rate; 4) Eliminating opportunity gap across Seattle Public Schools district - same indices as for 1) above; 5) Increase support for schools and students living in and near Racially/Ethnically Concentrated Areas of Poverty as identified by the 2017 Assessment of Fair Housing for the City of Seattle and Seattle Housing Authority as measured by allocation and expenditure of Housing Levy funds invested in those areas.</p>

21	<b>Goal Name</b>	AFH/CPD: Initiatives support marginalized groups
	<b>Goal Description</b>	<p>Discussion: The implementation of these initiatives represents a programmatic approach to supporting low income communities that is done in conjunction with the capital infrastructure. These programs directly strengthen the residents of these low-income communities through workforce development, complimentary educational programs and providing accessible resources and technical assistance. In doing so, we strengthen these communities and their residents, preventing displacement and removing barriers to mobility and promoting shared prosperity.</p> <p>Five year metrics include: 1) Various Commercial Affordability and Workforce initiative (Ready to Work - RTW through Office of Refugee and Immigration Assistance) produces 500 Low-income individuals <b>offered</b> and 300 individuals <b>enrolled</b> in high demand career training resulting in 250 of these individuals <b>employed</b> in high demand careers; 2) CPD funded activities that connect workers of color to the broader economy as measured by 160 Ready to Work slots offered classes; eight classes offered, 120 individuals participating in the program with 100 enrolled, 120 extremely low-income individuals served, and 120 individuals receive educational, career counseling and/or placement services through the RTW program.</p>

22	<b>Goal Name</b>	AFH/CPD: Increase access to government facilities
	<b>Goal Description</b>	<p>Discussion: The City completed an ADA program access assessment as a separate project in 2015 - 2016 with FAS as project manager. 2017 work includes forming a work team to prioritize and develop recommendation for addressing issues identified through the survey. AFH issues often intersect with ADA compliance particularly regarding access to employment, government facilities, and accessibility for the public to government programs and services. Staff will coordinate to leverage the benefit of ADA compliance efforts for AFH protected classes as well. Work with City ADA Coordinators to integrate findings and recommendations of the 2016 city-wide internal departments ADA program access assessment questionnaires. Recommendations for changes in access in public facilities, programs and services, and effective communication issues are among the many areas covered by this survey. Determine those aspects of recommendations with high impact and high intersection with mitigating access to government services for people with disabilities and leverage implementation as appropriate with federal and other resources to advance improvements.</p> <p>Five-year metrics include: 1) Develop 24 City departmental corrective action plans based on results of 2016 ADA survey; 2) Complete Citywide Corrective Action Plan; 3) Review 155 City owned facilities for ADA compliance; 4) Create barrier removal schedule listing target dates for barrier removal (12,222 elements identified); 5) Identify CPD eligible activities for barrier removal at government facilities for ADA compliance.</p>

23	<b>Goal Name</b>	AFH:Strong community despite displacement pressure
	<b>Goal Description</b>	<p>Discussion: Strategies in this goal includes restructuring decision making processes so that people of color and low-income communities impacted by displacement have real authority in planning and development decisions. This will include creating an Advisory board that has an open, inviting and transparent process to people new to the planning and development process. It will be structured to accommodate the schedule and location needs of those with the least flexibility. The goal is to increase opportunities for people color to sit at the decision-making table with public officials coming up with policies that affect them. Another strategy will be to make capacity building investments to elevate community voice and leadership in planning and development process by simultaneously supporting the growth of individual, organizational and coalition leadership capacity for communities of color to work together to understand concerns and effectively advocate for themselves and influence policy decisions.</p> <p>Five year metrics include: 1) Make capacity building investments to elevate leadership in planning and development by creating an interim advisory board to recognize and build on low income communities and communities of color existing capacity for self-determination; 2) Through Race and Social Justice Initiative (RSJI) make capacity building investment within government for staff to undertake equity work in a meaningful way; 3) Through the equity analysis anticipate and prevent displacement of vulnerable residents, businesses and community organizations; and 4) Establish community stabilizing policies and investments through support of 3 Equitable Development Initiative projects.</p>

24	<b>Goal Name</b>	AFH: Stay accountable to Comprehensive GM Plan
	<b>Goal Description</b>	<p>Discussion: The Equitable Development Indicators will be tailored to gauge progress on the goals identified in the Equitable Development Framework laid out in the City's Equitable Development Implementation Plan, a companion to the City's Comprehensive Plan. This Framework is closely allied with a balanced approach to affirmatively furthering fair housing that is described in the AFH Guidebook provided by HUD. For example, the goals included in the Equitable Development Framework include addressing the needs of marginalized populations and other communities vulnerable to displacement; prioritizing public investments, programs, and policies to meet the needs of marginalized populations and reduce racial disparities; and creating great neighborhoods throughout the city that provide equitable access to all. The Equitable Development Indicators will include metrics related to both place-based opportunity and affordable housing, and many of the indicators will focus on reduction of racial and ethnic disparities. The Comprehensive Plan Indicators will focus on development and quality of life in the City's Urban Villages. Monitoring will provide the City with insights into the degree of progress being made as well as ongoing challenges. Associated reports will provide city officials with information to help make policy, program, and investment decisions, and will help inform the City's ongoing. Develop and monitor community indicators of equitable development and progress in implementing Seattle's Comprehensive Plan. (Development of initial indicators in 2017, and monitoring reports on periodic, ongoing basis.)</p> <p>Five-year metrics include: 1) Number of monitoring programs established; 2) Number of Comprehensive Plan Urban Village indicators and EDI indicators updated per year; 3) Completion of first EDI Plan monitoring reports for 5-8 projects.</p>
25	<b>Goal Name</b>	AFH: Equitable input to environ. justice issues
	<b>Goal Description</b>	<p>Discussion: The Environmental Justice Committee (EJC) will strive to help those most-affected by environmental inequities have ownership in decision-making, environmental program/policy design and Equity &amp; Environment Agenda implementation while enhancing partnerships with City departments and better connecting community-based solutions into government. Environmental Justice Committee: The EJC will launch in Feb. of 2017 and review 3 environmental programs or policies to ensure those that are most affected are centered in our environmental progress.</p> <p>Five-year metric includes: 1) Review completed for three different environmental policy/programs for response to addressing environmental justice issues.</p>

26	<b>Goal Name</b>	AFH/CPD: Equitable investment across communities
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<p><b>Goal Description</b></p>	<p>Discussion: Seattle is currently involved in two major initiatives to attract equitable investment and development to low income communities. These initiatives are aimed at creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development. These strategies will strengthen communities and their residents by preventing displacement and removing barriers to mobility and promoting shared prosperity. The first initiative is the establishment of an Equitable Development Initiative (EDI) Fund to provide resources to communities that are at risk of displacement and have low access to opportunity as Seattle grows. The Fund is intended to stabilize and anchor communities through programs and developments that will serve a diversity of needs in a sustained manner including projects that: 1) Advance economic mobility and opportunity, 2) Prevent residential, commercial and cultural displacement, 3) Build on local cultural assets, 4) Promote transportation and connectivity, 5) Develop healthy and safe neighborhoods for everyone, and 6) Provide equitable access to all neighborhoods. The second initiative is the transformation of the public housing communities.</p> <p>Some of SHA’s largest communities are found in Seattle’s R/ECAP neighborhoods. Given that SHA predominantly serves communities of color from extremely low-income backgrounds, these developments contribute to that status. These developments include Yesler Terrace in downtown Seattle, High Point in West Seattle, and NewHolly in Beacon Hill. Three overarching goals guide the redevelopment plan: 1) to transform distressed public housing into energy-efficient, mixed-income housing that is physically and financially viable over the long term; 2) to support positive outcomes for families living in the area, particularly outcomes related to residents’ health, safety, employment, and education; and 3) to transform neighborhoods of poverty into viable, mixed-income neighborhoods by improving local services and access to good schools, public transportation, and other public assets. The new Yesler Terrace will house more people than prior to redevelopment, with residential units, commercial retail and open public spaces. SHA offers services to support self-sufficiency and access to opportunity in three areas critical to overcoming poverty: 1) Improving educational achievement – SHA partners to provide programs for childcare, tutoring, and college preparation; 2) Increasing economic opportunities – SHA staff work with workforce development organizations and employers to connect residents to jobs and enter workforce training programs; and 3) Enhancing access to quality healthcare and healthy living resources – SHA partners to ensure residents can access quality care, and the Community Health Worker program offers residents assistance on navigating the healthcare system. SHA is also committed to using environmentally-friendly building techniques to produce healthy and quality housing. Through the Breath Easy Program. All Seattle Housing-built apartments will contain Breathe Easy features such as energy recovery ventilators to filter incoming air, formaldehyde free and low off gassing paint and cabinetry, and no indoor low-pile carpeting.</p>
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		Five-year metrics include: 1) Establishment of Equitable Development Initiative fund Q2 2017 and ongoing support of development projects; 2) SHA's implementation of neighborhood transformation at Yesler Terrace, a Choice Neighborhoods Initiative through the development of a comprehensive neighborhood strategy to revitalize public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families
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27	<b>Goal Name</b>	AFH:Equitable access and amenities throughout city
	<b>Goal Description</b>	<p>Discussion: In this goal we will use an equity lens to prioritize investments based on need to achieve equitable outcomes. Decision making criteria for capital investments will be weighted to account for disparate outcomes experienced by communities of color. The Equitable Development Initiatives (EDI) fund criteria will account for historic injustices (like redlining and racially restrictive policies) that led to current day disparities in neighborhoods like Central District, International District and South East Seattle. The Office of Planning and Community Development (OPCD) will work with Seattle Department of Transportation (SDOT) to ensure equitable distribution of transportation investments that prioritize providing affordable and meaningful transportation options for people of color, low-income households, and renters because they have lower rates of car ownership and higher frequency of transit use.</p> <p>Public and private development in historically under invested areas is an opportunity to employ residents who are not fully participating in the economy. The City of Seattle Priority Hire agreement can ensure certain number of people from targeted zip codes with high unemployment are trained and hired to build new projects. The concentration of environmental hazards found more in low income communities has resulted in communities of color being more likely to be exposed to pollution which contributes to racial disparities in health outcomes. EDI will look at investments in environmentally sustainable development practices that can increase economic opportunity and self-determination of these communities. A potential unintended consequence of increasing housing choices in predominately white neighborhoods is the social and cultural isolation and assimilation of people of color as these areas desegregate, EDI will have a strategy ensuring investments in communities of color's social and cultural infrastructure is coupled with land-use and housing investments.</p> <p>Five year metrics include: 1) Distribute the benefits and burdens of growth equitably as measured by Levy to Move Seattle Oversight Committee quarterly report data and number of neighborhoods receiving EDI investments; 2) Connect workers of color to the broader economy as measure by number of EDI projects including and economic development component supported; 3) Prioritize rectifying environmental justice issues and foster pathways to employment supported by Department of Neighborhood and Office of Sustainable Environment projects; 4) Investment in cultural institutions as measured by number of EDI projects supporting cultural institutions.</p>

28	<b>Goal Name</b>	AFH: All communities are environmentally sound
	<b>Goal Description</b>	<p>Discussion: The Lower Duwamish Waterway (LDW) remains a treasure for the Seattle area despite a legacy of pollution. Once a meandering river, the LDW was dredged and straightened in the late 1800s to make way for large shipping vessels. Decades of polluting industry along its banks left significant contamination in the mud of the waterway and along its banks. The overarching goals for the Duwamish Valley Program are to: advance environmental justice; address racial and neighborhood-level disparities; reduce health inequities; support equitable development and community capacity-building; create stronger economic pathways and opportunity; and build trust in government by working together (across City departments, with external agencies, and with community).</p> <p>Five-year metrics include: 1) Complete the Lower Duwamish Waterway Superfund Clean Up Plan (available at <a href="https://www3.epa.gov/region10/pdf/sites/ldw/ROD_final_11-21-2014.pdf">https://www3.epa.gov/region10/pdf/sites/ldw/ROD_final_11-21-2014.pdf</a>) 2) In partnership with Seattle Public Utilities implement Duwamish Valley Action Plan Program to align and coordinate investments and programmatic efforts from 18 City departments toward river clean-up; and 3) Create Seattle Climate Preparedness Strategy to be adopted in Q2 of 2017 with on-going implementation. Access the full strategy at <a href="http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf">http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf</a> .</p>

29	<b>Goal Name</b>	AFH: Partnerships to imp public health outcomes
	<b>Goal Description</b>	<p>Discussion: Seattle and its partners are committed to recognizing the important connections between housing and health outcomes. The City of Seattle will continue to provide funding for weatherization and repair of homes occupied by low-income residents, including in multifamily and single-family housing. These measures have the combined impact of improving environmental quality and increasing financial stability for low-income residents. Seattle Housing Authority has several strategies underway to improve the environmental and health outcomes for low-income residents. As mentioned above, SHA will expand its partnership with NeighborCare Health to offer on-site nursing and health promotion services in LIPH buildings. NeighborCare Health also operates the Community Health Workers program for the Yesler Terrace community which employs residents to assist their peers in locating necessary health resources. SHA’s redevelopment communities also have on-site healthcare partners to promote healthy lifestyles among residents including NeighborCare Health and Providence Health &amp; Services. The Seattle Housing Authority is also engaging in a collaborative study between Public Health-Seattle &amp; King County (PHSKC), and NeighborCare Health funded by the Robert Wood Johnson Foundation. This will evaluate the impact of redevelopment strategies on resident health and well-being. The study will examine multiple sources of data, link housing and healthcare data, and collect qualitative data on residents’ experiences. In terms of environmental health, Hoa Mai Gardens will open in 2017 and will feature Breathe Easy units. These units are constructed in ways that help further decrease the risk factors associated with asthma among low-income children. In addition, SHA is engaged in a data sharing arrangement with Seattle-King County Public Health that will allow SHA to better understand the health needs of its resident population.</p> <p>Five-year metrics include: 1) Provide funding for weatherization and repair of homes occupied by low-income residents; 2) SHA will expand partnerships to provide on-site nursing in more LIPH buildings and offer the Community Health Worker program in the Yesler Terrace community. SHA redevelopments have on-site health care partners available to the surrounding community; 3) SHA is engaged in a study funded by the Robert Wood Johnson Foundation to evaluate the impact of redevelopment strategies on resident health and well-being at Yesler Terrace and will be responsive to learnings from the evaluation (conducted through 2018); and 4) Selected units at Yesler Terrace (Hoi Mai Gardens) will feature Breathe Easy units, which have been demonstrated to decrease factors associated with childhood asthma; and 5) SHA is engaged in a data sharing arrangement with Seattle-King County Public Health that will enable a deeper understanding of health services, risk factors, and outcomes for those receiving a housing subsidy in order to inform future housing and service strategies.</p>

30	<b>Goal Name</b>	AFH: Access to high opportunity areas
	<b>Goal Description</b>	<p>Discussion: The Mayor and Seattle Department of Transportation's goals for the nine-year Levy to Move Seattle passed in 2015 are to further base investment priorities on objective data and need, thereby further minimizing privileged voices and economic power as the key determinant of public investment in Seattle while continuing to make up for past inequities in investment. SDOT staff participated in the development of 2017 Assessment of Fair Housing and are committed to using that data as part of the implementation actions.</p> <p>Five year metrics include: 1) Repair up to 225 blocks of damaged sidewalks in urban villages and centers; 2) Make curb ramp and crossing improvements at up to 750 intersections citywide; 3) Seismically reinforce 16 vulnerable bridges; 4) Repave up to 180 lane-miles of arterial streets; 5) Repave 65 targeted locations every year, totaling an average of 7-8 arterial lane-miles per year; 6) Work with employers to improve employee access to transit passes, bike share and car share memberships; 7) Build over 150 new blocks of sidewalks, filling in 75% of the sidewalk gaps on priority transit corridors citywide; 8) Complete 20-35 neighborhood priority projects to improve safety, mobility and access and quality of life in those neighborhoods; and 9) Partner with Seattle Public Utilities to pave streets, provide new pedestrian infrastructure and crossings, and address drainage issues in flood-prone South Park.</p>
31	<b>Goal Name</b>	AFH: Pursue best practices to end biases
	<b>Goal Description</b>	<p>Discussion: The City is committed to addressing bias that disproportionately affects these communities. These actions will help inform policies to increase housing access by groups with barriers.</p> <p>Five-year metrics include: 1) Conduct a study on the housing needs of LGBTQ seniors; (2) Issue affirmative marketing guidelines for private housing participating in City incentive programs and for City funded housing; (3) Provide trainings on how best to address bias when using criminal records in tenant screening; (4) Support housing providers in reaching groups most impacted by displacement and gentrification.</p>

32	<b>Goal Name</b>	AFH:Fair housing education to all involved parties
	<b>Goal Description</b>	<p>Discussion: In addition to enforcement, fair housing education is essential tool to ensure compliance with fair housing laws, so that renters, real estate professionals, and owners/landlords understand their rights and responsibilities. Seattle Office for Civil Rights (SOCR) conducts education and outreach directly through quarterly fair housing workshops for real estate professionals and housing providers and Civil Rights 101 workshops for renters, social service providers and the public. Workshops are free and language assistance and accommodations for people with disabilities are provided upon request. SOCR also supports community-based organizations through grants made to the Tenants Union of WA, Solid Ground, Urban League of Metropolitan Seattle, and other organizations who provide fair housing training to their members and clients. SOCR ensures education when new housing protections are passed, or in response to significant test findings. The City is also looking to expand its educational tools. In 2017, the Seattle Department of Construction and Inspections (SDCI) will begin to develop a Renting in Seattle web portal to help renters and landlords navigate Seattle’s rental regulations, as well as create new educational materials and coordinate outreach efforts. In addition, SDCI will work with OH, DON, HSD, SOCR, OIRA and the Customer Service Bureau to develop a proposal to launch a public facing tenant landlord resource center. Tenant education is also a critical component of fair housing. The Seattle Housing Authority (SHA) provides education to low-income tenants through Ready to Rent Courses, which teach rental preparedness, housing search tips, tenant rights and responsibilities, and financial literacy. Information on the protections of the Fair Housing Act is also included in each orientation for voucher holders as well as legal remedies they make take if discrimination is encountered.</p> <p>Five year metrics include: 1) Provide quarterly fair housing workshops to housing providers and community; 2) Educate public via campaigns (bus, social media) on new protection passed in, or in response to significant testing findings; 3) Create a Renting in Seattle web portal; 4) Develop a proposal for a Tenant Landlord Resource Center; 5) Provide fair housing awareness and resources to SHA residents, including through Ready to Rent courses; and 6) All Housing Choice Voucher orientations include instruction from SHA staff on Fair Housing Act protections.</p>

33	<b>Goal Name</b>	AFH: Combat institutional racism and barriers
	<b>Goal Description</b>	<p>Discussion: Private discrimination continues to challenge protected classes seeking housing in Seattle, as evidenced by the result of fair housing testing conducted regularly by the Seattle Office for Civil Rights. The City of Seattle and the state of Washington have established a number of legal protections expanding upon the 1968 federal fair housing law. Within Washington, it is illegal to discriminate in housing on the basis of race, color, national origin, creed, sex, disability, familial status, marital status, sexual orientation, gender identity, and veteran/military status. The City of Seattle also forbids housing discrimination on the basis of age, political ideology, and Section 8 status. Most recently, Seattle adopted legislation to bar housing discrimination on the basis of source of income. Seattle is tackling the housing barriers faced by people with arrest and conviction records. Racial disparities in the criminal justice system have been well documented, with disproportionality in every facet of the system, from arrests to convictions and incarceration rates. These disparities have resulted in devastating impacts on communities of color, particularly African American and Native American communities. Practices such as blanket bans on renting to those with a past felony, or even unstated preferences for those without a criminal record, result in entire segments of the community having few to no options for housing, particularly in a highly competitive housing market such as Seattle. Seattle has recognized this as a priority and has begun addressing it with the adoption of fair chance employment legislation in 2013. This law limits the use of criminal records during the hiring and employment process, for instance, requiring employers to have a legitimate business reason for denying a job based on a conviction record. Seattle is now looking to adopt similar protections through the adoption of Fair Chance Housing legislation. Seattle actively conducts fair housing testing and pursues cases of fair housing violations. OCR recognizes the barriers to a complaint-based system. Fair housing testing is critical as it takes the onus off the individual to come forward. Proactive enforcement includes engaging directly with the community to determine needs and where to best focus strategic enforcement efforts. OCR commits to increasing mechanisms of accountability with the communities we serve. This includes supporting our four civil rights commissions, Seattle Commission for People with disAbilities, Seattle LGBTQ Commission, Seattle Women's Commission and the Seattle Human Rights Commission; as well as deepening our relationships with community-based organizations working to challenge institutional racism, homophobia, transphobia, ableism, ageism, sexism and other forms of institutional bias.</p> <p>Five-year metrics include: 1) Conduct fair housing testing on an annual basis; 2) Pass Fair Chance Housing legislation; 3) Ensure accountable relationships with communities of color, people with disabilities, LGBTQ residents, immigrants and refugee residents, and other communities; and 4) Implement and evaluate the City First In Time renters protections.</p>

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

The City Office of Housing estimates that 165 LMI families (at CDBG/HOME income eligibility levels) will be provided with affordable housing.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

In accordance with the Voluntary Compliance Agreement signed in 2007, SHA will create 263 UFAS units and will continue to commit at least five percent of new construction to accessible units. A total of 226 UFAS units have already been certified and an additional 35 are pending certification with construction complete. Additional UFAS units are planned at multiple locations.

### **Activities to Increase Resident Involvements**

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

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the 'troubled' designation**

Not applicable.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

Results of the 2017 City and Seattle Housing Authority's Assessment of Fair Housing:

<http://www.seattle.gov/humanservices/funding-and-reports/resources/community-development-block-grant---assessment-of-fair-housing>.

**Segregation:** Seattle reflects historic patterns of racial and ethnic segregation with white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census Seattle became more racially diverse as more people move to Seattle. Comparing neighborhoods, integration increased especially in areas where multi-family housing exists. Between 1990 and 2010, the population of color in Seattle grew from roughly one-fourth to one third of the city's population.

**Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS):** In May 2017 Seattle had four R/ECAPs based on HUD's definition: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. R/ECAPs change over time because of fluctuating household income, growth in immigrant and refugee resettlement, or government actions like annexations. R/ECAP issues include: 1) disproportionate rates of people of color, foreign born people, families with children and people with disabilities who tend to be lower income; 2) these neighborhoods experience lack of opportunity compared to other areas of the City for employment, school proficiency, transit, exposure to environmental hazards, and to poverty. Fair housing challenge for these areas is to create opportunities for housing mobility and protect those that wish to stay in Seattle from displacement.

**Inequitable Access to Opportunity:** a pattern of lack of opportunity for people in protected classes, regardless of where they live in the city. Generally, neighborhoods in the north end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty.

**Disproportionate Housing Needs:** Most people in Seattle experience barriers in housing affordability; that alone is not defined as a fair housing issue. Where affordability disparately impacts people in protected classes, it rises to protection under the Fair Housing Act. For example, African-Americans in Seattle have the highest rate of severe housing cost burdens than any other race or ethnicity; 30% of Black households, spend at least half their income on housing. Homeownership among different race and ethnicities also differ; Whites are slightly more likely to own than rent, while only 22% of Black and 27% of Hispanic households own their home. Families in Seattle experience housing scarcity due to lack of low-cost larger housing.

**Public Housing Analysis:** Nearly all SHA programs serve a greater share of households of color compared to the Seattle population, and compared to Seattle's low-income population. Elderly and people with disabilities and families with kids are overrepresented in public housing compared to the general

population. SHA housing is integrated into both culturally similar neighborhoods as well as areas where public housing residents are a minority in majority White neighborhoods.

**Disability and Access analysis:** Issues of lack of access and discrimination against people with disabilities receive less attention in the public and private sector than for other protected classes. There is a misperception that fewer people with disabilities rely on public and private systems.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

Per HUD instructions, responses in the 2018-2022 Consolidated Plan regarding Barriers to Affordable Housing should reflect the work completed in a grantee's approved Assessment of Fair Housing (AFH). HUD FHEO approved the 2017 City of Seattle and Seattle Housing Authority AFH including a full work plan that is now incorporated into SP-45 Goals for this Consolidated Plan. For details regarding the actions committed to in the AFH Work Plan please see AD-25 "Attachments".

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Outreach has played an important role in relationship development and survival services to those in need for many years in the City of Seattle and throughout King County. However, historically outreach providers struggle to create the necessary linkages needed to connect those they serve to the housing and other supportive services they need in an immediate fashion. This struggle is part of a systemic challenge resulting in barriers to housing services access because of distrust, mistrust and inability to navigate a complex system on the part of people living unsheltered. As well as, lack of resources allocated to outreach providers who are working to connect people living unsheltered with viable and immediate safe alternatives. The role of outreach providers in ending the crisis of homelessness is significant and requires frequent and ongoing planning.

The role of outreach should primarily be directed towards ending a person's homelessness. As All Home, the City of Seattle HSD, and King County DCHS work towards systems transformation efforts it is important to identify opportunities for improved service delivery and enhanced systems coordination. While outreach providers operating now within King County utilize many of the following practices, increasing skills and standardizing tools will further enhance the ability of outreach providers to move people living unsheltered with more efficacy.

### **Addressing the emergency and transitional housing needs of homeless persons**

During our 2017 One Night Count (see link in PR-10) 5,485 persons were found to be living unsheltered in our community. At the same time, our shelter utilization rate indicates that we have unutilized shelter capacity. Some people are making a choice to live outdoors rather than in shelter, which very clearly demonstrates that there are significant barriers to coming indoors for some people. To bring people inside and connect them with appropriate housing interventions, shelter must be a preferable option to living outdoors. By embracing a housing first, low barrier, service-oriented shelter model, the City is committed to making shelter accessible and moving away from survival only shelter models to comprehensive shelters that focused on ending a person's homelessness.

The Seattle Navigation Center opened in July 2017 and provides single adults and couples experiencing homelessness access to the basic needs of shelter, hygiene, and food and meals but also includes enhancements such as secure, accessible storage and supportive services/case management that are focused on quickly move people into housing. The Navigation Center model works to eliminate many of the traditional barriers to entering shelters, such as sobriety, pets, gender segregation, curfews and nighttime only hours. It is a model for the shelter system reform work taking place in our community. Since opening the Navigation Center has served 94 individuals, many of whom were living unsheltered for significant periods of time prior to entry. In addition to the 75 beds at the Navigation Center, the City of Seattle has also recently partnered with Compass Housing Alliance to open an additional 100 beds in

another low barrier, 24/7 shelter. While the Navigation Center and Compass shelters are focused on improving the single adult shelter system, the Family shelter system is also expanding to meet additional needs. Family shelters already offer many of the services and enhancements being put into place in the single adult system. Family shelter need is predominately increased capacity, which is happening through additional public and private investment.

Beginning in 2017, contracts for shelter, transitional housing and all other housing models included minimum and target performance standards. These standards were designed to encourage the change the orientation of shelter and other temporary housing models towards exits to permanent housing, to increase the utilization rates and decrease the length of stay. The standards were developed based on modeling showing the necessary level of through put to achieve a substantial reduction in homelessness in our community. The standards were used in monitoring and technical assistance throughout 2017 and performance on the standards will be a consideration for funding in 2018 and beyond.

In the current funding process for 2018 – 2020 contracts, program models were also developed to ensure that programs applying for and receiving funding are providing consistent services regardless of agency. The program models were based upon best practices and support the inclusion of housing first principles throughout our system. For shelter, the models also include guidelines for ways of filling shelter designed to ensure that access to our limited shelter resources are standardized and are best meeting the needs of our community.

**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.**

To ensure that the City of Seattle is investing in programs that have the best possible outcomes, the Human Services Department (HSD) has adopted the following investment priorities and principles: Create a Person-Centered Response to Homelessness; Invest in Programs with Demonstrated Success; and Address Racial Disparities. The City of Seattle is developing and investing through our current funding process in a comprehensive and integrated system of interventions that form a person-centered crisis response system. Programs must be accessible, coordinated, and achieving results. A person-centered approach responds to the unique needs of each family and individual based on a brief assessment of their needs, strengths and vulnerabilities and matching them to the appropriate housing resource. Services should also consider a participant's culture, as homelessness often looks very different in diverse cultures. All future funding for homeless investments will be awarded on a competitive basis for programs which meet critical needs and can demonstrate that the program contributes to reducing homelessness by assisting program participants in obtaining or maintaining stable permanent housing. All adult and family programs must focus on program exits to permanent

housing. Programs focused on youth and young adults must demonstrate housing stability outcomes, as youth many not be developmentally prepared for permanent housing options. As a City dedicated to racial equity and social justice, we cannot ignore the fact that people of color are disproportionately represented in our homeless system. Thus it is essential to use a racial equity lens when examining any programming and investments in this area.

With these principles in mind, the City of Seattle developed program models to define each service model, including prevention, diversion, emergency shelter, transitional housing, rapid re-housing and permanent supportive housing. This comprehensive continuum of services is designed to match appropriate levels of intervention with the individual or household experiencing homelessness to most quickly exit them to permanent housing. Program match is achieved through the Coordinated Entry for All (CEA) System. Households seeking permanent housing are assessed using the VI-SPDAT and prioritized for resources based on their vulnerability and length of time homeless. The population lists developed by the CEA staff are then staffed from the top down in a series of population specific impact teams to ensure the fastest connection to the appropriate resource.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

There are several discharge plans that have been in place for many years to ensure that people are not discharged from institutions into homelessness. The most innovative is the Familiar Faces program which has a focus on individuals with multiple jail bookings who are also high utilizers of the health care system, and specifically, emergency rooms. These individuals also have a behavioral health disorder. While some of these individuals are homeless, most have an identified place of residence. By identifying these individuals, the program can provide interventions with the goal of keeping them out of the most expensive places in our collective system; jails and hospitals. Through a pilot project, that include Medicaid Managed Care Organizations, the goal will be to put lower cost funding upstream to prevent downstream high cost care.

Washington State was approved for a Medicaid 1115 Waiver as of 2017. Now known as the Medicaid Transformation Demonstration, this project will have a wide-ranging impact on most Medicaid recipients, and particularly those with high needs. While a significant portion of the waiver will focus on provider payment reform, other areas of focus include supportive housing and employment, the heroin and opiate epidemic, the integration of physical and behavioral health services and ensuring care coordination occurs at all points of access. It should also be noted that specific measurements of decreasing homelessness, increasing mental health treatment penetration and increasing substance use disorder treatment are required elements. The Medicaid Transformation Demonstration is a 5-year project, going through 2021.

Seattle/King County was one of 5 communities selected for a youth demonstration grant to reduce youth/young adult homelessness. Core objectives of the YHDP planning is to reduce system exits to homelessness, planning members include the Seattle public school system, Children's Administration, Health care providers. Programs will be operational by January 2018.

## **SP-65 Lead based paint Hazards – 91.215(i)**

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

The City recognizes the need to decrease the level of lead-based paint hazards in residential units improved with City or federal funds. Contractors/workers doing repair or weatherization through one of Office of Housing's programs are required to utilize lead-safe work practices. Contractors who perform work for the home repair program are required to complete lead-safe training. The City's six primary contractors for weatherization work have pollution occurrence insurance and each contractor's field employees must possess lead-safe renovator certification. OH's property rehabilitation specialists, who specify and subsequently inspect all weatherization work, are all certified in lead-safe work practices. OH owns an X-ray fluorescence spectrum analyzer to accurately determine the presence of lead-based paint in buildings receiving OH HomeWise Program (weatherization) services. This equipment identifies the presence of lead-based paint in a home. All OH HomeWise Program clients are provided information regarding lead poisoning prevention.

For public housing buildings, SHA did lead based paint assessments on all units during the late 1990s and early 2000s. Any unit or area with lead based paint was either abated and cleared or put on a yearly inspection protocol. Units on the yearly inspection protocol are examined by a trained inspector who looks for deterioration. If any paint deterioration is found, trained HazMat staff stabilize the paint and remediate the risk of harm. In addition, SHA sends quarterly reports to the public health department to ensure that none of the children in SHA units match their records of citizens in the county having lead based paint poisoning. This is done using non-identifying information.

For Housing Choice Voucher households, SHA undertakes several strategies including:

- Providing to landlords, at the onset of the initial inspection request, the SHA Landlord Leasing Kit containing the HUD required Lead Based Paint Disclosure Form and a detailed Inspection Checklist listing deteriorated paint as an unacceptable condition using the HUD guidelines. The HAP contract will not be executed without receiving the signed disclosure form.
- Informing participants about lead based paint hazards at all voucher issuance orientations.
- Sending Notice of Deficiencies/Re-Inspection to owner, whenever peeling/chipping/flaking paint is identified. This correspondence has clear instructions on procedural requirements and provides a list of Washington State Lead Based Paint service providers.
- Sending quarterly reports to Public Health /Seattle & King County listing addresses of units occupied by children under six receiving assistance, which the Health Department uses to match with information about incidents of lead-based paint poisoning and notify SHA whether a match occurs.
- Ensuring that subsidized units are inspected by trained and certified HQS inspectors following HUD visual assessment procedures.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Both weatherization and home repair tend to provide services to older homes where chances that lead paint could be present are high. The above actions are intended to ensure that we adequately address any hazards associated with lead paint in those homes.

For Seattle Housing Authority public housing, if there are any areas in SHA properties that test above the acceptable amount of lead based paint according to EPA/HUD limits, it must be either abated or put on an annual inspection cycle. Partnership with King County helps us ensure we have extra layers of protection in case there are any issues with children or household members becoming sick. SHA has received no reports of any environmental intervention blood lead level child living in a tenant or project-based HCV unit.

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

The Office of Housing weatherization program is governed by the Washington State Department of Commerce, which sets all rules regarding lead paint. These rules can be found in the 2015 Weatherization Program Manual (see link in PR-10) issued by the WA State Department of Commerce. Home Repair policies regarding lead paint are in the process of being formalized into written policies and procedures. SHA is committed to practices that provide increased access to safe, decent and affordable housing free from lead-based paint (LBP) hazards.

For SHA public housing: procedures for inspecting, treating, and monitoring properties with lead based paint is established in written procedures for housing operations, HCV, and HazMat staff.

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

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

The Needs Assessment in this plan illustrates the impact of poverty on poor and vulnerable members of Seattle communities. Along with Race and Social Justice Initiatives, many departments and partners act to empower people who are homeless or in poverty, priced out of housing, or struggle with unemployment in our region's rapidly changing job market. Examples of efforts designed to avoid homelessness, boost income and/or reduce costs for households and individuals at risk of falling deeper into poverty include:

#### **Reducing Homelessness**

HSD's Homeless Strategies and Investments works closely with institutions and systems of care to reduce the rate of persons being exited from those programs into homelessness to

- Coordinate with the County jail system and housing providers to ensure those detained exits into housing whenever possible.
  - Work with the State to support youth aging out of the foster care system to reduce exits to homelessness
  - Fund the Coordinated Entry Assessment county-wide which provides prevention assistance to those trying to maintain housing to avoid entering homelessness.
- Affordable Living Programs
- The Utility Discount Program (UDP) offers eligible households a 60% discount on their Seattle City Light bill and a 50% discount on their Seattle Public Utilities bill.
  - Vehicle License Fee Rebate. In 2014, voters in the City of Seattle approved a car tab increase to pay for improved transit service. Vehicle License Fees increased to \$80 per vehicle on June 1, 2015. However, the \$20 Car Tab Rebate program provides income qualified vehicle owners a \$20 rebate check.
  - Child Care Nutrition Program provides meal reimbursements for approximately 160 family child care providers serving over 3,300 children birth to 13 years old in lower-income neighborhoods in the greater Seattle area.
  - Farm to Table connects 80 preschools, after school, and family resource centers with over 50 farmers to purchase affordable, local produce and support cooking healthy nutritious meals. In 2015, 3,595 children were served.
  - Summer Food Service Program helps provide healthy meals in the summer to approximately 4,000 low-income children and youth ages 1-18.

#### **Employment & Education**

- Mayor's Youth Employment Initiative (MYEI), which includes the Seattle Youth Employment Program (SYEP), to provide paid internship opportunities aimed at meeting the employment needs of underserved youth and young adults in our community.

- Upward Bound’s year-round academic counseling and support program for low-income youth who are the first generation in their families to attend college. UB staff work with teachers to maximize resources for students’ academic success and college preparation, as well as a 6-week Summer Academy at Seattle University.
- Office of Economic Development’s (OED) workforce development investments and business development programming. Contracts with community-based organizations and in concert with local employers, promotes work readiness and career development for low-income adults to prepare for jobs in high demand sectors. OED offers technical assistance to new, and growing entrepreneurs to increase job opportunities.
- Parks and Recreation’s Seattle Conservation Corps employs homeless adults in a year-long parks-based work training program. Participants are paid minimum wage for 40 hours/week with support services to transition from homelessness to being housed and employed full time.
- Office of Immigrant and Refugee Assistance’s Ready to Work program focuses on immigrants and refugees in the workforce and provides English language training, computer literacy and case management for job seekers.

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

In addition to a significant level of resources for activities that support and reduce individuals and families to rise above poverty, the City’s planning efforts address how our actions can increase benefit to those who are struggling on our communities and reduce negative outcomes. For example:

Office of Planning and Community Development: One of the core areas of focus for the Equitable Development Initiative (EDI) is on addressing disparities in poverty rates within the City. For example, one of the measurement indicators is the percentage of population with incomes below 200% of the poverty level. The focus on disparity and displacement also leads to indicators such as census tracts that both, have median incomes less than 80% of the county area median income (AMI) and about a tract with a median income greater than 120% AMI. The EDI is coordinated with an Inter-Departmental team within the City which helps coordinate funding streams to advance housing and community development goals within in the context of community-centered, place-based strategies.

Office of Housing and Humans Services Department: In 2016, voters approved the 2016 Housing Levy, which generate \$290 million over seven years to support affordable housing development, rental assistance to prevent homelessness, and support for low income home buyers. Program activities include:

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

greatest risk of becoming homeless. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local Housing Levy funding with federal funding, such as ESG, to support these prevention programs.

2. Planning, program development and system coordination in conjunction with the All Home/Continuum of Care on implementation of initiatives that prevent homeless families with children, homeless youth/young adults, chronically homeless individuals, and households at-risk of homelessness.
3. Coordinating homelessness prevention and discharge planning programs and protocols. Discharge planning/protocols in place for health care, mental health institutions, corrections, and foster care systems are included in Section MA-35 of the 2018-2022 Consolidated Plan, Special Needs Facilities and Services.

Finally, the 2018-22 CP fully integrates the 2017 City of Seattle and Seattle Housing Authority Assessment of Fair Housing's workplan. This work plan includes 32 separate goals for both public and private actions that are intended to:

- Dismantle patterns of segregation based on protected classes
- Reduce racial and/or ethnic concentrations of poverty (R/ECAPS).
- Identify and address disproportionate housing needs.
- Increase housing mobility from low to high-opportunity areas of the City for low-income households.
- Reduce disparities in housing choice and access to community assets based on protected classes.
- Equitably expand neighborhood assets and enhance quality of life for all.

## **SP-80 Monitoring – 91.230**

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

The Federal Grants Management Unit (FGMU) administers federally funded grant programs through Memorandums of Agreement (MOA) with City Departments who then contract with community-based non-profits and housing developers as sub-recipients. MOAs identify the responsibilities of these entities regarding the monitoring, compliance and reporting required by federal, state and local regulations. Each administering department follows policy and procedures for monitoring and compliance specific to that agencies policies and fiscal management practices though all are required to meet relevant federal grant requirements. For projects anticipated for funding in the 2018 Annual Action Plan the following applies.

Overall, CDBG, HOPWA, McKinney and ESG, contracts receive an on-site visit that includes comprehensive fiscal and program monitoring. Contracts are monitored annually, which averages one or more monitoring visits on site per award cycle. Monitoring visits are followed up with a written assessment and the review actions and any findings. CDBG projects are reviewed for eligibility, environmental and labor standards compliance. Protocols for CDBG emphasize IDIS reporting practices for timeliness and performance objectives. HOPWA and ESG procedures include monthly desk monitoring of performance reports, review of invoices, and periodic on-site monitoring to assess program quality and for data verification. Performance evaluation includes review of monthly, quarterly, and year end reports to verify that the target population is being served. The City is revising protocols for fiscal and contracts and conducting risk management to align with the new 2 CFR 200 grants-based accounting regulations.

- The Office of Housing monitors HOME projects under the Rental Housing Program procedures. Staff review annual reports submitted by project owners and coordinates site visits and inspections with other funders. OH evaluates compliance and performance as it relates to occupancy restrictions and affordable units, affirmative marketing, nondiscrimination, and fiscal management standards. (See <http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingLevy A-F-Plan 2017-18.pdf>.)
- Parks Department procedures include routine, desk, on-site, agency self-assessment, comprehensive on-site and financial/administrative reviews that document program accomplishments and compliance with CDBG requirements. Parks collects data and verifies the income of program beneficiaries. Details can be found in the Memorandum of Agreement between HSD's Federal Grants Management Unit, the Parks Department and the Seattle Conservation Corps.

- The Office of Immigrant and Refugee Affairs' (OIRA) contracts with a CBDO for service delivery. The contract language requires compliance with CDBG regulations. Monitoring occurs via Quarterly Dashboard and year- end report review and quarterly meetings between OIRA, the CDBO, and its subcontractors.
- The Office of Economic Development (OED) conducts annual monitoring of agencies to ensure compliance with HUD requirements using a three-level monitoring system: on-going program monitoring, on-site review and an in-depth agency review. For details regarding OED's monitoring policies see <http://bit.ly/2ybDGNN>.
- Seattle Housing Authority monitors projects monthly. Women and minority business enterprise protocols apply when subcontractors are hired which then generate annual utilization total dollars spent with WMBE's and Section 3 firms reports. For details see <https://www.seattlehousing.org/do-business-with-us>
- The Office of Planning and Development's Equitable Development Initiative activities will utilize the existing contract templates and best practices of the administering departments to satisfy compliance requirements.

## Expected Resources

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

#### Introduction

Overall resources in 2018 from the Consolidated Plan funds are expected to remain substantially similar to recent years. The City of Seattle coordinates HUD’s Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax to provide for human services, affordable housing, and community and economic development. Not all of the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	9,488,150	400,000	128,403	10,016,553	36,092,545	Revenue projections for remainder of ConPlan, assume 2% reduction per year for the next 4 years from 2018 allocation.

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	3,298,415	1,000,000	0	4,298,415	12,867,100	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2018 allocation.

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	2,302,251	0	0	2,302,251	10,167,483	Revenue projections for remainder of ConPlan, assume 4% increase per year for the next 4 years from 2018 allocation.

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	796,553	0	0	796,553	3,107,349	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2018 allocation.

Other	public - local	Acquisition Conversion and rehab for transitional housing Economic Development Financial Assistance 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)	0	0	0	0	0	Seattle and King County funds that are not considered General Funds; e.g. Seattle Housing Levy, Seattle Moves to Work, Seattle Family and Education Levy, Seattle Mandatory Housing Affordability Revenue, Seattle Park and Recreation
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Consolidated Plan

SEATTLE

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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: \$		
		Rental Assistance Services Short term or transitional housing facilities STRMU Supportive services Transitional housing						

Table 57 - Expected Resources – Priority Table

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

The City of Seattle relies on Consolidated Plan funds to provide a foundation for our community and economic development activities. However, they are by no means the only investments the City or the community at large make in programs and services to support low- and moderate-income populations. Each of the three departments receiving the largest Consolidated Plan fund allocations anticipates sizable amounts of complementary funds from other sources to leverage the investment of HUD funds. The Office of Economic Development, for example, in 2018 received \$8.7 million from the City’s General Fund to support a healthy business environment that empowers businesses to develop, grow, and succeed. This \$8.7 million is supplemented by \$1.4 million in CDBG that will be used by OED for those same purposes.

The Office of Housing received \$4.4 million in HUD Consolidated Plan funds in 2018 and received \$18 million from the Seattle Housing Levy for affordable housing projects and activities. In August of 2016, the seven-year housing levy was renewed by Seattle voters which doubled the total effort to provide funds for affordable housing. It is expected to generate \$290 million over the next seven years. The levy’s goals are to produce

and preserve 2,150 apartments affordable for at least 50 years, reinvest in 350 affordable apartments, provide rent assistance and other supports for 4,500 families to prevent homelessness, assist 280 low-income homeowners, and provide loans for acquisition and rental rehabilitation of existing affordable apartments. Additionally, the pattern of non-City funding from prior years is expected to continue, with tax credit equity investments accounting for roughly half (40% - 60%) of total annual investments in multifamily rental projects involving Office of Housing funding. Other funding sources include incentive zoning payments, the Washington State Housing Trust Fund, private bank and bond financing, and owner contributions and fundraising.

The Human Services Department supplements its 2018 allocation of \$8.3 million in Consolidated Plan funds for services supporting homeless and low-income persons and families with approximately \$12 million in federal McKinney funding and nearly \$22 million in local General Fund resources.

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

The City has undertaken various planning efforts to review the utilization of available / surplus municipal property from which services may be provided to homeless persons. Three notable examples starting in 2015 include the temporary relocation of a shelter for homeless families to a City-owned building, a permanent shelter in a City-owned facility and the establishment of six authorized encampment sites.

In the first instance, a nearly-vacant four-story office building in North Seattle is owned by the City and the property is slated to become the new home of a police precinct in the next several years. However, no work on the property is scheduled until after 2016. In June of 2015, the City assisted the relocation of a shelter for homeless families to the vacant building as an interim location while the shelter provider seeks a permanent location. The shelter lost its lease on its former space in privately-held space. The no lease-cost occupancy of the City building runs through December 31, 2016. The initial occupancy load was approximately 50 beds, with plans in the works for an additional 50 pending interior improvements and permitting requirements.

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

In 2017, The City of Seattle Human Services Department has made up to \$1.67M in funding available to create a Seattle navigation center intended to serve at least 75 people at a time. The funds will be awarded through an open and competitive request for qualification (RFQ) process. Nonprofit agencies and federally-recognized Indian tribes in the State of Washington are eligible to apply. The navigation center is modeled on the San Francisco Navigation Center which is a dormitory-style living facility that provides people living outside with shower, bathroom, laundry and dining facilities, and a place to store their belongings. Additionally, the navigation center will provide round-the-clock case management, mental and behavioral health services, and connections to benefit programs and housing all in one location. This funding intends that staff on site will offer support for basic needs like shelter, hygiene, meals, secure and accessible storage, case management, and supportive services including meaningful referrals substance abuse and mental health.

**Discussion**

The City's use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and those of other financial resources available to the City, such as our housing levy, families and education levy, and general fund. We try to match the fund source to its best use in the context of all the other funds. Our contingency plan is found in Section AP-35. If necessary due to unanticipated revenue

changes (either in the allocation or in program income) that necessitate a substantial amendment, formal City budget action will take place to adjust affected budget authorizations to departments.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CPD: Increase homeless services	2018	2022	Homeless			CDBG: \$3,730,628 HOPWA: \$302,386 ESG: \$796,553	Homeless Person Overnight Shelter: 500 Persons Assisted
2	CPD: Increase Small Business Assistance	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH:Lack Private Investmt in Specific Neighborhood AFH: Lack of Educational/Employment Spprt for LMI	CDBG: \$1,281,675	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	CPD: Affordable Commercial Opportunities	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH:Lack Private Investmt in Specific Neighborhood AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land	CDBG: \$222,000	
4	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	
5	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: \$605,462	Homeowner Housing Rehabilitated: 30 Household Housing Unit Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	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 AFH: Transportation access for ppl w/disabilities	CDBG: \$565,193 HOME: \$4,274,153	Other: 6 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	AFH/CPD: Promote financial security for LMI HHS	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: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Impediments to mobility		Other: 3 Other
8	AFH/CPD: Initiatives support marginalized groups	2018	2022	Non-Housing Community Development		AFH: Impediments to mobility AFH:Lack Private Investmt in Specific Neighborhood AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land	CDBG: \$400	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH/CPD: Equitable investment across communities	2018	2022	Public Housing Non-Housing Community Development		AFH: Impediments to mobility AFH:Lack Private Investmt in Specific Neighborhood 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: 200 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	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 Investmt in Specific Neighborhood	CDBG: \$449,917	Homeowner Housing Rehabilitated: 500 Household Housing Unit Other: 6 Other
11	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		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	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 Investmt in Specific Neighborhood 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
13	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 AFH: Historic Disinvestment in Public Hsg Community		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	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 Investmt in Specific Neighborhood		Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	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. in-Home/Com Based Spprt Serv. 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
16	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
17	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 Investmt in Specific Neighborhood 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
18	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
19	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 Investmt in Specific Neighborhood AFH: Location of Environmental Health Hazards		Other: 3 Other
20	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 Investmt in Specific Neighborhood 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
21	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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
22	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 AFH: Source of Income Discrimination AFH: Marketing/Screening Practices in Private Hsg		Other: 4 Other
23	AFH/CPD: Increase access to government facilities	2018	2022	Non-Housing Community Development		AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
24	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		
25	AFH: Partnerships to imp public health outcomes	2018	2022	Public Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Location of Environmental Health Hazards AFH: Access to Medical Services		

Table 58 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	CPD: Increase homeless services
	<b>Goal Description</b>	Increase non-housing services and supports to assist homeless individuals and families to stabilize as rapidly as possible.

<b>2</b>	<b>Goal Name</b>	CPD: Increase Small Business Assistance
	<b>Goal Description</b>	Increase access to financial and technical assistance to small businesses, particularly microenterprises that do not have equitable access to conventional financing and consulting resources, and who are at greater risk of displacement.
<b>3</b>	<b>Goal Name</b>	CPD: Affordable Commercial Opportunities
	<b>Goal Description</b>	Develop financing that incentivizes creation of affordable commercial space (including, but not limited to, tenant improvement financing)
<b>4</b>	<b>Goal Name</b>	CPD: Access to Nature and Physical Activities
	<b>Goal Description</b>	Enhance equitable access to nature and physical activity opportunities for people in protected classes throughout the City.
<b>5</b>	<b>Goal Name</b>	AFH/CPD:Resources for at-risk renters/owners
	<b>Goal Description</b>	2017 and 2018 goals include: 1) Provide funding for weatherization and repair of homes occupied by low-income residents; 2) Providing funding to low-income homeowners at risk of losing their homes due to foreclosure; 3) SHA will provide resources for Eviction Prevention interventions for tenants; 4) As part of the Positive Aging Initiative, work with the King County Assessor, identify low-income seniors to increase the number of households enrolled in either the Utility Discount Program, senior homeowner property tax exemption or deferral program; 5) As part of the Positive Aging Initiative, create a cross-referral relationship between the tax exemption/deferral and utility discount programs to expedite senior and other low-income homeowner enrollment to these programs 6) Develop an Age-Friendly Seattle 2018-2021 Work Plan, which will continue implementation of 2017 Age-Friendly Seattle initiatives.

6	<b>Goal Name</b>	AFH/CPD: Preserve and increase affordable housing
	<b>Goal Description</b>	2017 and 2018 goals: 1) Make strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacement. (ongoing) 2) City Staff will work with the Seattle Housing Authority to examine the feasibility of assessing whether RCW 35.21.830 is a barrier to affirmatively promote fair housing in Seattle, in preparing for the next Fair Housing Assessment Plan (2017) 3) Provide financing to rehab and preserve affordable rents in existing housing. (starting in 2017) 4) Advocate for state authority for a Preservation Tax Exemption to incentivize landlords to preserve affordable rents in existing housing. (starting in 2016) 5) Scale MHA requirements to geographic areas of the city based on market conditions such that those areas with strong markets in which amount of redevelopment may be greater will yield larger contributions to affordable housing. (2017) 6) Partner with Sound Transit and other public agencies to dedicate land and other resources toward affordable housing development in areas near major transit investments. (ongoing)
7	<b>Goal Name</b>	AFH/CPD: Promote financial security for LMI HHS
	<b>Goal Description</b>	2017 and 2018 goals: 1) City will Provide resources to low-income homebuyers to purchase homes in Seattle; 2) City will Utilize public property to develop low-income ownership models; and 3) SHA will developing an incentive proposal to support residents seeking economic self-sufficiency.
8	<b>Goal Name</b>	AFH/CPD: Initiatives support marginalized groups
	<b>Goal Description</b>	CPD funded activities that connect workers of color to the broader economy as measured by 150 Ready to Work slots offered classes; eight classes offered, individuals receive educational, career counseling and/or placement services through the RTW program.
9	<b>Goal Name</b>	AFH/CPD: Equitable investment across communities
	<b>Goal Description</b>	Establishment of Equitable Development Initiative fund and ongoing support of development projects

10	<b>Goal Name</b>	AFH/CPD: Provide housing/services to seniors
	<b>Goal Description</b>	<p>2017 and 2018 activities related to the Goal include: 1) City will adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. 2) SHA will support low income seniors through its Aging in Place initiative (ongoing). This includes: Explore how to leverage ACA and ACH; 3) Implement data-sharing agreement between Seattle/King County Public Health, SHA, and King County Housing Authority; 4) Continue offering and expand community services, socialization, and exercise programs for seniors (ongoing) 5) Continue providing senior-specific units, and vouchers to service providers serving this population and explore expansion of additional senior-specific units 6) As part of the Positive Aging Initiative, work to advance a regional effort to create a housing action plan to assess senior housing needs, and advance affordable housing strategies for older residents, including evaluating the feasibility of senior home-sharing options, such as: partnerships to increase the capacity and opportunity for short-term rentals; intergenerational home sharing programs; and communal housing for self-sufficient seniors.</p> <p>This Goal is also supported by the CDBG funded Homeowner Minor Home Repair program which supports senior homeowners to sustain their housing as measured by housing units repaired with CPD funds.</p>
11	<b>Goal Name</b>	CPD: Increase Disaster Readiness
	<b>Goal Description</b>	Increase the City's readiness for disaster prevention, recovery, and resiliency. Ensure needs of vulnerable individuals and families in protected classes are integrated disaster plans and activities.
12	<b>Goal Name</b>	AFH: Engage communities in civic participation
	<b>Goal Description</b>	<p>Activities under this goal include City-wide community clinics hosted by the City Department of Neighborhoods (DON) to increase engagement of people in communities City-wide with an emphasis on people of color and those who rely on languages other than English in civic activities. The primary method for this engagement is through the Community Liaisons program administered by DON.</p> <p>2016-2018 goals: 1) Add up to 25 more Community Liaisons to the DON program; 2) Host 11 community clinics to train recruited liaisons. 3) SHA will staff and engage 19 resident advisory groups; 4) hold quarterly LIPH and SSHP Joint Policy Advisory committee meetings; and 5) Support 16 resident advisory councils (building based) comprised of duly elected members which generally meet monthly.</p>

13	<b>Goal Name</b>	AFH: Services to those with different abilities
	<b>Goal Description</b>	In 2017 and 2018, SHA will 1) continue the conversion and construction of UFAS units, and all new units at Yesler Terrace will be wheelchair accessible. 2) hire a second Americans with Disabilities Act (ADA) coordinator to provide support to meet the needs of residents. 3) SHA will continue to invest in its partnerships with local non-profits and the City of Seattle Aging and Disability Services (ADS) to ensure all high-rise buildings (which serve more than 2,000 adults with disabilities) have access to case managers to ensure they receive the necessary supports and services 4) City will adopt policies prioritizing seniors and people with disabilities for the Housing Levy.
14	<b>Goal Name</b>	AFH: Provide more housing choices for families
	<b>Goal Description</b>	2017 and 2018 goals: 1) Continue to fund the production of affordable projects with family-oriented housing units and amenities. (ongoing); 2) Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing); 3) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods (2017-2019) 4) SHA will continue to explore the conversion of units its Scattered Sites portfolio to family-sized units; 5) In City neighborhood planning efforts, continue to evaluate requirements and incentives to build more family friendly housing into market-rate multifamily residential development.

15	<b>Goal Name</b>	AFH:Increase housing options for homeless families
	<b>Goal Description</b>	2017 and 2018 goals: 1) Implement Pathways Home Initiative, a comprehensive policy and investment framework that ensures the development of a homeless service delivery system focused on ending a people's experience of homeless through increasing access to housing. The primary principals of Pathways Home include creating a person centered response to homelessness, investing in programs that are effective and addressing the racial disparities in homelessness; and to shift focus of emergency shelter from basic survival to placement of persons experiencing homelessness into permanent housing; 2) Implement allocation of \$1.3 million to leverage collaboration, partnerships, donations and other resources to develop 100 new 24/7 enhanced shelter beds for people living unsheltered; 3) Create Navigation Center to bring adults living outdoors into the Center and work to transition them to stable housing within 30 days. The Center will be a low-barrier, comprehensive, dormitory-style program for people transitioning form encampments, with 24-hour access to shower, bathroom, laundry and dining facilities and round the clock case management mental and behavioral health services and access to public benefit programs and housing assistance all in one location. Center opening during the second quarter of 2017.
16	<b>Goal Name</b>	AFH: Promote equitable growth in new development
	<b>Goal Description</b>	2017 and 2018 goals: 1) Adopt zoning legislation to implement MHA in all areas of the City: a) U District - early 2017 b) Downtown/South Lake Union - mid-2017 c) Central Area/Chinatown International District - mid-2017 c) Uptown - late 2017 d) Citywide - early 2018; and 2) SHA will continue the redevelopment of Yesler Terrace, a Choice Neighborhoods Initiative.
17	<b>Goal Name</b>	AFH:Strong community despite displacement pressure
	<b>Goal Description</b>	2017 and 2018 goals: 1) Make capacity building investments to elevate leadership in planning and development by creating an interim advisory board to recognize and build on low income communities and communities of color existing capacity for self-determination (2017); 2) Make capacity building investments to elevate leadership in planning and development (2017-2019) 3) Through Race and Social Justice Initiative (RSJI) make capacity building investment within government for staff to undertake equity work in a meaningful way and 4) Office of Planning and Community Development (OPCD) will use the Equitable Development Initiative's (EDI) analysis to anticipate and prevent displacement of vulnerable residents, businesses and community organizations and establish community stabilizing policies and investments.

18	<b>Goal Name</b>	AFH: Stay accountable to Comprehensive GM Plan
	<b>Goal Description</b>	2017 and 2018 goals include: The Equitable Development Indicators will include metrics related to both place-based opportunity and affordable housing, and many of the indicators will focus on reduction of racial and ethnic disparities. The Comprehensive Plan Indicators will focus on development and quality of life in the City's Urban Villages. Monitoring will provide the City with insights into the degree of progress being made as well as ongoing challenges. Associated reports will provide city officials with information to help make policy, program, and investment decisions, and will help inform the City's ongoing policies and allocations. 1) Number of monitoring programs established; 2) Number of Comprehensive Plan Urban Village indicators and EDI indicators updated per year; 3) Completion of first EDI Plan monitoring reports for 5-8 projects.
19	<b>Goal Name</b>	AFH: All communities are environmentally sound
	<b>Goal Description</b>	2017 and 2018 goals: 1) Complete the Lower Duwamish Waterway Superfund Clean Up Plan (available at <a href="https://www3.epa.gov/region10/pdf/sites/ldw/ROD_final_11-21-2014.pdf">https://www3.epa.gov/region10/pdf/sites/ldw/ROD_final_11-21-2014.pdf</a> ) 2) In partnership with Seattle Public Utilities implement Duwamish Valley Action Plan Program to align and coordinate investments and programmatic efforts from 18 City departments toward river clean-up; and 3) Create Seattle Climate Preparedness Strategy to be adopted in Q2 of 2017 with on-going implementation. Access the full strategy at <a href="http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf">http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf</a> .
20	<b>Goal Name</b>	AFH: Pursue best practices to end biases
	<b>Goal Description</b>	Discussion: The City is committed to addressing bias that disproportionately affects these communities. These actions will help inform policies to increase housing access by groups with barriers.  2017 and 2018 Goals: (1) Conduct a study on the housing needs of LGBTQ seniors; (2) Issue affirmative marketing guidelines for private housing participating in City incentive programs and for City-funded housing; (3) Provide trainings on how best to address bias when using criminal records in tenant screening; and (4) Support housing providers in reaching groups most impacted by displacement and gentrification.

21	<b>Goal Name</b>	AFH: Combat institutional racism and barriers
	<b>Goal Description</b>	2017 and 2018 goals: 1) Conduct fair housing testing on an annual basis (ongoing) 2) Pass Fair Chance Housing legislation (2017) 3) Ensure accountable relationships with communities of color, people with disabilities, LGBTQ residents, immigrants and refugee residents, and other communities.
22	<b>Goal Name</b>	AFH: Create supp hsg, reduce barriers for homeless
	<b>Goal Description</b>	2017 and 2018 goals: 1) Implement coordinated entry systems to increase access and reduce barriers for highly vulnerable homeless people, including those with disabilities (ongoing) 2) Expand the stock of supportive housing through capital investments (ongoing) 3) Adopt policies prioritizing homeless families, individuals and youth for the Housing Levy (2017). 4) SHA will dedicate additional Housing Choice Vouchers, and continue to fund those previously committed, to Seattle's Housing Levy.
23	<b>Goal Name</b>	AFH/CPD: Increase access to government facilities
	<b>Goal Description</b>	2017 and 2018 Goals: 1) Develop 24 City departmental corrective action plans based on results of 2016 ADA survey; 2) Complete Citywide Corrective Action Plan; 3) Review 155 City owned facilities for ADA compliance; and 4) Create barrier removal schedule listing target dates for barrier removal (12,222 elements identified).
24	<b>Goal Name</b>	AFH:Equitable access and amenities throughout city
	<b>Goal Description</b>	2017 and 2018 goals: 1) Distribute the benefits and burdens of growth equitably as measured by Levy to Move Seattle Oversight Committee quarterly report data and number of neighborhoods receiving EDI investments; 2) Connect workers of color to the broader economy as measure by number of EDI projects including and economic development component supported; and 3) Investment in cultural institutions as measured by number of EDI projects supporting cultural institutions.

25	<b>Goal Name</b>	AFH: Partnerships to imp public health outcomes
	<b>Goal Description</b>	2017 and 2018 Goals: 1) Provide funding for weatherization and repair of homes occupied by low-income residents; 2) SHA will expand partnerships to provide on-site nursing in more LIPH buildings and offer the Community Health Worker program in the Yesler Terrace community. SHA redevelopments have on-site health care partners available to the surrounding community; 3) SHA is engaged in a study funded by the Robert Wood Johnson Foundation to evaluate the impact of redevelopment strategies on resident health and well-being at Yesler Terrace and will be responsive to learnings from the evaluation (conducted through 2018); and 4) Selected units at Yesler Terrace (Hoi Mai Gardens) will feature Breathe Easy units, which have been demonstrated to decrease factors associated with childhood asthma; and 5) SHA is engaged in a data sharing arrangement with Seattle-King County Public Health that will enable a deeper understanding of health services, risk factors, and outcomes for those receiving a housing subsidy in order to inform future housing and service strategies.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This annual action plan is developed in the context of the City of Seattle’s overall budget of \$4.4 billion, of which \$1 billion is from our local General Fund. Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City’s goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG-funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes expected by the Human Services Department, the funding department for these activities.

#### Projects

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

**Table 59 – Project Information**

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

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

Should HUD revenues (either annual allocation or program income) exceed the planned amount, the

additional resources shall be allocated in accordance with these funding guidelines.

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

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

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

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

If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address 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 Antidisplacement and Relocation Assistance Plan (RARAP).

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	HSD 2018 CDBG Administration, Planning & Indirect
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$1,047,706
	<b>Description</b>	Provide internal staffing capacity to adequately and effectively administer the Consolidated Plan funds, particularly the CDBG program, and to monitor eligibility, labor standards, and environmental compliance. Maintain data integrity of IDIS data. CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Development of the Consolidated Plan, annual CAPER, annual action plans and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide support for continued integration and implementation of the 2017 Assessment of Fair Housing and the 2018-2022 Consolidated Plan. Charges consistent with approved indirect cost allocation plan.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>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).</p> <p>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.</p>
<b>Location Description</b>	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104	

	<b>Planned Activities</b>	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.
<b>2</b>	<b>Project Name</b>	HSD 2018 Homeless Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	CPD: Increase homeless services CPD: Increase Disaster Readiness AFH: Provide more housing choices for families
	<b>Needs Addressed</b>	AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures
	<b>Funding</b>	CDBG: \$3,311,628
	<b>Description</b>	Via subrecipients provide assistance to persons experience homelessness or at-risk of homelessness; including emergency overnight shelter, day center / outreach activities, and assistance to transitional or more stable housing
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 3,800 individuals will benefit from the CDBG funding.
	<b>Location Description</b>	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. RFP for homeless services to be awarded in November 2017 will determine exact activities and the associated location of the services.
	<b>Planned Activities</b>	Provide program administration and, via subrecipients, provides emergency shelter, day center / outreach activities, and homelessness prevention services.

3	<b>Project Name</b>	HSD 2018 Emergency Solutions Grant Program Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	CPD: Increase homeless services AFH/CPD:Resources for at-risk renters/owners
	<b>Needs Addressed</b>	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility
	<b>Funding</b>	CDBG: \$796,553
	<b>Description</b>	Provides emergency shelter, day center / outreach activities, and homelessness prevention services
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 4,800 individuals will benefit from the ESG funding.
	<b>Location Description</b>	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. RFP for homeless services to be awarded in November 2017 will determine exact activities and the associated location of the services.
<b>Planned Activities</b>	Emergency shelter, counseling, case management, outreach to homeless persons / day center services, homelessness prevention	
4	<b>Project Name</b>	Project 1: 2018-2021 City of Seattle WAH18-F001 (SEATTLE)
	<b>Target Area</b>	
	<b>Goals Supported</b>	CPD: Increase homeless services AFH: Provide more housing choices for families AFH/CPD:Resources for at-risk renters/owners
	<b>Needs Addressed</b>	AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Admissions, occupancy policies & procedures AFH: Impediments to mobility
	<b>Funding</b>	HOPWA: \$22,302,251
	<b>Description</b>	Allocate funds to project sponsors to provide the most effective mix of activities to serve persons living with AIDS and their families.

	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 500 households will benefit from the HOPWA funding.
	<b>Location Description</b>	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. RFP for homeless services to be awarded in November 2017 will determine exact activities and the associated location of the services.
	<b>Planned Activities</b>	Housing, case management, support services
5	<b>Project Name</b>	HSD 2018 Minor Home Repair
	<b>Target Area</b>	
	<b>Goals Supported</b>	AFH/CPD: Provide housing/services to seniors AFH/CPD:Resources for at-risk renters/owners AFH/CPD: Preserve and increase affordable housing AFH/CPD: Promote financial security for LMI HHS
	<b>Needs Addressed</b>	AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Impediments to mobility AFH: Scarcity/High Costs of Land AFH: Lack of Hsg Accessibility Modification Assist
	<b>Funding</b>	CDBG: \$449,917
	<b>Description</b>	Via subrecipient agreement with Senior Services of Seattle / King County, provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes.
	<b>Target Date</b>	12/31/2018

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>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.</p> <p>It is estimated that 2018 will see 550 homeowners 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 for many years 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 2018. Historically this program has assisted homeowners of which 85% identify as senior and of which over 60% are Female Heads of Household. Additionally over 80% of the households have incomes that are half (50%) of Area Median Income; a 2-person household makes less than \$38,400 annually in 2017.</p>
	<p><b>Location Description</b></p>	<p>City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. The program benefits low-moderate income homeowners throughout Seattle. Applicants apply for assistance, at which individual eligibility is determined.</p>
	<p><b>Planned Activities</b></p>	<p>The Minor Home Repair program serves younger disabled homeowners, low-income family homeowners, and older adults homeowners who are faced with the challenge of affording home repairs. Subrecipient staff provide parts and labor to make minor home repairs for homeowners who are on limited incomes. Subrecipient staff conduct an assessment and implementation of minor repairs on owner-occupied housing. Repairs include, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and window panes, building wheelchair ramps, and installing grab bars.</p>
<p><b>6</b></p>	<p><b>Project Name</b></p>	<p>OH 2018 Home Repair Program &amp; Staffing</p>
	<p><b>Target Area</b></p>	
	<p><b>Goals Supported</b></p>	<p>AFH/CPD:Resources for at-risk renters/owners  AFH/CPD: Preserve and increase affordable housing  AFH: Partnerships to imp public health outcomes</p>

	<b>Needs Addressed</b>	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility
	<b>Funding</b>	CDBG: \$605,462
	<b>Description</b>	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.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 30 homeowners will receive financial assistance for major home repair. Assisted households typically include seniors and others on low, fixed incomes. The Home Repair Loan Program helps prevent displacement of low-income homeowners by helping them remain safely in their homes. Homeowners of color are more likely than their white counterparts to be severely cost burdened, meaning that they pay more than 50% of their income towards housing. Therefore, homeowners of color may be more likely to not have access to resources needed for critical home repairs like roof replacements or side sewers.
	<b>Location Description</b>	Homeowners will apply to the Office of Housing for home repair loans throughout 2018. Project locations will be reported after home repair loans are completed.
	<b>Planned Activities</b>	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.
<b>7</b>	<b>Project Name</b>	OH 2018 Homebuyer Education and Counseling
	<b>Target Area</b>	
	<b>Goals Supported</b>	AFH/CPD: Promote financial security for LMI HHS
	<b>Needs Addressed</b>	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI
	<b>Funding</b>	CDBG: \$217,000
	<b>Description</b>	Support CBDO costs of providing education for first-time low- and moderate-income homebuyers
	<b>Target Date</b>	12/31/2018

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>These services are affirmatively marketed to make them available to homebuyers and homeowners of color and other historically disadvantaged Seattle residents. Ensuring that racial minorities and others who have been systematically shut out of the housing market have access to education, counseling and purchase assistance is a key tenant of this program. When low-income people and people of color have the opportunity to purchase homes at affordable prices or stay in their homes due to post-purchase counseling or foreclosure prevention resources this increases racial equity and decreases race and class disparities. It is estimated that 900 households will benefit from this program.</p> <p>400 households will attend workshops and/or receive counseling services: 180 households will attend first-time homebuyer workshops; and 220 households will receive pre- and post-purchase counseling or foreclosure prevention counseling</p> <p>Because of these services, 10 low- to moderate income homeowners will receive foreclosure prevention assistance, and 10 low- to moderate income homebuyers will receive financial assistance to purchase a home.</p> <p>Additionally, at least 500 households will receive information and referrals regarding homeownership</p>
	<p><b>Location Description</b></p>	<p>Services will be provided to homebuyers and homeowners throughout the city, by phone and in person.</p>
	<p><b>Planned Activities</b></p>	<p>Homebuyer counseling and education services; homeowner counseling and foreclosure prevention</p>
<p><b>8</b></p>	<p><b>Project Name</b></p>	<p>OH 2018 Rental Housing Program</p>
	<p><b>Target Area</b></p>	
	<p><b>Goals Supported</b></p>	<p>AFH/CPD: Provide housing/services to seniors  AFH: Create supp hsg, reduce barriers for homeless  AFH: Services to those with different abilities  AFH: Provide more housing choices for families</p>

	<b>Needs Addressed</b>	<p>AFH: Displacement due to economic pressure</p> <p>AFH: Insufficient Investment in Affordable Housing</p> <p>AFH: Lack of Afford, Access. Hsg in Range of Sizes</p> <p>AFH: Lack of Afford. in-Home/Com Based Spprt Serv.</p> <p>AFH: Access to Medical Services</p> <p>AFH: Access publicly supprted hsg for ppl w/disabil</p> <p>AFH: Admissions, occupancy policies &amp; procedures</p> <p>AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv</p> <p>AFH: Lack of Hsg Accessibility Modification Assist</p>
	<b>Funding</b>	<p>CDBG: \$570,217</p> <p>HOME: \$2,462,246</p>
	<b>Description</b>	Provide financial assistance for the preservation and development of multifamily rental affordable housing.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2017. An estimated 57 households will be assisted, of whom an estimated 20 will be homeless households.</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>
	<b>Location Description</b>	Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2017. Project locations will be determined at that time.
	<b>Planned Activities</b>	Capital financing related to construction, acquisition and rehabilitation of affordable rental housing for low-income households. Rental Housing Program staffing.
9	<b>Project Name</b>	OH 2018 OH Staffing, Administration & Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	

	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$151,139 HOME: \$226,225
	<b>Description</b>	Support OH staff costs associated with CDBG and HOME program planning administration, and contracted services.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey).  Programs and activities supported by these funds in the Office of Housing are specifically intended to address affordable housing needs that benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.
	<b>Location Description</b>	City of Seattle, Office of Housing, 700 5th Ave, Seattle, WA 98104
	<b>Planned Activities</b>	Provide internal staffing capacity to adequately and effectively manage and administer the HOME and CDBG funds that the Office of Housing manages; including program planning, administration and contracted services.
<b>10</b>	<b>Project Name</b>	OED 2018 Neighborhood Business District - Only in Seattle
	<b>Target Area</b>	
	<b>Goals Supported</b>	CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities
	<b>Needs Addressed</b>	AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI AFH:Lack Private Investmt in Specific Neighborhood
	<b>Funding</b>	CDBG: \$891,675
	<b>Description</b>	The Only in Seattle Initiative provides grants and services to foster inclusive neighborhood business districts that allow small businesses to thrive. The Initiative focuses on supporting district stakeholders to organize around a common vision for their district and take action. Includes planning and administration that supports the Only in Seattle Initiative.
	<b>Target Date</b>	12/31/2018

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p>Two staff people and 1 or 2 consultants will provide support, assistance and oversight in approximately 9 business districts. 1,500 small businesses are located within the business districts served with CDBG and benefit from the work.</p> <p>Seattle is experiencing rapid redevelopment, particularly in urban villages and business districts. Although some areas of Seattle have not seen the same level of redevelopment, particularly in areas of historic disinvestment, the rapid rise in real estate costs has pushed higher income people into these less-expensive areas and pushed lower-income residents and businesses out of Seattle. The projects in the Only in Seattle program focus on preventing displacement of small businesses of color. This is accomplished by organizing district stakeholders to create a shared vision, developing strategies to address priorities and intentionally reaching out to businesses and connecting them to services. This allows local businesses, property owners, residents and organizations to drive changes and develop local support for businesses.</p>
	<p><b>Location Description</b></p>	<p>RFP occurs in November 2017 to determine final neighborhoods, but the program has consistently supported the following business districts to implement comprehensive commercial district strategies: Beacon Hill, Capitol Hill, Central Area, Chinatown-ID and Little Saigon, Hillman City, Lake City, Othello, Rainier Beach, South Park</p>
	<p><b>Planned Activities</b></p>	<p>Racial Equity in Business Districts Project: This project includes supporting several business districts to conduct in-language outreach to local small businesses, to learn challenges they are facing and support with services. The project also includes a training cohort in racial equity and implicit bias to build awareness and provide tools for business district leaders to build more equitable organizations and practices. In 2018, approximately 3-5 business districts will receive outreach support and 15-20 business district leaders will receive training.</p> <p>Comprehensive Commercial District Strategies: Approximately 9 business districts receive CDBG support to develop and implement plans. Typical outcomes include, connecting businesses to technical assistance, conducting community and cultural events, improving district safety, conducting cleanups, improving and activating public spaces in the district and building strong business district organizations.</p>
<p><b>11</b></p>	<p><b>Project Name</b></p>	<p>OED 2018 Small Business Support</p>
	<p><b>Target Area</b></p>	

	<b>Goals Supported</b>	CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities
	<b>Needs Addressed</b>	AFH: Access to financial services AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI
	<b>Funding</b>	CDBG: \$612,000
	<b>Description</b>	Support deliver of technical assistance in the form of business assistance, marketing support, and one-on-one technical support to small business entrepreneurs in the retail, restaurant or service sectors that are in low- and moderate-income neighborhoods. Additionally provide direct financial assistance to qualifying microenterprises and small businesses for job creation and retention and services to disadvantaged communities.
	<b>Target Date</b>	12/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 small businesses will be supported with technical assistance. The program prioritizes outreach for business technical assistance to women, minority and immigrant owned businesses. Approximately 45 microenterprises will be supported with financing.
	<b>Location Description</b>	Business technical assistance will be provided citywide to low- and moderate-income owned businesses (microenterprises), businesses located in low- and moderate-income areas and immigrant owned businesses. Financing will be provided citywide to low- and moderate-income owned businesses (microenterprises). The program prioritizes outreach for financing to women, minority and immigrant owned businesses.
	<b>Planned Activities</b>	Provide financing to microenterprises in the form of Individual Development Accounts for Businesses, a form of matched savings program that combines business savings, technical assistance and matching funds (i.e., CDBG funds). Financing will also be provided as interest subsidy on microenterprise loans.
<b>12</b>	<b>Project Name</b>	OED 2018 Alpha Cine
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$98,000

	<b>Description</b>	Repayment of CDBG-backed Section 108 loan for Alpha Cine project
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 annual repayment for the Section 108 loan on a business that subsequently closed.
	<b>Location Description</b>	City of Seattle, Office of Economic Development
	<b>Planned Activities</b>	Repayment of Section 108 loan on a business that subsequently closed.
<b>13</b>	<b>Project Name</b>	Parks 2018 Parks Upgrade Project
	<b>Target Area</b>	
	<b>Goals Supported</b>	CPD: Access to Nature and Physical Activities AFH: All communities are environmentally sound
	<b>Needs Addressed</b>	AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Impediments to mobility AFH: Inaccessible Government Facilities/Services AFH: Inaccessible Infrastructure AFH: Location of Environmental Health Hazards
	<b>Funding</b>	CDBG: \$808,000
	<b>Description</b>	Provide capital improvements and renovation in neighborhood parks serving qualifying low- and moderate-income neighborhoods and ADA Improvements.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	Location for park improvements to be determined in early 2018.
	<b>Planned Activities</b>	Installation of up to 9 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
<b>14</b>	<b>Project Name</b>	OIRA 2018 Ready to Work
	<b>Target Area</b>	

	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	AFH: Lack of Educational/Employment Spprt for LMI
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO Provide ESL and job skills training for persons with limited English proficiency via a CBDO.
	<b>Target Date</b>	12/31/2018
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>The total number of families served will be 150. All the participants will be English language learners in need of stable employment and ongoing access to English language learning programs.</p> <p>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.</p>
	<b>Location Description</b>	Classes and services will be provided at 1.) Asian Counseling and Referral Service, 3629 Martin Luther King Dr. South, Seattle , WA 98144 and 2.) Rainier Beach Public Library, 9125 Rainier Ave. South, Seattle , WA 98119
	<b>Planned Activities</b>	Via a CBDO, and subcontracted CBOs, provide English language learning classes and employment services including: outreach, learning assessments, classroom instruction, case management, educational and career planning, job placement and employer engagement to support the program.
<b>15</b>	<b>Project Name</b>	OPCD 2018 Equitable Development Initiative
	<b>Target Area</b>	
	<b>Goals Supported</b>	<p>AFH: Engage communities in civic participation</p> <p>AFH: Promote equitable growth in new development</p> <p>AFH: Strong community despite displacement pressure</p> <p>AFH: Stay accountable to Comprehensive GM Plan</p> <p>AFH: Pursue best practices to end biases</p>
	<b>Needs Addressed</b>	AFH: Lack Public Investment in Specific Neighbhds.
	<b>Funding</b>	CDBG: \$430,000

<b>Description</b>	Provide support for community-based organizations pursuing investment strategies that will mitigate displacement within high-risk neighborhoods.
<b>Target Date</b>	12/31/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Funding will be awarded to eligible organizations through a competitive Notice of Funds Availability (NOFA) process in early 2018. CDBG funds will support at least 1 neighborhood with 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> <ol style="list-style-type: none"> <li>1. People of color: Percentage of population that is not non-Hispanic White</li> <li>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"</li> <li>3. Low educational attainment: Percentage of population 25 years or older who lack a Bachelor's degree</li> <li>4. Rental tenancy: Percentage of population in occupied housing units that are renters</li> <li>5. Housing cost-burdened households: Percentage of households with income below 80% of AMI that are cost burdened (&gt; 30% of income on housing) and Percentage of households with income below 80% of AMI that are severely cost burdened (&gt; 50% of income on housing)</li> <li>6. Household income: Percentage of population with income below 200% of poverty level</li> <li>7. Proximity to transit: Number of unique transit trips within 0.25-mile walking distance of a location</li> </ol>

	<b>Location Description</b>	<p>High displacement risk / low access to opportunity (ex. Rainier Beach, Othello, South Park, Highland Park)</p> <p>High displacement risk / high access to opportunity (ex. Chinatown/International District, Central Area(23rd and Union-Jackson), Lake City and North Gate)</p>
	<b>Planned Activities</b>	<p>Equitable Development Projects are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process in 2018.</p>

## **AP-50 Geographic Distribution – 91.220(f)**

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

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

1. Disparities identified through the 2017 City and Seattle Housing Authority's Assessment of Fair Housing analysis in terms of geographic equity in access to private and publicly supported housing, services and community assets. In many cases this will be based on the need to balance City-wide access; but it will also prioritize those investments that address the current and future boundaries that HUD maps and data determine to fall into Racial/Ethnically Concentrated Areas of Poverty. Other issues, such as improving access and reducing impact on people with different abilities could focus on system-level improvements without being tied to specific geographic locales such as Transit Improvement that are primarily driven by urban planning and growth management principles but need to address disparate impact on people with different abilities, *regardless* of location.
2. The City's Economic Equity Development Initiative (EDI); also part of the AFH work plan; the EDI is being implemented specifically to address disparities in communities of color (which may also represent LMI areas). Based on the City's ongoing commitment to operationalizing Race and Social Justice principles, the EDI will focus on community generated priorities for facilities improvements, job development, and economic parity in sharing the City's prosperity and amenities specifically from the standpoint of current and developing area of communities of color.
3. The Mandatory Housing Affordability ordinance and implementation. In order to realize affordable housing goals in the mix of all residential and commercial development across the City, the Office of Planning and Community Development in consultation with many other departments and Seattle Housing Authority will implement a series of upzones in areas of the City deemed "high opportunity" areas (mainly based on transit access and growth management goals) where higher density development will be required in conjunction with incentives and required production of units of affordable housing by private and public developers. As each upzone happens through the Mayor's Office and Council; that area may rise in priorities for investment of CDBG/HOME, State trust fund or local Levy funding. The HUD federal grants may

be used for eligible high priority developments that directly benefit LMI households.

### Geographic Distribution

Target Area	Percentage of Funds

Table 60 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

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

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

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

### Discussion

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

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

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

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

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

Table 61 - One Year Goals for Affordable Housing by Support Requirement

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

Table 62 - One Year Goals for Affordable Housing by Support Type

### Discussion

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

Funding for rental housing production and preservation is awarded following the priorities and procedures adopted in OH's Housing Funding Policies ([link in PR-10](#))

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

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

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

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

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

In 2018, Seattle Housing Authority anticipates addressing elevators and roofs at several properties. Additional capital projects that are planned for 2018 include interior and exterior rehabilitation, replacement of fans, windows, and appliances, and security and accessibility upgrades at various properties. In addition design work will begin to redevelop the Lam Bow apartment complex following the fire that destroyed one building in 2016.

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

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

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

Seattle Housing Authority is not a troubled PHA.

### **Discussion**

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

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

### **Introduction**

Seattle is responding to the needs of persons experiencing homelessness through a coordinated Continuum of Care. The City invests in services to prevent homelessness and to help homeless people access and retain permanent, affordable housing with direct grants through contracts with community-based organizations. The City also invests in the development of affordable, permanent housing for homeless and low-income individuals and families. The one-year Action Plan goals and action steps for 2018 implements priorities through planning, program development, investment, and contract monitoring of projects in three strategic investment areas:

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

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

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

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

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

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

## **individual needs**

2018 priorities one-year goals and actions for outreach and assessment include:

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

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

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

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City and its community partners is committed to:

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

young adults become homeless again.

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

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

1. Investing, contracting and monitoring of funding in housing placement, stabilization & support services. This includes financial assistance via rapid rehousing, housing navigation services designed to move a homeless household quickly into permanent, “non time-limited” housing; and housing focused services such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize, move into housing.

Programs are designed to rapidly rehouse and stabilize homeless individuals, families, and youth/young adults and special needs populations, including persons with HIV/AIDS, in housing with the most appropriate level and duration of service intervention(s). Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle HSD Webpage).

2. Planning, program development and system coordination in conjunction with the All Home the CoC Lead to implement initiatives aimed at reducing homelessness among families with children, youth/young adults, chronically homeless individuals, and persons living with HIV/AIDS (HIV/AIDS Housing Committee and Ryan White Planning and Implementation groups).
3. Implementation of Pathways Home the city's strategic plan to address homelessness.

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

## **employment, education, or youth needs**

1. Investing, contracting and monitoring of funding in Homelessness Prevention programs that provide financial assistance and housing services, such as case management, search and placement services for short-term or ongoing support to households to stabilize, move into housing. Prevention programs assist individuals, families, youth/young adults and special needs populations, including persons with HIV/AIDS, who are at greatest risk of becoming homeless. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary.

City of Seattle also provides local Housing Levy funding with federal funding, such as ESG to support these prevention programs (listed and updated on the city of Seattle HSD Webpage.

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

## **Discussion**

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

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

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

Applications in each process are reviewed for ability to deliver services that meet investment outcomes and goals. Applicants are also asked to demonstrate how they will incorporate specific standards and

principles, such as cultural and linguistic relevance, in their program model.

**AP-70 HOPWA Goals - 91.220 (I)(3)**

<b>One-year goals for the number of households to be provided housing through the use of HOPWA for:</b>	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	96
Tenant-based rental assistance	58
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	112
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	266

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

### **Introduction:**

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

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

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

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

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

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

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

### **Discussion:**

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

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

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

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Discussion:**

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

## Program Specific Requirements

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

#### Introduction:

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

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

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

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

##### Reference 24 CFR 91.220(I)(1)

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

- |  |           |
|--|-----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 2,400,000 |
| 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
<b>Total Program Income:</b>	<b>2,400,000</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

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

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

US Department of Housing and Urban Development rules limit the maximum eligible sales price for HOME-assisted ownership housing to \$373,000 for homes in Seattle. In Seattle's high cost market, there is extremely limited inventory available for income-eligible buyers. The City could request a waiver to increase the maximum sales price based on a market study reflecting the higher median sales price; however HUD requires this study to be updated on an annual basis and the City cannot justify the costs at this time. Therefore, Seattle will use HOME funds solely for rental housing activities.
- 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.
- Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

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

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Describe performance standards for evaluating ESG.

The City is combining ESG funding with multiple fund sources in the 2017 Homeless Investments RFP. Part of the RFP requirements are "Appendix E - Minimum Performance and Target Performance Standards for sub-recipients (see full document at

<http://www.seattle.gov/Documents/Departments/HomelessInvestmentsRFP/Appendix%20E%20-%20Minimum%20Performance%20Standards%20and%20Target%20Performance%20Standards.pdf>.

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

**RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN (RARAP).**

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

**Appendix - Alternate/Local Data Sources**

<b>1</b>	<p><b>Data Source Name</b> Seattle Housing Authority Move To Work Report</p> <p><b>List the name of the organization or individual who originated the data set.</b> Seattle Housing Authority</p> <p><b>Provide a brief summary of the data set.</b> Seattle Housing Authority is providing data from the 2016 Annual Moving to Work (MTW) Report on housing stock, leasing, and participant demographics. This data is intended to correct the faulty data provided in the pre-populated tables.</p> <p><b>What was the purpose for developing this data set?</b> This report is provided to HUD every year, as required by our Moving to Work (MTW) agreement.</p> <p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The time period is year-end 2016.</p> <p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> This data is comprehensive for SHA's programs and participants.</p>
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	<b>What is the status of the data set (complete, in progress, or planned)?</b>
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	The data is complete for the time period represented.
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# Grantee Unique Appendices

## City of Seattle Citizen Participation Plan

### **Introduction**

The purpose of the Citizen Participation Plan, required by the U.S. Department of Housing and Urban Development (HUD), is to adopt policies and procedures for public engagement as a prelude to the allocation and expenditures of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) funds. The policies outlined in this plan build on extensive community engagement and public processes already in practice by the City of Seattle.

HUD requires several planning documents be developed by grantees to aid in the process of identifying affordable housing and community development priority needs, and to assist with establishing goals and strategies to address those needs. The *Assessment of Fair Housing (AFH)* identifies local and regional fair housing issues and sets goals for improving fair housing choice and access to opportunity. The *Consolidated Plan* is designed to analyze housing and community development market conditions, which form the basis for data-driven, place-based investment decisions. The planning process serves as the framework for a community-wide dialogue to identify priorities that align with anticipated financial resources. The Consolidated Plan is carried out through *Annual Action Plans*, which provide a summary of actions, projects, and specific federal and non-federal resources that will be used each year to address the priority needs and goals identified by the Consolidated Plan. The City reports annually on accomplishments and progress toward the Consolidated Plan and AFH goals in the *Consolidated Annual Performance and Evaluation Report (CAPER)*.

To be most effective, citizen participation and consultation must be an ongoing process. To that end, this Citizen Participation Plan outlines opportunities for citizen engagement at all stages of the funding process including the development and any revisions of the Assessment of Fair Housing, the Consolidated Plan and any substantial amendments, Annual Action Plans, and performance reporting done through the CAPER.

### **Participation by Low and Moderate-Income and other Disadvantaged Persons**

It is the policy of the City of Seattle to provide equitable access and encourage meaningful participation from all residents in the city. This includes low- and moderate-income persons, particularly those living in blighted or high poverty neighborhoods, and areas where CDBG funds are proposed to be used in the Consolidated Plan and Assessment for Fair Housing. For purposes of CDBG funding, a resident is considered low-income if their family income equals 50% or less of area median income (AMI), as estimated annually by HUD. A person is considered moderate-income if their family income is between 50% and 80% of area median income. Predominately low-to moderate-income neighborhoods are defined as any neighborhood where at least 51% of the residents have incomes equal to or below 80% of the AMI for any given year. The determination of whether a neighborhood meets the low-to moderate income definition is made by the city at the time a project of area-wide benefit is funded based on current data provided by HUD.

The City also actively encourages participation of minorities or people of color, non-English speaking persons, and persons with differing abilities. Actions to encourage participation shall include wide-spread outreach and public relations efforts, conducting hearings and meetings in target neighborhoods, translation of notices and other vital documents in languages other than English and language assistance as needed, and providing document in formats accessible to persons with disabilities upon request. The Mayor's Communication Office assesses needs for language translation, but assistance shall also be available upon request.

#### **Participation by Relevant Stakeholders**

The City will actively encourage participation of local and regional institutions in the process of developing the AFH and Consolidated Plan. Such organizations include but are not limited to the following: Seattle/King County Continuum of Care; business and civic organizations; developers and service providers; philanthropic organizations; and community-based, faith-based and other nonprofit organizations. In the process of developing the Consolidated Plan, the City shall also consult with broadband internet service providers and organizations involved with narrowing the digital divide; agencies involved with management of flood prone areas, public land or water resources; and emergency management agencies.

The City has a strong history of collaboration with the Seattle Housing Authority (SHA). The 2017 Assessment of Fair Housing was jointly developed by the City and the SHA. In partnership with the SHA, the City shall continue to encourage participation from public and assisted housing residents, including participation from resident advisory councils. The City routinely shares information with the SHA about Consolidated Plan projects expected to occur near the Housing Authority's developments and surrounding neighborhoods, to enable SHA to make this information available at its annual public hearings required for the SHA Plan.

#### **Outreach Techniques**

The City shall implement a range of public engagement and participation methods such as focus groups, neighborhood meetings, public hearings, electronic and paper-based surveys, social media campaigns and other methods to maximize input from residents and stakeholder groups. The Citizen Participation Plan will be available to the public in electronic form on the City's website with paper copies available at the Seattle Municipal Tower, Department of Human Services, 700 5<sup>th</sup> Avenue, Suite 5800, Seattle, WA 98104.

#### **Development of the Assessment of Fair Housing**

At the onset of the public participation process or as soon as feasible after the start of the process, the City will make all HUD-provided data and other supplemental data being used in the Assessment of Fair Housing planning process available to residents and stakeholder organizations. The City may make the HUD-provided data available to the public by cross-referencing the data on HUD's website.

As described in the Outreach Techniques section above, the City will engage in a variety of ways with key stakeholders and residents to gather input on the Assessment of Fair Housing. As described in the Public Comment and Hearings section below, the City will conduct at least one public meeting during the development of the AFH.

At least 30 calendar days before the Assessment of Fair Housing is submitted to the U. S. Department of Housing and Urban Development, the City of Seattle shall make electronic and paper copies of the AFH available to residents and stakeholders to review and provide comment. The City will publish a summary of the contents of the Assessment of Fair Housing in local newspapers of general circulation and inform all citizens, particularly those affected by the AFH, of the locations where complete copies of the document will be available including on the internet, and at libraries and other public places. The City will provide a reasonable number of free copies of the AFH to citizens and groups that request it.

The City will provide information on how to submit comments and input on the Assessment of Fair Housing as described in the Public Comment and Hearings section below. The City will consider any comments or views of residents received in writing or orally at the public hearings when preparing the final Assessment of Fair Housing. A summary of any comments or views, including those not accepted and the reasons why, shall be attached to the final Assessment of Fair Housing.

#### **Assessment of Fair Housing Revisions**

The City shall amend or revise its Assessment of Fair Housing if at least one of the criteria for material change described below is met. The City will complete the revision to the Assessment of Fair Housing within 12 months of the onset of the material change, unless otherwise instructed by HUD.

The criteria for material change includes:

1. A change in circumstances within the City that affects the information on which the Assessment of Fair Housing is based to the extent that the analysis, the fair housing contributing factors, or the priorities/goals of the AFH no longer reflect actual circumstances (e.g. Presidentially declared disaster); or
2. HUD's written notification that a material change is required to the Assessment of Fair Housing

Material changes to the Assessment of Fair Housing will be advertised in local newspapers notifying citizens that copies of all material changes are available at the City of Seattle Human Services Department and on the City's website for review and comment prior to adoption by the Seattle City Council at a public hearing. A public comment period of not less than 30 calendar days shall be allowed prior to implementation of the revisions involving material changes, which aligns with the process set forth in the Public Comment and Hearings section below.

#### **Development of the Consolidated Plan/Action Plan**

Prior to adoption of a Consolidated Plan, the City shall make available to residents and stakeholders:

1. The total amount of assistance the city expects to receive from the various HUD funding authorizations;
2. The range of activities that may be undertaken with these funds;
3. The estimated amount of funding that will benefit persons of low-to moderate-income;
4. Plans to minimize displacement of persons, including specifying the type and level of assistance that will be made to any persons displaced; and
5. When and how this information will be made available to the public.

At least 30 calendar days before the Consolidated Plan/Action Plan is submitted to the U.S. Department of Housing and Urban Development, the City shall publish a summary of the contents of the Consolidated Plan/Action Plan in local newspapers of general circulation and inform all citizens of the locations where complete copies of the document will be available, including on the City's website. The City will also provide a reasonable number of free copies of the Plan to citizens and groups that request it.

As described in the Public Comment and Hearings section below, the City will conduct at least one public meeting during the development of the Consolidated Plan. The City shall also provide information on how to submit comments and input on the Consolidated Plan/Action Plan. The City will consider any comments or views of residents received in writing or orally at the public hearings when preparing the final Consolidated Plan/Action Plan. A summary of any comments or views, including any comments or views not accepted and the reasons why, shall be attached to the substantial amendment.

In the event of a public hearing to discuss a Section 108 Loan Guarantee Assistance Application, the City shall provide to citizens:

1. The amount of Section 108 Guaranteed Loan Funds expected to be made available for the coming year, including program income anticipated to be generated by the activities carried out by the Guaranteed Loan Funds;
2. The range of activities that may be undertaken with Section 108 Guaranteed Loan Funds;
3. The estimated amount of Section 108 Guaranteed Loan Funds (including derived program income) proposed to be used for activities that will benefit low and moderate-income persons; and
4. The proposed activities likely to result in displacement and the City's plans, consistent with previously developed policies, for minimizing displacement of persons resulting from its proposed activities.

#### **Consolidated Plan/Action Plan Amendments**

The City shall amend its approved Consolidated Plan/Action Plan whenever one of the following decisions have been made:

1. To make a change in its allocation priorities or a change in the method of distribution of funds;
2. To carry out a project using funds from any program covered by the Consolidated Plan/ Action Plan (including program income) not previously described in the Action Plan; or
3. To change the purpose, scope, location, or beneficiaries of a project.

Consolidated Plan/Action Plan amendments that do not meet the threshold of substantial changes as defined below will be updated in copies of the Consolidated Plan/Action Plan available at the City of Seattle Human Services Department office and on the City's website and will be described in the City's CAPER. Changes to the City's office location, name of the Department, or staff contacts shall not constitute a substantial change.

#### ***Substantial Changes***

Criteria for which a change would constitute a substantial change, and thereby require formal adoption of an amendment to the associated Consolidated Plan/Action Plan or Section 108 Guaranteed Loan Application, would include one or more of the following conditions:

1. Increasing or decreasing funding levels for a given project by 51% or more of the previously adopted amount.
2. Modification of a project to address a different national objective.
3. Changes in the use of CDBG funds from one eligibility category to another, in accordance with 24 CFR §91.105(c).

This list represents the City's criteria for determining what constitutes a substantial amendment and are subject to the City's citizen participation process.

Substantial changes shall be advertised in local newspapers notifying citizens that copies of the changes are available at the City of Seattle Human Services Department office and on the City's website for review and comment prior to adoption by the City of Seattle at a public hearing. A public comment period of not less than 30 calendar days shall be allowed prior to implementation of substantial amendments, which will align with the process set forth in the Public Comment and Hearings section below. The City will consider any comments or views of residents received in writing or orally at the public hearings prior to adoption of substantial amendments. A summary of any comments or views, including any comments or views not accepted and the reasons why, shall be attached to the substantial amendment.

The City will ensure that any amendments to the Consolidated Plan/Action Plan are consistent with its certification to affirmatively further fair housing and the analysis and strategies of the City's Assessment of Fair Housing.

#### ***Disaster response exempt from Substantial Amendment process***

Criteria for which a change would **not** constitute a substantial change, and thereby waive requirements for formal adoption of an amendment to the associated Consolidated Plan/Action Plan or Section 108 Guaranteed Loan Application, include events that qualify as a type of disaster. For example, The City

could redirect existing funds and/or programs in a local urgent need response. Likewise, in the event of a state and/or federal designated disaster in Seattle, the City could apply for new CDBG-Disaster Recovery grants. In general, to ensure disaster recovery grants are awarded in a timely manner, provisions of 42 U.S.C. 5304(a)(2) and (3), 42 U.S.C. 12707, 24CFR 570.486, 91.105(b) and (c), and 91.115(b) and (c), with respect to citizen participation requirements, are waived via Federal Register Notice (<https://www.hudexchange.info/cdbg-dr/cdbg-dr-laws-regulations-and-federal-register-notice/>)

1. HUD criteria used to qualify local "urgent needs" e.g., events of "particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community for which other funding is not available" found at 24 CFR 570.483(d);
2. Federal Emergency Management Agency criteria used to determine eligibility for assistance after "the emergency or major disaster event" can be found at 44 CFR 206.221-223;
3. City actions that could impact Consolidated Plan funds will be consistent with officially adopted emergency management and disaster recovery plans (see <http://www.seattle.gov/emergency-management> for more detail);
4. The City will notify HUD five (5) days before implementing changes or amendments to the Consolidated Plan and/or Action Plan, but is not **required** to undertake public comment; and
5. The City will make reasonable efforts to provide public opportunity for comment about changes using the criteria documented in the "Waiver Process" section below.

#### **Performance Reports**

Each year a performance report is submitted to the U. S. Department of Housing and Urban Development by the City of Seattle. The City shall invite and encourage all citizens and stakeholder organizations to assess and submit comments on all aspects of performance in meeting Consolidated Plan goals and objectives, including the performance of the City of Seattle's grantees and contractors. The City will provide notice in local newspapers on the opportunity to comment on the performance report for a period of not less than 15 calendar days prior to its submission to HUD. All comments received in writing or orally will be considered in preparing the final Consolidated Annual Performance and Evaluation Report (CAPER). A summary of all comments or views shall be submitted as part of the report to HUD. The City will provide copies of the performance report at the City's office and on its website.

#### **Reasonable and Timely Access**

All hearings carried out in furtherance of this Plan will be held at times and locations convenient to beneficiaries and allow for broad participation from all community members. Public hearings will be held at City Hall at 601 5<sup>th</sup> Avenue in downtown Seattle during normal business hours. City Hall and associated parking are ADA compliant. City Council Chambers has a hearing loop system to accommodate for hearing disabilities and provisions of signing can be made as requested. The hearings are also televised and archived on the City's website.

Notices of all public hearings shall be widely advertised by placing ads in local newspapers and on the City's officially designated public notice site not less than 14 calendar days prior to each public hearing. All notices of public hearings shall indicate the location, date and time of the meeting; and shall indicate the topics to be considered. The newspaper ad shall be headed in bold type:

**PUBLIC HEARING NOTICE**  
**CITY OF SEATTLE**  
**CONSOLIDATED PLAN/ACTION PLAN or ASSESSMENT OF FAIR HOUSING**

**Public Comments and Hearings**

Prior to publishing the Assessment of Fair Housing and the Consolidated Plan/Action Plan for citizen comment, or submission of an application for Section 108 Loan Guarantee Assistance, the City shall conduct at least one public hearing to obtain citizens views on fair housing strategies, community development and housing needs, proposed projects, and program performance. A digest of comments and proposals received from citizens shall be compiled by the City. Following publication of summaries of the AFH and Consolidated Plan/Action Plan, the City will receive comments for a period of 30 calendar days. These comments will be considered prior to implementation of the plans.

All public hearings shall provide residents with reasonable and timely access to the meetings as described in the section above and consistent with accessibility and reasonable accommodation requirements found in Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, and with regulations found at 24 CFR Part 8 and 28 CFR Parts 35 and 36.

The City will consider any comments or views of residents received in writing or orally at the public hearings when preparing a final or revised/amended plan. A summary of any comments or views, including those not accepted and the reasons why, shall be attached to the final or revised/amended plan.

**Participation by Non-English-Speaking Citizens**

In the event a significant number of non-English speaking citizens are expected to attend any of the public hearings scheduled in furtherance of this Plan, or participate in a survey or other activities, the City will arrange to provide language assistance to ensure meaningful access and participation of interested parties. For assistance, please contact City staff by telephone at 206-386-1001, or by mail at:

City of Seattle  
Human Services Department  
P.O. Box 34215  
Seattle, WA 98124

**Public Access to Records**

The City of Seattle Human Services Department, located at 700 5<sup>th</sup> Avenue, Suite 5800, Seattle, WA, shall provide residents, public agencies, and any interested parties access to the records listed below at any time during normal business hours. Materials shall also be provided in a form accessible to persons with different abilities or limited English proficiency, upon request.

1. Citizen Participation Plan;
2. Consolidated Plan and Annual Action Plans, including any substantial amendments;
3. Assessment of Fair Housing, including any revisions;

4. Consolidated Annual Performance and Evaluation Report (CAPER);
5. Section 108 Loan Guarantee information and records, as applicable;
6. Records of hearings, program documents such as letters of approval, and current agreements;
7. Copies of regulations that govern the programs and assurances made in connection therewith; and
8. Documents pertaining to other program requirements, such as contracting procedures, environmental requirements, fair housing and other equal opportunity requirements.

#### **Technical Assistance**

It is the policy of the City to ensure all groups that request assistance in developing proposals for any programs covered by the Consolidated Plan and AFH receive technical assistance, particularly those groups representative of low- and moderate-income persons. Staff from the Seattle Human Services Department will be present at public meetings and available during business hours to provide technical assistance to groups in understanding program requirements, such as Davis-Bacon Wage provisions, environmental policies, equal opportunity regulations and relocation requirements. Technical assistance may be provided directly by City personnel or through contracted consultants; and may include assistance such as the provision of data or help in the preparation of printed material such as handouts and notices to assist citizens or groups with presenting information on the program to their members.

#### **Complaints and Grievances**

All citizens' complaints and grievances presented verbally will be answered by Seattle Human Services Department staff at the time presented, or answered in writing, as necessary. All requests for information, complaints or grievances presented in writing and forwarded to the attention of:

City of Seattle  
Human Services Department  
P.O. Box 34215  
Seattle, WA 98124

will receive a written response from Seattle Human Services Department staff not later than 15 work days from the date the complaint is received, whenever practicable. Responses may be appealed in writing to the Human Services Department staff within 10 work days of receipt of the response.

#### **Waiver Process**

Upon determination of good cause, the U. S. Department of Housing and Urban Development has the authority to waive certain regulatory provisions of the CDBG, HOME, ESG and HOPWA programs subject to statutory limitations.

Examples of good cause for such waivers:

- Presidential disaster declarations under Title IV of the Stafford Act represent one example of good cause for such waivers.

- The City of Seattle may seek a waiver to its citizen participation process, in emergency situations when expedited assistance offered through Consolidated Plan/Action Plan covered programs is deemed necessary by the Mayor
- HUD issues notices to waive deadlines for submission and reduction of public comment periods.

Following HUD issuance of waiver notices or approval of a waiver requests, the City reserves the right to amend the Citizen Participation Plan comment period as follows:

1. A reduction in the public comment period for Consolidated Plan/Action Plan substantial amendments from 30 calendar days to seven calendar days, and
2. A reduction in the public comment period from 30 calendar days to seven calendar days in the event of a local "urgent needs" emergency or state/federally declared disaster; and
3. Flexibility in determining what constitutes reasonable notice and opportunity to comment.

**Desired Outcome: Community Engagement and Empowerment to Address Equity**

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Engage underserved and underrepresented communities in civic participation efforts and provide them with access to resources and opportunities that support their economic and social well-being.	Segregation/Integration Disparities in access to opportunity R/ECAPs Disability and Access	Displacement of residents due to economic pressures Location and type of affordable housing Lack of public investment in specific neighborhoods	1) In 2016, City expects to host ~11 community clinics that provide extensive language access services and each engage 50-150+ participants. It is estimated that an average of 50-75% of attendees to date have never previously participated in a City of Seattle outreach effort. In 2017, the City expects to expand the clinic events to include affordable housing, community health care, educational, and faith-based organizations/partnerships. 2) Increase the number of active Community Liaisons from 35 in 2015 to 60 in 2016. This program growth includes new geographic/neighborhood representation (e.g., Native American, Sikh, people experiencing homelessness) as well as new geographic/neighborhood representation. Aiming to add 30 more Community Liaisons to the program in 2017. Increase the number of City projects engaging Community Liaisons from 11 in 2015 to 60 in 2016 (does not include clinic events described above). In 2016, establish and launch systems for assigning project work to Community Liaisons, evaluating Community Liaison performance, and providing free, monthly, skill-based training opportunities through a "Community Liaisons Institute." 3) SHA will staff and engage with resident advisory committees, support resident leadership training, and provide staffing to facilitate community-driven initiatives and activities (ongoing)	DON, SHA
<p>Discussion: Engagement of underrepresented communities is critical to addressing past inequities in the City's approach to public policy. Without such efforts, communities with the most resources naturally gain greater access and influence over resources and decision-making. The City of Seattle is currently working to expand equitable forms of outreach and engagement, as reflected in the Mayor's Executive Order (EO) on Outreach and Engagement, which directed DON to lead a citywide effort that results in the timely implementation by all City departments of equitable outreach and engagement practices.</p> <p>DON is expanding the Clinic Outreach Model, which enables City staff to meet and provide community members with information about a variety public programs and resources in settings where individuals that haven't historically interacted with the City are already gathering. DON is currently working to host multiple clinic-style events in various locations across the City, ranging from topics such as HALA, Orca Lift and tenant protections to utility discounts. DON also collects demographic information from participants at each community event (e.g., ethnicity, primary language spoken at home, past level of interaction with City government), and collects data and feedback from host organizations and presenters on topics including the number of attendees at each event, attendees' perceived level of comprehension of presentation material, the level of attendee engagement with presenters, and the presence of new vs. past/frequent participants in City outreach events.</p> <p>DON is expanding the City's use of Community Liaisons (formerly Public Outreach and Engagement Liaisons), including increasing their number, expanding their community and geographic representation, increasing the number of City projects engaging Community Liaisons, building Community Liaisons' capacity and skills through ongoing training opportunities, and establishing a process for assigning Community Liaisons to projects and evaluating their performance.</p> <p>SHA regularly engages with its residents. Two of the primary ways it does so is through the Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing Program Advisory Group. The former is comprised of Low-Income Public Housing (LPH) residents, and the latter residents of the Seattle Senior Housing Program (SSHPP). Each group meets throughout the year to review major policy drafts, and discuss with SHA staff. Additionally, SHA staff engages with resident councils, and provide resident leadership opportunities.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
Lead equitable outreach and engagement efforts to support the Housing Affordability and Livability agenda (HALA), notably the adoption of citywide zoning changes to support Mandatory Housing Affordability.	Segregation Disparities in Access to Opportunity R/ECAPs Disability and Access	Community opposition Displacement of residents due to economic pressures Land use and zoning laws Insufficient investment in affordable housing Lack of public investment in specific neighborhoods	1) Convene focus groups for community representatives to discuss the new, citywide Mandatory Housing Affordability program. Engage at least 5 people from around 30 neighborhoods for a total of 150 people and contract with a social justice group to support participants and establish a separate series of trainings for individuals that need additional background on land use, affordable housing and the types of City interventions possible. Provide translated materials, mobility access assistance and sign language interpretation. (January 2017) 2) Create materials that are easily accessible and approachable, provide translated documents in the top 7 languages, create an online dialogue tool that is accessible from both desktop computers and mobile phones, and develop a "Weekly Wonk" video series that highlights technical policy topics in short videos. (Ongoing) 3) Attend "lunch and learns" that include organizations serving underrepresented populations. Work with service providers in underserved communities to explore their interests in/concerns with existing and potential future housing policies. (September 2016-January 2017) 4) In future community planning efforts following HALA rezones, ensure the inclusion of renters, people of color, youth, and others who are often excluded by traditional neighborhood groups in the community engagement process.	DON, OPCD, OH
<p>Discussion: Equitable engagement of communities is particularly critical to apply to the City's approach to land use policy, which has historically been subject to influence by community opposition. Such opponents have often been empowered to block changes under the guise of preserving neighborhood character, which can result in continued segregation and limited access to certain neighborhoods. To address this issue, the City of Seattle has initiated a multipronged, multifaceted outreach and engagement effort led by DON in support of the Mayor's Housing Affordability and Livability Agenda (HALA), which includes citywide town halls, neighborhood-oriented community meetings, focus groups, digital engagement, tabling at community events, and targeted outreach to underserved and underrepresented communities (including communities of color, faith communities, immigrant and refugees.) Successful implementation of zoning changes to support housing affordability will result in elevation of community voices that are facing displacement pressures, and increased access to housing opportunities for protected classes throughout the city.</p>				

**Desired Outcome: Increase Housing Options and Stabilization**

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant	
3	Provide more housing and support services for seniors.	Segregation Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs Disparities In Access to Opportunity	Insufficient Investment in Affordable Housing Lack of Affordable, Accessible Housing in Range of Unit Sizes Displacement of Residents Due to Economic Pressures Access to Medical Services Lack of Affordable In-Home or Community-Based Supportive Services	1) City will adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. (2017) 2) SHA will support low income seniors through its Aging in Place initiative (ongoing). This includes: - Explore how to leverage ACA and ACH (2017); - Implement data-sharing agreement between Seattle/King County Public Health, SHA, and King County Housing Authority (2017); - Continue offering and expand community services, socialization, and exercise programs for seniors (ongoing); - Continue providing senior-specific units, and vouchers to service providers serving this population (ongoing); - Explore expansion of additional senior-specific units (2017) 3) As part of the Positive Aging Initiative, work to advance a regional effort to create a housing action plan to assess senior housing needs, and advance affordable housing strategies for older residents, including evaluating the feasibility of senior home-sharing options, such as: partnerships to increase the capacity and opportunity for short-term rentals; intergenerational homesharing programs; and communal housing for self-sufficient seniors.	SHA, HSD, OH
<p>Discussion: In the City of Seattle report Quiet Crisis, it was projected that by 2025 the number of seniors in King County will double and nearly 54,000 seniors will live in poverty. This is projected to result in a shortage of almost 16,000 publicly supported housing units or vouchers. Adding to these concerns were findings that only one-third to one-half of Baby Boomers would have sufficient finances to afford retirement and medical costs.</p> <p>The Seattle Housing Authority is engaged in a number of strategies to provide health and accessible housing for low-income seniors. These are captured primarily through the Aging in Place initiative. In 2017, SHA will continue offering, and potentially expand, case management; medical care; and health screenings to improve the ability of seniors to receive needed health care. This includes the on-site nursing program offered by Neighborcare, and funding to select a provider to continue socialization and health screenings in selected SSHP and LPH buildings. SHA will establish a Volunteer Recognition Program to encourage volunteers to provide services to seniors including exercise and computer classes. SHA will also assess options to expand community services for low-income seniors in need of service-enriched housing, and the possibility of additional senior-specific units offered in SHA's housing stock.</p> <p>Additionally, SHA is collaborating with a number of partners in the area to improve services to low-income seniors. SHA will work with these organizations to determine how to best leverage the Affordable Care Act and Accountable Communities of Health to support the Aging in Place initiative. SHA along with Public Health – Seattle &amp; King County and King County Housing Authority are working to develop an integrated data system to establish the regular exchange of health and housing data to better inform and identify interventions to improve the health outcomes of residents. Alongside these initiatives, SHA also provides vouchers to service providers offering affordable and assisted living units specifically meant to service elderly populations. In most cases, such providers have case managers and/or service coordinators onsite to assist seniors with activities of daily living.</p>					
4	Create new supportive housing and reduce barriers to accessing housing for homeless individuals and families.	Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs Disability and Access	Insufficient Investment in Affordable Housing Access to Publicly Supported Housing for Persons with Disabilities	1) Implement coordinated entry systems to increase access and reduce barriers for highly vulnerable homeless people, including those with disabilities (ongoing) 2) Continue to expand the stock of supportive housing through capital investments (ongoing) 3) Adopt policies prioritizing homeless families, individuals and youth for the Housing Levy (2017). 4) SHA will dedicate additional Housing Choice Vouchers, and continue to fund those previously committed, to Seattle's Housing Levy.	OH, HSD, SHA
<p>Discussion: Homelessness is one of Seattle's most urgent fair housing challenges, with persons of color and people with disabilities representing a disproportionate share of those living without shelter. Seattle has been a national leader in the creation of permanent supportive housing for homeless individuals and families, particularly through "Housing First" models that eliminate barriers to entry. As the homeless crisis has grown, Seattle has renewed its commitment to expanding the stock of supportive housing through capital investments. Homeless families, individuals and youth have been and will remain priority populations for the Seattle Housing Levy. SHA has committed over 1,000 vouchers to these priorities as a part of the levy as well. In addition, Seattle is implementing coordinated entry systems that prioritize access by highly vulnerable homeless people, including those with disabilities.</p>					

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant	
5	Provide more housing and support services for low-income people with disabilities.	Disproportionate Housing Needs Disability and Access	Lack of Affordable, Accessible Housing in Range of Unit Sizes Lack of Assistance for Housing Accessibility Modifications Access to Medical Services Lack of Affordable, Integrated Housing for Individuals Who Need Supportive Services	1) SHA will continue the conversion and construction of UFAS units, and all new units at Yesler Terrace will be wheelchair accessible (ongoing). SHA will also hire a second Americans with Disabilities Act (ADA) coordinator (2017). 2) SHA will continue to invest in its partnerships with local non-profits and the City of Seattle Aging and Disability Services (ADS) to ensure all high-rise buildings (which serve more than 2,000 adults with disabilities) have access to case managers to ensure they receive the necessary supports and services (ongoing) 3) City will adopt policies prioritizing seniors and people with disabilities for the Housing Levy (2017).	SHA, OH, HSD
<p>Discussion: To address the disproportionate housing needs of people with disabilities, Seattle must increase its supply of affordable, accessible housing and support services. The City of Seattle is committed to this goal, and plans to adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. SHA also commits vouchers to service providers offering affordable and supportive housing to these populations through the Housing Levy.</p> <p>In order to provide accessible living spaces for low-income disabled individuals, Seattle Housing Authority will continue the conversion and construction of units to meet UFAS standards. SHA is engaged in ongoing efforts to meet the requirements under the Voluntary Compliance Agreement (VCA) the agency signed with HUD. Under this agreement, reflecting its long-standing commitment to serving the disabled in barrier-free housing, Accessibility is also seen in the Yesler Terrace redevelopment, where all new units developed by SHA will be visitable by a person in a wheelchair. In addition to its adherence to the VCA, SHA provides physical modifications to ensure that individuals with a disability have reasonable accommodations. In 2017, SHA will hire a second Americans with Disabilities Act (ADA) coordinator to provide support to meet the needs of residents. SHA will also continue its partnership with Full Life Care and the City of Seattle Aging and Disability Services (ADS) to ensure that all SHA Public Housing buildings have access to case managers who assess the medical and mental health status of residents; make referrals for treatments; and assist residents</p>					
6	Provide more housing choices for families and large households.	Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs	Insufficient Investment in Affordable Housing The Availability of Affordable Units in a Range of Sizes Admissions and Occupancy Policies and Procedures	1) Continue to fund the production of affordable projects with family-oriented housing units and amenities. (ongoing) 2) Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing) 3) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods (2017-2019) 4) SHA will continue to explore the conversion of units in its Scattered Sites portfolio to family-sized units (2017) 5) In neighborhood planning efforts, continue to evaluate requirements and incentives to build more family friendly housing into market-rate multifamily residential development.	OH, SHA, OPD
<p>Discussion: As noted in the demographic analysis, families with children comprise a smaller share of Seattle's population than in the region at large. One way to promote housing choices for families is to ensure there is an adequate supply of affordable, large units, particularly in family-friendly settings. OH will continue to prioritize funding for the production of family-sized units in projects designed with family-friendly amenities. In addition, OH will implement policies in the MHA and MFFE programs to encourage the production of larger units in private market projects.</p> <p>SHA is a major partner in providing affordable, family-friendly housing. While only 2% of the City's rental housing stock is 3- bedrooms or larger, SHA's housing stock is 19% 3+ bedrooms. As part of SHA's effort to serve families, SHA will explore the conversion of units in the Scattered Site portfolio into large bedroom units in recognition of the fact that low-income families face a scarcity of large bedroom units and extremely low vacancy rates in Seattle's private rental market. SHA will also participate in the "Creating Moves to Opportunity" pilot to increase the ability of families with children to reside in high opportunity neighborhoods.</p>					

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
7 Dedicate and grow resources for investment in affordable housing throughout the city.	Segregation Disparities in Access to Opportunity Disproportionate Housing Needs	Insufficient investment in affordable housing Displacement of residents due to economic pressures	1) Continue effective implementation of the Seattle Housing Levy to ensure its continued success (2017-2023) 2) Pilot City bond financing for affordable housing (2017) 3) Implement assessment of City-owned property for affordable housing opportunities (ongoing) 4) Advocate for state authority to enact a REET for affordable housing (starting in 2016) 5) Advocate for greater federal investment in affordable housing (ongoing)	OH, SHA, OIR
<p>Discussion: Investment in affordable housing is an essential mechanism for ensuring equitable access to housing for a range of protected classes. As state and federal resources have declined in recent years, the pace of affordable housing production has not kept up with demand. The result has been longer waitlists for affordable housing that leave lower-income residents with extremely limited housing choices, further exacerbating fair housing issues, such as the disproportionality of households of color who pay more than half of their incomes toward housing. To combat this reality, Seattle is taking steps to increase and diversify local funding streams for affordable housing, and advocate for more resources at the state and federal levels.</p> <p>Seattle is already a national leader in dedicating local resources to affordable housing, with a 30+ year track record of approving local levies to invest in affordable housing; now advancing even more ambitious plans for investment. Most recently, Seattle residents voted to double the size of the local Housing Levy to \$290 million over 7 years. The Seattle City Council followed this with a measure to utilize \$29 million in the City's bonding capacity to create more affordable housing. The City is also assessing its real estate inventory for affordable housing development opportunities, as well as working with other public agencies to identify suitable opportunities on publicly owned sites. At the State level, Seattle is actively advocating for authority to raise new revenues for affordable housing through a dedicated Real Estate Excise Tax (REET). Finally, both the City and Seattle Housing Authority continue to be actively engaged in advocating for the restoration of federal investment in affordable housing.</p>				
8 Provide resources to stabilize low-income renters and homeowners and/or Seniors	Disproportionate Housing Needs Disparities in Access to Opportunity	Displacement of residents due to economic pressures Impediments to mobility Access to financial services	1) Provide funding for weatherization and repair of homes occupied by low-income residents. (ongoing) 2) Providing funding to low-income homeowners at risk of losing their homes due to foreclosure. (starting in 2017) 3) SHA will provide resources for Eviction Prevention interventions for tenants (ongoing) 4) As part of the Positive Aging Initiative, work with the King County Assessor, identify low-income seniors to increase the number of households enrolled in either the Utility Discount Program, senior homeowner property tax exemption or deferral program 5) As part of the Positive Aging Initiative, create a cross-referral relationship between the tax exemption/deferral and utility discount programs to expedite senior and other low-income homeowner enrollment to these programs 6) Develop an Age-Friendly Seattle 2018-2021 Work Plan, which will continue implementation of 2017 Age-Friendly Seattle	OH, HSD, SHA, King County Assessor, Area Agency on Aging
<p>Discussion: Low-income renters and homeowners are often the most vulnerable to losing their housing, whether due to changes in housing costs such as unexpected home repairs, or changes in income such as the loss of employment from a medical condition. Stabilizing low-income households through such crises helps to prevent displacement, reduce homelessness, and create financial strength and stability for low-income people.</p> <p>Seattle/King County Positive Aging Initiative: Age-Friendly Seattle provides a community environment that optimizes opportunities for health, participation, and security to ensure quality of life and dignity for people of all ages and abilities. Age-Friendly Seattle accomplishes this by recognizing the wide range of older people's capacities and resources; anticipating and responding to aging-related needs and preferences; respecting older people's decisions and lifestyle choices, protecting those who are most vulnerable; and promoting older people's inclusion in, and contribution to, all areas of community life. Older adults, whether domestic or foreign-born, in the U.S. face unique challenges impacting their health and wellbeing that need to be addressed by policymakers. It is estimated that at least one in eight U.S. adults aged 65 and older are foreign born, a share that is expected to continue to grow. The U.S. Department of Health and Human Services (HHS) indicates that disparities in income level, poverty, access to medical care and other factors impacting quality of life persist among many older adults, increasingly adults of color. According to HHS, the U.S. older population is becoming more racially and ethnically diverse as the overall minority population grows and experiences greater longevity; and although the study Aging with Pride provides important new information about the lesbian, gay, bisexual, and transgender (LGBT) population over age 50, little is known about older LGBT people because very few studies on older adults and aging focus on sexual orientation or gender identity.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
9 Preserve and increase affordable housing in communities where residents are at high risk of displacement.	Segregation Disparities in Access to Opportunity Publicly Supported Housing Location and Occupancy	Displacement of residents due to economic pressures Scarcity/high cost of land	1) Make strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacement. (ongoing) 2) City Staff will work with the Seattle Housing Authority to examine the feasibility of conducting an assessment of whether RCW 35.21.830 is a barrier to affirmatively promote fair housing in Seattle, in preparing for the next Fair Housing Assessment Plan (2017) 3) Provide financing to rehab and preserve affordable rents in existing housing. (starting in 2017) 4) Advocate for state authority for a Preservation Tax Exemption to incentivize landlords to preserve affordable rents in existing housing. (starting in 2016) 5) Scale MHA requirements to geographic areas of the city based on market conditions such that those areas with strong markets in which amount of redevelopment may be greater will yield larger contributions to affordable housing. (2017) 6) Partner with Sound Transit and other public agencies to dedicate land and other resources toward affordable housing development in areas near major transit investments. (ongoing)	OH, HSD, OPCD, SHA, OCR
<p>Discussion: The displacement of long-time residents from Seattle, particularly from communities of color, has been identified clearly and consistently by community members as an urgent crisis demanding action. In response to this reality, the City is taking a number of steps to combat and mitigate such displacement.</p> <p>The preservation and production of affordable housing is perhaps the most direct tool for combating the displacement of low-income residents from historic communities of color, particularly those that are likely to experience increased demand due to their proximity to transportation, employment and other amenities. While market rate housing is subject to dramatic price fluctuations (including owner-occupied housing where long-time property owners may be subject to dramatic property tax increases from rising land values), affordable housing provides a stable safety net by restricting rent increases, and limiting occupancy to those who need an affordable home.</p> <p>The City is utilizing a range of approaches to pursue this goal. First, the City is making strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacements. In addition, the City is intends to create a new loan program to provide low-cost rehab financing to owners in exchange for preserving affordable rents for 10 to 15 years. Third, the City is advocating for state authority to adopt a Preservation Tax Exemption that would encourage private owners to preserve affordable rents for a minimum of 15 years. The City is also structuring its proposed MHA program to scale requirements based on market conditions, with the intention of yielding more affordable housing where more development occurs. Finally, the City is taking advantage of opportunities to dedicate publicly owned property to affordable housing, particularly where major investments in public infrastructure such as transit are likely to increase property values and lead to more displacement.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant	
<b>Desired Outcome: Increase Housing Choice in Higher Opportunity Areas</b>					
10	Promote increased access to housing in areas that afford high access to opportunity to residents.	Segregation Disparities in Access to Opportunity Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs	Land use and zoning laws Insufficient investment in affordable housing Marketing and screening practices in private housing Scarcity/high cost of land Displacement of residents due to economic pressures Impediments to mobility Availability of affordable units in a range of sizes	1) Adopt zoning legislation that promotes development of more diverse housing types within urban villages, including increasing multifamily zoning to provide more affordable housing development opportunities. 2) Promote affirmative marketing of affordable housing units in the Multifamily Tax Exemption and Incentive zoning/MHA programs. (2017-18) 3) Pursue development of affordable housing on surplus public property in key locations such as the former Fort Lawton Army base. 4) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods (2017-2019) 5) SHA will continue the redevelopment of Yesler Terrace, a Choice Neighborhoods Initiative (ongoing) 6) Consider and study MHA alternatives that increase affordable housing in areas with high access to opportunity and low risk of displacement.	OH, SHA, OPCD
<p>Discussion: Increasing access to historically exclusive neighborhoods is fundamental to reversing patterns of segregation and disparities in access to opportunity. These patterns are reinforced by a number of complex, interrelated factors including: the employment of marketing and screening practices that narrow housing access to select groups; the continuation of land use and zoning restrictions that preclude new and diverse types of housing in historically exclusive neighborhoods; a tight housing market that leaves those with fewer resources less able to compete; and the continuation of outright housing discrimination. Many of the neighborhoods in Seattle that were historically subject to racial covenants have failed to see significant changes in their racial makeup, even as Seattle has diversified, in part because of the limitations on the types of housing that may be built in such neighborhoods, in part because even the new housing that is produced is not affordable, and in part because even affordable units are not necessarily affirmatively marketed.</p> <p>Seattle is employing a range of strategies to increase access to historically exclusive areas that afford high opportunity to its residents, including: adopting zoning changes that will allow more diverse housing types and more multifamily housing; promoting affirmative marketing in affordable housing programs that are used by for-profit property owners; pursuing development opportunities on publicly owned land in strategic locations; and utilizing project-basing to create opportunities in areas less accessible to tenant-based voucher holders.</p> <p>SHA will participate in the national pilot "Creating Moves to Opportunity" that will increase the ability of families with children to reside in high opportunity neighborhoods. The pilot will include support strategies intended to increase a household's buying power. Additionally, HUD Fair Market Rents (FMR) have made it difficult for voucher holders to access units in such opportunity areas. In 2016, SHA increased the Voucher Payment Standard for Tenant-Based Vouchers in the Private Rental Market. This was done to increase the ability of voucher holders to compete in the private sector rental market. SHA will continue to evaluate the effectiveness of this adjustment in 2017. Moreover, the Yesler Terrace redevelopment continues to support programs offering educational, economic, and health care supports to those residents. Such efforts support access to opportunity not only for those residents, but the neighborhood as a whole.</p>					

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant	
11	Increase housing options for homeless families and individuals in Seattle who are disproportionately represented by people in protected classes	Disparities in Access to Opportunity - Low Poverty Exposure	Lack of affordable, accessible housing in a range of unit sizes Insufficient investment in affordable housing Displacement of residents due to economic pressures	1) The Pathways Home Initiative is a comprehensive policy and investment framework that ensures the development of a homeless service delivery system focused on ending a people's experience of homelessness through increasing access to housing. The primary principals of Pathways Home include creating a person centered response to homelessness, investing in programs that are effective and addressing the racial disparities in homelessness. 2) Shift focus of emergency shelter from basic survival to placement of persons experiencing homelessness into permanent housing. Implement allocation of \$1.3 million to leverage collaboration, partnerships, donations and other resources to develop 100 new 24/7 enhanced shelter beds for people living unsheltered. (2017) 3) Mayor's 2017-2018 budget includes an additional \$7,684,354 to implement Pathways Home, including improve coordination and outreach, increase safe sleeping locations, shelter and housing options, and to facilitate those on waiting lists for homeless housing. 4) Create Navigation Center to bring adults living outdoors into the Center and work to transition them to stable housing within 30 days. The Center will be a low-barrier, comprehensive, dormitory-style program for people transitioning from encampments, with 24-hour access to shower, bathroom, laundry and dining facilities and round the clock case management mental and behavioral health services and access to public benefit programs and housing assistance all in one location. Center opening during the second quarter of 2017.	HSD, OPCD, SHA, OH
<p>Discussion: HUD Map 14 validates that the census tracts with the lowest poverty exposure contain a lower percentage of racial minorities, and the census tracts with the highest exposure to poverty contain a higher percentage of racial minorities than is present in the population of Seattle as a whole. This pattern holds true for almost every factor called out in the AFH: access to jobs, proficient schools, and housing. The 2016 Point in Time count (a yearly survey of those unsheltered outside or in cars and tents) documented 4,505 people homeless in King County. Though almost any household in Seattle could experience homelessness through personal catastrophe or national level economic decline such as the Great Recession, it is well documented that the current homeless population is over-represented by adults and children of color. In fact, African Americans are five times more likely and Native American/Alaska Natives seven times more likely experience homelessness. Four of five children of color in King County experience homelessness and nearly 90% of families in emergency shelter and transitional housing are person's of color. The Seattle Human Services Department and Mayor have adopted the Pathways Home (Person Centered Plan to Support People Experiencing Homelessness) and Bridging the Gap (guiding interim expansion of services during State of Emergency declared by the City in 2015) to address this issue. See the full documents for details on critical initiatives and funding levels to implement both plans.</p>					
12	Promote equitable growth that harnesses new development to create diverse, affordable housing choices throughout the city.	Segregation Disparities in Access to Opportunity Disproportionate Housing Needs	Land use and zoning laws Insufficient investment in affordable housing Displacement of residents due to economic pressures	1) Adopt zoning legislation to implement MHA in all areas of the City: a) U District - early 2017 b) Downtown/South Lake Union - mid-2017 c) Central Area/Chinatown International District - mid-2017 d) Uptown - late 2017 e) Citywide - early 2018 2) SHA will continue the redevelopment of Yesler Terrace, a Choice Neighborhoods Initiative (ongoing)	OPCD, OH, SDCI, SHA
<p>Discussion: As economic growth in Seattle has fueled a major influx of new residents into the city, the city has experienced a development boom that has produced almost exclusively high-priced housing. At the same time, production has failed to keep up with demand, leading to rising prices in the existing housing stock. To address this crisis, Seattle is adopting a Mandatory Housing Affordability (MHA) program that will require new development in all neighborhoods in the city to contribute to affordable housing, and will create additional development capacity to accommodate more growth. The MHA program will apply to both commercial and residential development, and will include policies that promote the inclusion of affordable housing within private development, and the investment of developer payments in affordable housing in strategic locations across the city. Affordable units will be rent and income restricted, and will serve to households earning 60% AMI or lower.</p>					

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant	
13	Support low-income tenants in accessing affordable housing throughout the city.	Fair Housing Issues	The Availability of Affordable Units in a Range of Sizes Insufficient Investment in Affordable Housing Displacement of Residents Due to Economic Pressures Marketing and Screening Practices in Private Housing Private discrimination Impediments to Mobility	1) SHA will improve the quantity and quality of assistance provided to voucher holders through one-on-one and group assistance, dedicated staffing for landlord recruitment and timely inspections, and possible financial supports such as security deposit assistance. (ongoing and 2017 enhancements) 2) SHA will evaluate its payment standards annually utilizing multiple local market factors and will pilot a supplement to payment standards in opportunity neighborhoods for families with children. (2017) 3) SHA will seek to maintain, and possibly expand, affordable units in neighborhoods that are otherwise very difficult for SHA's clients to access. (ongoing)	SHA
Discussion: A key strategic direction for the Seattle Housing Authority is expanding housing opportunities for low-income individuals. This not only means creating more affordable housing, but also diversifying housing choice. To do so, SHA will look to continue and further develop policies and programs that increase housing choice, demonstrate alternative housing models, and preserve and improve access to neighborhoods that are otherwise out of reach for low-income households. Low-income renters in Seattle face a number of challenges namely the high cost of rent and low vacancy rates. Other rental barriers, including eviction history, credit history, criminal history, and lack of resources for a deposit can make it even more difficult for households that must compete in the private market as well. SHA will continue to offer strategies to support voucher holders in locating a home. These include one-on-one assistance with housing counselors, landlord outreach to expand the pool of options, assistance with security deposits, and "Leasing for Success" workshops to educate voucher holders on the housing search process. Additionally, SHA will participate in the "Creating Moves to Opportunity" pilot that will assist families in finding a rental unit in high opportunity neighborhoods.					
14	Promote financial empowerment for low-income households through expansion of homeownership opportunities and other programs.	Disparities in Access to Opportunity Publicly Supported Housing Location and Occupancy	Impediments to Mobility Access to Financial Services Displacement of Residents Due to Economic Pressures Lack of Educational/Employment Supports for Low-income Residents	1) Provide resources to low-income homebuyers to purchase homes in Seattle (ongoing) 2) Utilize public property to develop low-income ownership models. (ongoing) 3) SHA will be developing an incentive proposal to support residents seeking economic self-sufficiency (2017)	OH, SHA
Discussion: Homeownership remains a key tool for wealth-building and financial empowerment, yet the opportunity to purchase a home is increasingly remote for those with low incomes in today's real estate market. In implementing the 2017 Housing Levy, the Office of Housing will continue to invest local resources to promote sustainable homeownership for low-income buyers. These funds can support buyers competing with limited resources in the private market. In addition, they can be used as capital funds to leverage opportunities to develop new low-income ownership housing on public property. SHA is also engaged in programs to promote financial strength for its residents. In 2017, SHA will explore and, if there is support, develop a work-able resident incentive proposal, including a redesign of the Family Self-Sufficiency (FSS) financial model and replacement or renewal of the Savings Match program, to encourage economic advancement.					
15	Increase access to appropriate housing for people with disabilities	Access to Opportunity - Disparities in Access for People with Disabilities	Lack of affordable, accessible housing in range of unit size Regulatory barriers to providing housing and supportive services for persons with disabilities	Work with Seattle Department of Construction and Inspection services to determine method to identify ADA Class I permitted units for both rental and single family in the existing permits database. Determine cost and feasibility of creating an inventory and making list accessible to the public. If existing data cannot create historic inventory; plan for data collection going forward. Use this process as pilot for more systematic review of SDCIS policy and procedure to identify barriers to housing for people with disabilities and areas where focused practical policy & procedural changes could mitigate such barriers. Implement work group and craft initial recommendations in 2017.	HSD, OPCD, SDCI
Discussion: At present, the City has not compiled data that reflects housing units in Seattle that are permitted as ADA accessible housing units or estimating potentially modifiable units. Assuming the trend documented in the HUD study (which found serious lack of housing units nationally in current housing stock that is ADA accessible for people with primary mobility disabilities) applies to Seattle, that lack of accessible housing would validate the Seattle's Commission for People with Disabilities prioritization of accessible housing and transit as the highest needs in the community. Accessible housing is an issue for a significant and likely increasing number of people in Seattle as discussed in the Fair Housing Analysis. But for people with disabilities who are also overrepresented in lower income households, the dearth of affordable and accessible housing is particularly urgent and was validated by community consultation.					

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant	
<b>Desired Outcome: Increase Access to Opportunity, Address R/ECAPS and Inequities in Community Assets</b>					
16	Address inequities to access to proficient schools in areas where there is likely a negative impact on people in protected classes.	Disparities in Access to Opportunity	Impediments to Mobility Access to Financial Services Lack of Educational/Employment Supports for Low-income Residents Location of Proficient Schools and School Assignment Policies	1) Seattle Public Schools in the 2016-17 school year, the Seattle Public Schools continues its commitment to eliminating opportunity gaps across the district. 2) City Families and Education Levy allocations for 2017-18 are focused on supporting schools and students living in and near the R/ECAPS as identified in the AFH.	DEEL, Seattle Public Schools
Discussion: Seattle Public Schools in the 2016-17 school year, the Seattle Public Schools continues its commitment to eliminating opportunity gaps across the district. Seattle Public Schools is leading the way to prepare students for college, career and life. Despite making promising progress continues to have unacceptable achievement gaps between white students and students of color. The good news is that since 2011, the number of gap eliminating schools has increased. There are now eight schools that are rapidly increasing achievement for students we have not historically served well using the Eliminating Opportunity Gaps principles. These schools focus on: data driven decisions; matching the right support and interventions to student need; teachers collaborating to innovate and problem solve; supporting leadership from strong instruction-focused principals; and partners working with staff to provide whole child supports, and teachers' unwavering belief in their students is reflected in the school culture, the rigor in the classroom and students' sense of belonging. (see Seattle Public Schools Eliminating Opportunity Gaps).					
In November 2011, 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.					
17	Advance economic mobility for low-income residents with targeted workforce development resources.	Disparities in Access to Opportunity Disproportionate Housing Needs	Displacement of Residents Due to Economic Pressures Impediments to Mobility Lack of Educational/Employment Supports for Low-income Residents	1) SHA will re-amp its workforce services, programs, and incentives. Changes will build on participant feedback, evaluation of current offerings, community context, best practices, and the strengths of our community partners like the Workforce Development Council and Seattle Colleges (2018-20).	SHA
Discussion: Low-income individuals face numerous barriers to economic self-sufficiency. Low-income households experience high unemployment and underemployment rates. As seen in the AFFH data analysis, while many publicly support housing residents live in job-rich neighborhoods, the populace within them have difficulty connecting to the labor market. Seattle Housing Authority has long recognized these challenges, and the importance of supporting our residents toward self-sufficiency. Doing so not only improves the lives of those residents, but can also help them move on from public housing so more low-income families can be served. Throughout the years, SHA has engaged in numerous initiatives aimed at accomplishing these goals.					
SHA will launch, in mid-2017, a new Economic Advancement Program (EAP), which will house a number of workforce programs. Chief among them is the Workforce Opportunities System (WOS) pilot that connects residents to the local community college system to receive training leading to living wage employment. SHA will work with the Seattle College District (SCD) and the local Workforce Development Council to provide additional opportunities for its residents through WOS. SHA also offers the industrial Sewing Class program at Yesler Terrace, which teach residents the skills necessary for employment in professional garment assembly. SHA partners with the Seattle Vocational Institute (SVI) to support SHA residents in finding careers in construction through the Pre-Apprenticeship Construction Training (PACT) program. The Section 3 Program provides job opportunities, as well as job shadowing, for low-income residents on SHA construction projects in partnership with construction contractors.					

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
18 Promote initiatives that support marginalized groups including low income individuals, minorities, immigrants and women, creating opportunities for shared prosperity.	Segregation Disparities in Access to Opportunity R/ECAPs	Impediments to mobility Lack of educational/employment supports for low-income residents Lack of private investment in specific neighborhoods Scarcity/high cost of land in Seattle	Various Commercial Affordability and Workforce initiative targets throughout 2017.	OED
Discussion: The implementation of these initiatives represents a programmatic approach to supporting low income communities that is done in conjunction with the capital infrastructure created above. These programs directly strengthen the residents of these low-income communities through workforce development, complimentary educational programs and providing accessible resources and technical assistance. In doing so, we strengthen these communities and their residents, preventing displacement and removing barriers to mobility and promoting shared prosperity.				
19 Increase accessibility of government facilities, programs and services and communications for people with varying types of disabilities	Access to Opportunity - Access for People with Disabilities	Inaccessible government facilities or services Inaccessible sidewalks, pedestrian crossings, or other infrastructure	Work with City ADA Coordinators to integrate findings and recommendations of the 2016 city-wide internal departments ADA program access assessment questionnaires. Recommendations for changes in access in public facilities, programs and services, and effective communication issues are among the many areas covered by this survey. Determine those aspects of recommendations with high impact and high intersection with mitigating access to government services for people with disabilities and leverage implementation as appropriate with federal and other resources to advance improvements.	City ADA Coordinators, FAS, HSD
Discussion: The City completed an ADA program access assessment as a separate project in 2015 - 2016 with FAS as project manager. 2017 work includes forming a work team to prioritize and develop recommendation for addressing issues identified through the survey. AFH issues often intersect with ADA compliance particularly with regard to access to employment, government facilities, and accessibility for the public to government programs and services. Staff will coordinate to leverage the benefit of ADA compliance efforts for AFH protected classes as well.				
20 Create strong communities and people with stability and resilience in the face of displacement pressures	Disproportionate Housing Needs; Disparities In Access to Opportunity	Impediments to Mobility Access to Financial Services Displacement of Residents Due to Economic Pressures Lack of Educational/Employment Supports for Low-Income Residents	1) Create an interim advisory board to recognize and build on low income communities and communities of color existing capacity for self-determination (2017) 2) Make capacity building investments to elevate leadership in planning and development (2017-2019) 3) Through Race and Social Justice Initiative (RSJI) make capacity building investment within government for staff to undertake equity work in a meaningful way 4) Through the equity analysis anticipate and prevent displacement of vulnerable residents, businesses and community organizations 5) Establish community stabilizing policies and investments	OPCD, DON, OH
Discussion: Strategies in this goal includes restructuring decision making processes so that people of color and low income communities impacted by displacement have real authority in planning and development decisions. This will include creating an Advisory board that has an open, inviting and transparent process to people new to the planning and development process. It will be structured to accommodate the schedule and location needs of those with the least flexibility. The goal is to increase opportunities for people color to sit at the decision-making table with public officials coming up with policies that affect them. Another strategy will be to make capacity building investments to elevate community voice and leadership in planning and development process by simultaneously supporting the growth of individual, organizational and coalition leadership capacity for communities of color to work together to understand concerns and effectively advocate for themselves and influence policy decisions.				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
21 Provide resources for low-income families in public housing to improve educational outcomes.	Disparities in Access to Opportunity	Impediments to Mobility Access to Financial Services Lack of Educational/Employment Supports for Low-Income Residents Location of Proficient Schools and School Assignment Policies	1) SHA will leverage its partnership with Seattle Public Schools (SPS) to improve the educational outcomes of the students both organizations serve (2017) 2) SHA will evaluate and possibly continue or expand its Home from School pilot, supporting homeless families with students in target school(s) to access affordable housing that enables school, student, and family stability. (2017) 3) SHA is will promote access of its residents to higher education scholarship program and federal financial aid (ongoing, augmented services in 2017-18) 4) SHA will expand engagement opportunities for youth in its large family communities (ongoing, augmented services in 2017) 5) SHA will continue its partnership with Seattle University to provide a number of academic supports to families and their students in the Choice Neighborhoods zone. (2017 to 2019) 6) SHA will promote digital access and training for all SHA tenants including the continuation of free internet services for families (ongoing)	SHA
Discussion: As seen from the AFH data analysis, publicly supported housing residents are on average located in neighborhoods with marginally lower quality schools. SHA realizes the unique challenges faced by low-income residents in connecting to education and then excelling. Research has shown that low-income students perform worse academically than their wealthier peers. In 2011, the National Center for Education Statistics found that the reading and math scores for 4th and 8th grade students receiving Free or Reduced Lunch were nine to 12% lower on average than those not in the program. SHA is in a unique position to assist these children as it houses 12% (over 6,000) of all Seattle Public School (SPS) students. With support from the Bill & Melinda Gates Foundation, SHA and Seattle Public Schools formed a strategic partnership to improve the educational attainment of the youth both organizations serve. SHA and SPS have committed to employing new approaches guided by the following strategies: 1. Create a data-driven service delivery model that informs how SHA and Seattle Public Schools allocate resources to improve education outcomes for our shared students; 2. Develop dual-generation supports to improve education and skills attainment for youth and adults; and 3. Act as allies in bold policy and systems change in order to advance the well-being of shared students and families.				
In addition, SHA will undertake the Home from School pilot program at Bailey Gatzert elementary school in the Yesler neighborhood of Seattle. This will assist homeless families to secure housing and keep their children enrolled at Bailey Gatzert. SHA will secure housing within the school's catchment area for these families, providing them with a stable environment, supportive services. Households participating will also receive a number of support services. SHA supports the academic achievement of its residents in other ways as well. Residents are encouraged to apply for a number of college scholarships including the Dream Big and Washington State College Bound scholarships. SHA will expand support for families with older youth in 2017 through a Youth Navigator position that will focus in Rainier Vista around the issue of disengagement. This navigator will offer one-on-one support to youth and work to build relationships between parents and their child's school.				
At Yesler Terrace, SHA partners with Seattle University and other educational partners to provide youth tutoring; parent-child home visits; college preparation and academic services for middle and high school students; summer academic enrichment programs; and help for families and students in development of educational plans for their future goals. SHA will work with the City of Seattle, local partners, and HUD to promote digital access and training for all SHA tenants. In particular, this initiative will target school-age children.				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
22 Gauge progress over time in implementing the City's Comprehensive Plan and achieving equitable development outcomes, and use this information to inform ongoing work to assess and affirmatively further fair housing.	Segregation Disproportionate Housing Needs Disparities in Access to Opportunity R/ECAPs	Displacement of residents due to economic pressures Land use and zoning laws Insufficient investment in affordable housing Impediments to mobility Lack of public investment in specific neighborhoods	Develop and monitor community indicators of equitable development and progress in implementing Seattle's Comprehensive Plan. (Development of initial indicators in 2017, and monitoring reports on periodic, ongoing basis.)	OPCD in conjunction with multiple departments
Discussion: The Equitable Development Indicators will be tailored to gauge progress on the goals identified in the Equitable Development Framework laid out in the City's Equitable Development Implementation Plan, a companion to the City's Comprehensive Plan. This Framework is closely allied with a balanced approach to affirmatively furthering fair housing that is described in the AFH Guidebook provided by HUD. For example, the goals included in the Equitable Development Framework include addressing the needs of marginalized populations and other communities vulnerable to displacement; prioritizing public investments, programs, and policies to meet the needs of marginalized populations and reduce racial disparities; and creating great neighborhoods throughout the city that provide equitable access to all. The Equitable Development Indicators will include metrics related to both place-based opportunity and affordable housing, and many of the indicators will focus on reduction of racial and ethnic disparities. The Comprehensive Plan Indicators will focus on development and quality of life in the City's Urban Villages. Monitoring will provide the City with insights into the degree of progress being made as well as ongoing challenges. Associated reports will provide city officials with information to help make policy, program, and investment decisions, and will help inform the City's ongoing implementation while enhancing partnerships with City departments and better connecting community-based solutions into government.				
23 Communities of color, immigrant and refugees, people with low-incomes, youth and limited-English proficiency individuals have equitable access, accountability, and decision-making power in environmental policies, programs, and services.	Disparities in access to opportunities	Displacement of residents due to economic pressures Lack of public investments in specific neighborhoods, including services or amenities Location of environmental health hazards	(1) Environmental Justice Committee- The EJC will launch in Feb. of 2017 and review 3 environmental programs or policies to ensure those that are most affected are centered in our environmental progress.	OSE
Discussion: The Environmental Justice Committee (EJC) will strive to help those most-affected by environmental inequities have ownership in decision-making, environmental program/policy design and Equity & Environment Agenda implementation while enhancing partnerships with City departments and better connecting community-based solutions into government.				
24 Promote equitable investment and development, especially in low income communities, that creates opportunities for shared prosperity.	Segregation Disparities in Access to Opportunity R/ECAPs	Impediments to mobility Lack of educational/employment supports for low-income residents Lack of private investment in specific neighborhoods Scarcity/high cost of land in Seattle Historic disinvestment in public housing communities Historic siting decisions for publicly supported housing	1) Establishment of Equitable Development Initiative fund Q2 2017 and ongoing support of development projects. 2) Implementation of neighborhood transformation at Yesler Terrace, a Choice Neighborhoods Initiative through the development of a comprehensive neighborhood strategy to revitalize public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families (ongoing)	SHA, OED, OH

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
<p>Discussion: Seattle is currently involved in two major initiatives to attract equitable investment and development to low income communities. These initiatives are aimed at creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development. These strategies will strengthen communities and their residents by preventing displacement and removing barriers to mobility and promoting shared prosperity.</p> <p>The first initiative is the establishment of an Equitable Development Initiative (EDI) Fund, initially to be seeded with \$16 million from the sale of City property. The EDI Fund criteria are intended to provide an objective basis for evaluating and funding projects. The criteria categories acknowledge that some communities are ready and able to undertake significant fund-raising, development projects or create community-serving programs. Other communities face greater challenges to move from "need" to an operational development project or program. The EDI Fund therefore acknowledges a range of community needs, whether the need is to bring together leaders to clarify goals or to break ground on a major development project. The fund, leveraged by non-city funds and investment, was established to provide resources to communities that are at risk of displacement and have low access to opportunity as Seattle grows. In particular, the Fund is intended to stabilize and anchor communities through programs and developments that will serve a diversity of needs in a sustained manner including projects that: 1) Advance economic mobility and opportunity, 2) Prevent residential, commercial and cultural displacement, 3) Build on local cultural assets, 4) Promote transportation and connectivity, 5) Develop healthy and safe neighborhoods for everyone, and 6) Provide equitable access to all neighborhoods</p> <p>The second major initiative is the transformation of the public housing communities. Some of SHA's largest communities are found in Seattle's R/ECAP neighborhoods. Given that SHA predominantly serves communities of color from extremely low-income backgrounds, these developments contribute to that status. These developments include Yesler Terrace in downtown Seattle, High Point in West Seattle, and NewHolly in Beacon Hill. Each of these developments was among the first of SHA's low-income housing portfolio that came online in the 1940s. Over their life, these developments significantly aged, became expensive to maintain, and were less effective as public housing. At the same time, these developments also serve a significant portion of SHA's residents. Beginning in the 1990s, SHA began a process of redevelopment that continues to this day to combat decades of a lack of investment in these communities. The redevelopment process began with NewHolly, while construction on High Point began in 2004. SHA is now redeveloping Yesler Terrace, the city's first publicly subsidized housing development. The process began in 2013, and full neighborhood transformation will take up to 15 years. Three overarching goals guide the redevelopment plan. First, to transform distressed public housing into energy-efficient, mixed-income housing that is physically and financially viable over the long term. Second, to support positive outcomes for families living in the area, particularly outcomes related to residents' health, safety, employment, and education. Finally, to transform neighborhoods of poverty into viable, mixed-income neighborhoods by improving local services and access to good schools, public transportation, and other public assets.</p> <p>The new Yesler Terrace will house more people than prior to redevelopment, with residential units, commercial retail and open public spaces. The mix of housing is envisioned as follows:</p> <ul style="list-style-type: none"> <li>• 561 replacement homes serving people with incomes below 30% AMI, consisting of 561 units to replace those currently there and 100 additional units developed with partners;</li> <li>• 290 additional low-income homes serving people with incomes from 30 to 50% AMI;</li> <li>• Up to 850 workforce housing serving people with incomes below 80% AMI; and</li> <li>• 1,200 to 3,200 market rate homes.</li> </ul> <p>SHA also offers a host of services to Yesler Terrace residents to support their self-sufficiency and access to opportunity in this community. Residents are supported in three areas that are critical to overcoming poverty:</p> <ul style="list-style-type: none"> <li>• Improving educational achievement – SHA partners with Neighborhood House, Catholic Community Services, Seattle University, and others to provide programs for childcare, tutoring, and college preparation;</li> <li>• Increasing economic opportunities – SHA's Economic Opportunity staff work with workforce development organizations and employers to connect residents to jobs and enter workforce training programs; and</li> <li>• Enhancing access to quality healthcare and healthy living resources – SHA partners with Neighborcare Health and Harborview Medical Center to ensure residents can access quality care, and the Community Health Worker program offers residents assistance on navigating the healthcare system.</li> </ul> <p>SHA is also committed to using environmentally-friendly building techniques to produce healthy and quality housing. The Yesler Breathe Easy Program improves respiratory health through building design and resident engagement. All Seattle Housing-built apartments will contain Breathe Easy features such as energy recovery ventilators to filter incoming air, formaldehyde free and low off gassing paint and cabinetry, and no indoor low-pile carpeting.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
25 Create great places with equitable access. An inclusive city with an equitable distribution of great neighborhoods full of strong amenities that provide equitable access throughout.	Segregation Disparities in Access to Opportunity Publicly Supported Housing Location and Occupancy Disproportionate Housing Needs	Land use and zoning laws Insufficient investment in affordable housing Displacement of residents due to economic pressures	1) Distribute the benefits and burdens of growth equitably (2017 to 2019) 2) Connect workers of color to the broader economy 3) Prioritize rectifying environmental justice issues and foster pathways to employment 4) Invest in cultural institutions	OPCD, DON, OH
<p>Discussion: In this goal we will use an equity lens to prioritize investments based on need to achieve equitable outcomes. Decision making criteria for capital investments will be weighted to account for disparate outcomes experienced by communities of color. The EDI fund criteria will account for historic injustices (like redlining and racially restrictive policies) that led to current day disparities in neighborhoods like Central District, International District and South East Seattle. We will work with SDOT to have an equitable distribution of transportation investments that prioritize providing affordable and meaningful transportation options for people of color, low-income households, and renters because they have lower rates of car ownership and higher frequency of transit use. Public and private development in historically underinvested areas is an opportunity to employ residents who are not fully participating in the economy. The City of Seattle Priority Hire agreement can ensure certain number of people from targeted zip codes with high unemployment are trained and hired to build new projects. The concentration of environmental hazards found more in low income communities has resulted in communities of color being more likely to be exposed to pollution which contributes to racial disparities in health outcomes. EDI will look at investments in environmentally sustainable development practices that can increase economic opportunity and self-determination of these communities.</p> <p>A potential unintended consequence of increasing housing choices in predominately white neighborhoods is the social and cultural isolation and assimilation of people of color as these areas desegregate. EDI will have a strategy ensuring investments in communities of color's social and cultural infrastructure is coupled with land-use and housing investments.</p>				
26 Provide clean healthy, resilient and safe environments in places where communities of color, immigrants, refugees, people with low-incomes, youth and limited-English proficient individuals live, work, learn, and play.	Disparities in access to opportunities	Displacement of residents due to economic pressures Lack of public investments in specific neighborhoods, including services or amenities Location of environmental health hazards	(1) The Lower Duwamish Waterway Superfund Clean Up Plan can be found here <a href="https://www3.epa.gov/region10/pdf/sites/ldw/RDD_final_11-21-2014.pdf">https://www3.epa.gov/region10/pdf/sites/ldw/RDD_final_11-21-2014.pdf</a> From Seattle Public Utilities: (3) Duwamish Valley Program - Align and coordinate investments and programmatic efforts from 18 City departments and building external partnerships (with community, other public agencies, and philanthropic community) to create a shared vision and action plan that will serve as a roadmap to follow for years to come. The Duwamish Valley Action Plan is expected to be released in the fall of 2017. (2) Seattle Climate Preparedness Strategy has just gone under public comment and will look to be adopted in Q2 of 2017. Implementation will be on going through 2017. You can read the strategy here - <a href="http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf">http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf</a>	OSE
<p>Discussion: The Lower Duwamish Waterway (LDW) remains a treasure for the Seattle area despite a legacy of pollution. Once a meandering river, the LDW was dredged and straightened in the late 1800s to make way for large shipping vessels. Decades of polluting industry along its banks left significant contamination in the mud of the waterway and along its banks. The overarching goals for the Duwamish Valley Program are to: advance environmental justice; address racial and neighborhood-level disparities; reduce health inequities; support equitable development and community capacity-building; create stronger economic pathways and opportunity; and build trust in government by working together (across City departments, with external agencies, and with community).</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
27 Promote partnerships that improve environmental and health outcomes for low-income residents.	Disproportionate Housing Needs Disparities In Access to Opportunity	Lack of Affordable, Integrated Housing for Individuals Who Need Supportive Services Lack of Affordable In-Home or Community-Based Supportive Services Displacement of Residents Due to Economic Pressures Access to Medical Services Location of Environmental Hazards	1) Provide funding for weatherization and repair of homes occupied by low-income residents (ongoing) 2) SHA will expand partnerships to provide on-site nursing in more LIPH buildings and offer the Community Health Worker program in the Yesler Terrace community. SHA redevelopments have on-site health care partners available to the community (ongoing) 3) SHA is engaged in a study funded by the Robert Wood Johnson Foundation to evaluate the impact of redevelopment strategies on resident health and well-being at Yesler Terrace and will be responsive to learnings from the evaluation (conducted through 2018) 4) Selected units at Yesler Terrace (Hoi Mai Gardens) will feature Breathe Easy units, which have been demonstrated to decrease factors associated with childhood asthma. (2017) 5) SHA is engaged in a data sharing arrangement with Seattle-King County Public Health that will enable a deeper understanding of health services, risk factors, and outcomes for those receiving a housing subsidy in order to inform future housing and service strategies. (2017)	OH, SHA
<p>Discussion: Seattle and its partners are committed to recognizing the important connections between housing and health outcomes. The City of Seattle will continue to provide funding for weatherization and repair of homes occupied by low-income residents, including in multifamily and single-family housing. These measures have the combined impact of improving environmental quality and increasing financial stability for low-income residents.</p> <p>Seattle Housing Authority has a number of strategies underway to improve the environmental and health outcomes for low-income residents. As mentioned above, SHA will expand its partnership with NeighborCare Health to offer on-site nursing and health promotion services in LIPH buildings. Neighborcare Health also operates the Community Health Workers program for the Yesler Terrace community which employs residents to assist their peers in locating necessary health resources. SHA's redevelopment communities also have on-site healthcare partners to promote healthy lifestyles among residents including Neighborcare Health and Providence Health &amp; Services.</p> <p>The Seattle Housing Authority is also engaging in a collaborative study between Public Health-Seattle &amp; King County (PHSKC), and Neighborcare Health funded by the Robert Wood Johnson Foundation. This will evaluate the impact of redevelopment strategies on resident health and well-being. The study will examine multiple sources of data, link housing and healthcare data, and collect qualitative data on residents' experiences. In terms of environmental health, Hoi Mai Gardens will open in 2017 and will feature Breathe Easy units. These units are constructed in ways that help further decrease the risk factors associated with asthma among low-income children. In addition, SHA is engaged in a data sharing arrangement with Seattle-King County Public Health that will allow SHA to better understand the health needs of its resident population.</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
28	<p>Access to Opportunity - Transportation</p> <p>Disparity in Access for People with Disabilities - curb ramp and crossing improvements</p> <p>Access to Opportunity - Environmentally Healthy Neighborhoods - Mitigation for local exposure to Environmental Hazards</p> <p>Access to Opportunity - Economic opportunity, increase access to transit to attract and retain employees</p>	<p>The availability, type, frequency, and reliability of public transportation</p> <p>Access to transportation for persons with disabilities</p> <p>Impediments to mobility</p> <p>Location of environmental health hazards</p>	<p>Priorities for the 9-year, \$930 Seattle Move million levy include:</p> <ul style="list-style-type: none"> <li>• Complete 7 Rapid Ride Bus Rapid Transit (BRT) projects in partnership with Metro Transit</li> <li>• In partnership with Sound Transit, provide funding for an Infill Link light rail station at Graham Street in southeast Seattle</li> <li>• Fund a pedestrian and bicycle bridge over I-5 connecting North Seattle College to the Northgate light rail station</li> <li>• Implement the Accessible Mount Baker Phase project to improve bicycle, pedestrian and bus connections to the Mt Baker light rail station</li> <li>• Make bus service more reliable through a comprehensive transit improvement program to eliminate bottlenecks in key locations</li> <li>• Complete 12-15 corridor safety projects, improving safety for all travelers on high-crash streets</li> <li>• Complete 9-12 Safe Routes to School projects, with additional investment at schools in areas with the most barriers to children walking</li> <li>• Build over 50 miles of new protected bike lanes and 60 miles of neighborhood greenways</li> <li>• Repair up to 225 blocks of damaged sidewalks in urban villages and centers</li> <li>• Make curb ramp and crossing improvements at up to 750 intersections citywide</li> <li>• Seismically reinforce 16 vulnerable bridges</li> <li>• Repave up to 180 lane-miles of arterial streets</li> <li>• Repave 65 targeted locations every year, totaling an average of 7-8 arterial lane-miles per year</li> <li>• Work with employers to improve employee access to transit passes, bike share and car share memberships</li> <li>• Work with residents, landlords, and developers of new buildings to ensure access to transit, car share, bike share and other travel options</li> <li>• Build over 150 new blocks of sidewalks, filling in 75% of the sidewalk gaps on priority transit corridors citywide</li> <li>• Complete 20-35 neighborhood priority projects to improve safety, mobility and access and quality of life in those neighborhoods</li> <li>• Partner with Seattle Public Utilities to pave streets, provide new pedestrian infrastructure and crossings, and address drainage issues in flood-prone South Park</li> </ul>	SDOT
<p>Discussion: The Mayor and SDOT's goals with the 2015 Levy to Move Seattle levy are to further base investment priorities on objective data and need, thereby further minimizing privileged voices and economic power as the key determinant of public investment in Seattle while continuing to make up for past inequities in investment</p>				

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant	
<b>Desired Outcome: Prevent Discrimination Against People in protected classes</b>					
29	<p>Pursue best practices to eliminate structural and individual bias (related to racism, homophobia, transphobia, ableism, ageism and other forms of bias).</p>	<p>Disproportionate Housing Needs</p> <p>Disparities in Access to Opportunity</p>	<p>Private discrimination</p> <p>Marketing and screening practices in private housing</p>	<p>(1) Conduct a study on the housing needs of LGBTQ seniors (2017);</p> <p>(2) Issue affirmative marketing guidelines for private housing participating in City incentive programs and for City-funded housing (2017); and</p> <p>(3) Provide trainings on how best to address bias when using criminal records in tenant screening (2017).</p> <p>(4) Support housing providers in reaching groups most impacted by displacement and gentrification. (2017)</p> <p>(5) Monitor Impact of City First Come First Served renters protection legislation which took effect in 2017 with the City Auditors Office. (2017)</p>	OH, SOCR, City Auditor's Office
<p>Discussion: The City is committed to addressing bias that disproportionately affects these communities. These actions will help inform policies to increase housing access by groups with barriers.</p>					
30	<p>Provide fair housing education to landlords, property managers and tenants.</p>	<p>Segregation</p> <p>Disproportionate Housing Needs</p>	<p>Private Discrimination</p> <p>Source of Income Discrimination</p> <p>Impediments to Mobility</p>	<p>1) Provide quarterly fair housing workshops to housing providers and community (ongoing)</p> <p>2) Educate public via campaigns (bus, social media) on new protection passed in 2016/17, or in response to significant testing findings</p> <p>3) Create a Renting in Seattle web portal (beginning 2017)</p> <p>4) Develop a proposal for a Tenant Landlord Resource Center (2017)</p> <p>5) Provide fair housing awareness and resources to SHA residents, including through Ready to Rent courses (ongoing)</p> <p>6) All Housing Choice Voucher orientations include instruction from SHA staff on Fair Housing Act protections (ongoing)</p>	SOCR, SDCI, SHA
<p>Discussion: In addition to enforcement, fair housing education is essential tool to ensure compliance with fair housing laws, so that renters, real estate professionals, and owners/landlords understand their rights and responsibilities. SOCR conducts education and outreach directly through quarterly fair housing workshops for real estate professionals and housing providers and Civil Rights 101 workshops for renters, social service providers and the public. Workshops are free and language assistance and accommodations for people with disabilities are provided upon request. SOCR also supports community based organizations through grants made to the Tenants Union of WA, Solid Ground, Urban League of Metropolitan Seattle, and other organizations who provide fair housing training to their members and clients.</p> <p>SOCR ensures education when new housing protections are passed, or in response to significant test findings.</p> <p>The City is also looking to expand its educational tools. In 2017, the Seattle Department of Construction and Inspections (SDCI) will begin to develop a Renting in Seattle web portal to help renters and landlords navigate Seattle's rental regulations, as well as create new educational materials and coordinate outreach efforts. In addition, SDCI will work with OH, DON, HSD, SOCR, OIRA and the Customer Service Bureau to develop a proposal to launch a public facing tenant landlord resource center.</p> <p>Tenant education is also a critical component of fair housing. The Seattle Housing Authority provides education to low-income tenants through Ready to Rent Courses, which teach rental preparedness, housing search tips, tenant rights and responsibilities, and financial literacy. Information on the protections of the Fair Housing Act is also included in each orientation for voucher holders as well as legal remedies they make take if discrimination is encountered.</p>					

Goal	Fair Housing Issues	Contributing Factors	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participant
31 Combat institutional racism and barriers faced by low income people, people with disabilities, families with children, veterans and other groups.	Segregation Disproportionate Housing Needs Disparities in Access to Opportunity	Private Discrimination Source of Income Discrimination Lack of state or local fair housing laws	1) Conduct fair housing testing on an annual basis (ongoing) 2) Pass Fair Chance Housing legislation (2017) 3) Ensure accountable relationships with communities of color, people with disabilities, LGBTQ residents, immigrants and refugee residents, and other communities. 4) Implement and evaluate the City First In Time renters protections (2017)	SOCR, City Auditor's Office
<p>Discussion: Seattle's history of discrimination in the sale and rental of housing created the foundation of the city's ongoing patterns of segregation. Such discrimination was both legal and systematic prior to 1968, and involved tactics such as use of restrictive covenants, steering by realtors, and denial of credit by banks based on racial criteria. The result of decades of housing discrimination was a persistent legacy of segregation and wealth inequality that remained intact long after passage of Seattle's Open Housing Ordinance. Private discrimination continues to challenge protected classes seeking housing in Seattle, as evidenced by the result of fair housing testing conducted regularly by the Seattle Office for Civil Rights.</p> <p>The City of Seattle and the state of Washington have established a number of legal protections expanding upon those enshrined in the federal fair housing law. Within Washington, it is illegal to discriminate in housing on the basis of race, color, national origin, creed, sex, disability, familial status, marital status, sexual orientation, gender identity, and veteran/military status. The City of Seattle also forbids housing discrimination on the basis of age, political ideology, and Section 8 status. Most recently, Seattle adopted legislation to bar housing discrimination on the basis of source of income.</p> <p>In addition to source of income, Seattle is tackling the housing barriers faced by people with arrest and conviction records. Racial disparities in the criminal justice system have been well documented, with disproportionality in every facet of the system, from arrests to convictions and incarceration rates. These disparities have resulted in devastating impacts on communities of color, particularly African American and Native American communities. Practices such as blanket bans on renting to those with a past felony, or even unstated preferences for those without a criminal record, result in entire segments of the community having few to no options for housing, particularly in a highly competitive housing market such as Seattle. Seattle has recognized this as a priority and has begun addressing it with the adoption of fair chance employment legislation in 2013. This law limits the use of criminal records during the hiring and employment process. For instance, requiring employers to have a legitimate business reason for denying a job based on a conviction record. Seattle is now looking to adopt similar protections through the adoption of Fair Chance Housing legislation.</p> <p>To ensure strong enforcement of these laws, Seattle also actively conducts fair housing testing and pursues cases of fair housing violations. Testing focuses on a range of protected classes including race, national origin, and gender identity. OCR recognizes the barriers to a complaint-based system. Fair housing testing is critical as it takes the onus off the individual to come forward. SOCR is committed to proactive enforcement of civil rights laws. Proactive enforcement includes engaging directly with the community to determine needs and where to best direct our proactive strategic enforcement efforts. OCR commits to increasing mechanisms of accountability with the communities we serve. This includes supporting our four civil rights commissions, Seattle Commission for People with Disabilities, Seattle LGBTQ Commission, Seattle Women's Commission and the Seattle Human Rights Commission; as well as deepening our relationships with community-based organizations working to challenge institutional racism, homophobia, transphobia, ableism, ageism, sexism and other forms of institutional bias.</p>				

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ASSESSMENT OF FAIR HOUSING - COMMUNITY ENGAGEMENT PUBLIC INPUT ACTIVITIES

A	B	C	D	E	F
1	Date	Who	Issue/Interest	Comment	Est # of attendees
2	<b>General Community Engagement Activities</b>				
3	5/29/2015	Homeless Investments Team	Impact of AFH on social services and shelter, transitional housing policies	King County and City of Seattle participants	8
4	7/20/2015	Town Hall Talks	Rent Control in Seattle	Open public forum - sponsored by Councilmembers Kshama Sawant & Nick Licata vs. Growth and Development Lobbyist Roger Valdez & State Representative Matt Manweller	150 (est.)
5	8/4/2015	OPCD, HSD, Seattle/King County Public Health	Planning for data analysis needs of AFH	Identify existing sources of data/analysis should be tapped to describe impact on protected classes	5
6	9/8/2015	Gates Foundation	Consultation regarding AFH process, HALA development and integration of recommendations, addressing protected classes	Interview with David Wertheimer of co-chairs of HALA committee	2
7	9/9/2015	City Council public hearing on HALA implementation	Council's Select Committee on Affordable Housing will host a Public Hearing Wednesday evening to hear public feedback regarding the proposals recommended by the Housing Affordability and Livability Agenda Advisory Committee. The recommendations include a Commercial Linkage Fee program, a Mandatory Inclusionary Housing program, Housing Levy expansion, backyard cottage regulations, tenant relocation assistance adjustments, and more.		<a href="http://www.seattlechannel.org/mayor-and-council/city-council/select-committee-on-housing-affordability/?videoId=x58382&amp;Mode2=video">http://www.seattlechannel.org/mayor-and-council/city-council/select-committee-on-housing-affordability/?videoId=x58382&amp;Mode2=video</a>
8	9/21/2015	OH, HSD	Housing Levy Community Meeting	City Hall: Joy Hunt (Homelessness Prevention funds from Levy)	
9	10/7/2015	NW Universal Design Council	U.S. Access Board member Karen Braitmayer, FAIA will address the Northwest Universal Design Council, Seattle Commission for People with Disabilities, and anyone interested in accessibility for all at a public meeting	Consultation with Universal Design Council on access to housing for people with mobility limitations and seniors	
10	10/19/2015	Community meeting	Seattle 2035: Comprehensive Plan Open House	Miller Community Center (multipurpose room) 330 19th Ave E.	<a href="http://2035.seattle.gov/">2035 Comprehensive Plan at http://2035.seattle.gov/</a>
11	11/5/2015	Community meeting	Seattle 2035: Comprehensive Plan Open House	Leif Erikson Hall, 2245 NW 57th St	<a href="http://2035.seattle.gov/">2035 Comprehensive Plan at http://2035.seattle.gov/</a>
12	11/7/2015	Community meeting	Seattle 2035: Comprehensive Plan Open House	Filipino Community Center (ballroom), 5740 MLK Jr Way S.	<a href="http://2035.seattle.gov/">2035 Comprehensive Plan at http://2035.seattle.gov/</a>

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13	11/12/2015	Community meeting	Seattle 2035: Comprehensive Plan Open House	Senior Center of West Seattle (Hatten Hall), 4217 SW Oregon St.	<a href="http://2035.seattle.gov/">2035 Comprehensive Plan at http://2035.seattle.gov/</a>
14	11/14/2015	Community meeting	Seattle 2035: Comprehensive Plan Open House	North Seattle College (Old Cafeteria)	<a href="http://2035.seattle.gov/">2035 Comprehensive Plan at http://2035.seattle.gov/</a>
15	12/3/2015	Goodwill - Community Outreach Event	Participants provided information on civil and housing rights, Fair Housing protections (AFH noted), and multiple tables for City provided services and public program (e.g. utility assistance, homeless services, housing referral, etc. Inaugural event for Participation and Outreach and ___ Liaisons (POELS) expansion. Languages represented, simultaneous interpretation via headset technology.	Goodwill Training Center - Rainier Avenue S.	80
16	12/16/2015	Coordinated Entry for All (CEA) Town Hall Community Meeting	Used the community cafe' style of dialogue to engage the group on key aspects of the design and implementation of CEA including: HUB design, prioritization of applicants, client assessments, entry into Homeless Management Information System, dealing with Domestic Violence survivors and immigrant and refugee services for all populations. Impact of AFH for fairness and equity in access to housing, and housing referral services	TAF Building - 605 SW 108th St.	
17	2016	All Home KC, Mark Putnam, Kira Zylstra	Multiple opportunities to consult on Pathways Home planning; impact of homeless housing and services needs		
18	2016	King County DCHS, Adrienne Quinn, Mark Ellerbrook, Kate Speltz, Hedda McLendon, Scott Mingus	Multiple opportunities to consult on Pathways Home planning; impact of homeless housing and services needs		
19	2016	Raikes Foundation, Katie Hong	Multiple opportunities to consult on Pathways Home planning; impact of homeless housing and services needs		
20	2016	Gates Foundation, David Wertheimer	Multiple opportunities to consult on Pathways Home planning; impact of homeless housing and services needs		
21	2016	United Way of King County, Sara Levin	Multiple opportunities to consult on Pathways Home planning		

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A	B	C	D	E	F
22	1/14/2016	Co-sponsors include HSD, SDOOT, Feet First, King County Mobility Coalition, and the Seattle Commission for People with disAbilities	Northwest Universal Design Council will "Walk-, Stroll- & Roll-Ability: Designing a Pedestrian Network for All". SDOOT ADA coordinator Mike Shaw and design and construction engineers John Ricardi and Eugene Pike discuss challenges and solutions in developing a pedestrian network that works for all—sidewalks, curb ramps, street crossings, accessible pedestrian signals, transit access, and more—from a universal design perspective. The event is free and open to the public. AFH process announced as opportunity for further public input at the session.	<a href="http://www.environmentsforall.org">www.environmentsforall.org</a>	35
23	1/31/2016	Mayor's Office	Mayor's holds "telephone town hall" for public input on housing affordability, growth management and density planning, HALA recommendations	<a href="http://www.seattle.gov/hala">http://www.seattle.gov/hala</a>	
24	3/7/2016	Area Agency on Aging (AAA) Stakeholder (P & A Committee)	Intro to AFH process and integration with priorities identified in update of AAA Strategic Plan (e.g. senior housing- aging in place) access to housing/services for adults with disabilities		12
25	4/1/2016	Homelessness System Best Practices Calls	Attending: CM Bagshaw, CM Burgess, Sera Day (CM Herold), Lilly Rehrmann, (CM Bagshaw), Leslie Price, Maggie Thompson (MO) to inform Human Services Department's Pathways Home recommendations.		20+
26	4/13/2016	Seattle Library public meeting	ADA Basics training - coordinated by City ADA coordinator and Northwest ADA Center, one of ten regional ADA Centers is the country in prep for City ADA survey		45(est)
27	4/14/2016	Northwest Universal Design Council	Part of presentation on Walk-Stroll & Roll-ability throughout the City; outreach for participation in AFH development and integration of Design Council's recommendations for public facilities and access Citywide.		60 (est)
28	4/14/2016	Accessible digital communications (emphasis on public website and private customer facing communications)	Event co-sponsored by the Seattle Commission for People with disAbilities; Seattle Public Library LEAP (Library Equal Access Program); a11ySea—a Seattle Area Accessibility & Inclusive Design MeetUp group; the Healthy Aging Partnership; and City of Seattle's departments of Human Services, Information Technology, and Neighborhoods. The venue is hosted by the Office of the Seattle City Clerk, Legislative Department and Program coordinated by the Northwest Universal Design Council.	Bertha Knight Landes - ASL interpreters, e-Cart, personal assistance, and materials made available in a variety of modes readable for vision impaired	120 (est.)
29	5/12/2016	Seattle Planning Commission	Presentation of early segregation analysis data; briefing on AFH and opportunities for input into the plan; integration with Seattle 2035 - City Growth Management Act plan update	<a href="http://www.seattle.gov/planningcommission/">http://www.seattle.gov/planningcommission/</a> For minutes and agenda,	20
30	5/19/2016	Commission on People with disAbilities	Presentation of early segregation analysis and residence of households reporting disability (cognitive, vision/hearing, physical/mobility) data; briefing on AFH and opportunities for input into the plan; integration with Commission's priorities of housing and transit access.	<a href="http://www.seattle.gov/commission-for-people-with-disabilities/what-we-do/meetings">http://www.seattle.gov/commission-for-people-with-disabilities/what-we-do/meetings</a>	15

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A	B	C	D	E	F
31	6/24/2016	Lilly Rehrmann (CM Bagshaw), Jesse Perrin (CM O'Brien), Eric McConaghy & Kirstan Arestad, Leslie Price (MO)	HSD Stakeholders Meeting - to inform recommendations of the Pathways Home initiative; impact of housing and services needs for homeless individuals and families (disproportionately represented by people in protected classes).		20+
32	7/20/2016	AFFH Regional Forum	The Puget Sound Area Affirmatively Furthering Fair Housing Roundtable featured presentations by HUD Deputy Secretary Nani Coloretti, HUD Assistant Secretary Gustavo Velasquez, and representatives of the Puget Sound Regional Council, the King County Housing Authority, the City of Seattle and Seattle Housing Authority. There were a total of sixty-seven participants, from the following jurisdictions and organizations: City of Auburn, City of Bellevue, City of Everett, City of Federal Way, City of Kent, City of Kirkland, City of Renton, City of Seattle, City of Tacoma, Fair Housing Center of Washington, HUD, King County, King County Housing Authority, Pierce County, Pierce County Housing Authority, Renton Housing Authority, Seattle Housing Authority, Snohomish County Housing Authority, Tacoma Housing Authority, Washington State Housing Finance Commission, and the offices of U.S. Senator Maria Cantwell and U.S. Senator Patty Murray.		67 participants
33	7/27/2016	Socrata - privates technology software developer focused on "open data"	Tim Thomas, UW Phd candidate, will talk about research around Seattle's neighborhoods, race, & micro-segregation, AFH overview and outreach for technology solutions to access for vision/hearing impaired people. Followed up with news article about AFH to the "Open Seattle" info@meetup.com group.	Socrata Offices in International District	15 (est)
34	8/13/2016	"City Scoop" community engagement event	As part of HALA implementation; staffed table on AFH along with many other City departments to serve ice cream and engage in one-on-one conversations with people from the neighborhood. AFH conversations included sharing segregation/integration maps; neighborhood rankings by race/ethnicity diversity, and open dialog about why people choose to live in their neighborhood, housing choices and affordability issues, experiences with discrimination (self-identified) and the role people felt the City should play in FH issues.	South Rainier Valley	25
35	8/27/2016	"City Scoop" community engagement event	As part of HALA implementation; staffed table on AFH along with many other City departments to serve ice cream and engage in one-on-one conversations with people from the neighborhood. AFH conversations included sharing segregation/integration maps; neighborhood rankings by race/ethnicity diversity, and open dialog about why people choose to live in their neighborhood, housing choices and affordability issues, experiences with discrimination (self-identified) and the role people felt the City should play in FH issues.	Ballard (Farmer's Market area)	20

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A	B	C	D	E	F
36	9/25/2016	"City Scoop" community engagement event	As part of HALA implementation; staffed table on AFH along with many other City departments to serve ice cream and engage in one-on-one conversations with people from the neighborhood. AFH conversations included sharing segregation/integration maps; neighborhood rankings by race/ethnicity diversity, and open dialog about why people choose to live in their neighborhood, housing choices and affordability issues, experiences with discrimination (self-identified) and the role people felt the City should play in FH issues.	West Seattle (Alki Beach)	26
37	11/17/2016	Housing & Aging Forum	Staffed table at Housing Development Consortium and City ADS forum on Housing and Aging needs. Shared maps and segregation/integration by neighborhood data. Key issue brought forward is needs for housing friendly to LGBTQ seniors and deaf and hearing impaired seniors. Lack of accessible units also noted.	Seattle Housing Authority - NewHolly	
38	1/25/2017	Human Services and Health City Council cmte	Public hearing and briefing of committee on initial data analysis and results of AFH; kick off of first public comment period 1/25/ to 2/25-17.	<a href="http://www.seattlechannel.org/mayor-and-council/city-council/2016/2017-human-services-and-public-health-committee?videoid=x70354&amp;Mode2=Video">http://www.seattlechannel.org/mayor-and-council/city-council/2016/2017-human-services-and-public-health-committee?videoid=x70354&amp;Mode2=Video</a>	25+
39	3/2/2017	Planning Commission - Housing and Neighborhoods Cmte	Presentation on results, data highlights, work plan for the AFH and relationship to Planning Commission priorities.	<a href="http://www.seattle.gov/planningcommission/">http://www.seattle.gov/planningcommission/</a>	7
40	3/16/2017	LGBTQ Commission	Presentation of AFH data highlights, results, draft workplan and impact on LGBTQ as Seattle and State protected class but not under the federal FHA.	<a href="http://www.seattle.gov/lgbtq">http://www.seattle.gov/lgbtq</a>	
41	3/16/2017	Commission for People with Disabilities	Follow up from 5/19/2016 presentation to cover results of AFH; work plan items related to priorities for people with disabilities.	<a href="http://www.seattle.gov/commission-for-people-with-disabilities/what-we-do/meetings">http://www.seattle.gov/commission-for-people-with-disabilities/what-we-do/meetings</a>	10+
42	4/3/2017	Full Council briefing	Presentation to brief Council on scope and results of AFH in preparation for vote to approve submission to HUD by early May 2017.	See video at <a href="http://seattlechannel.org/CouncilBriefings?videoid=x71654&amp;Mode2=Video">http://seattlechannel.org/CouncilBriefings?videoid=x71654&amp;Mode2=Video</a>	10+
43	4/19/2017	Affordable Housing, Neighborhoods and Finance City Council Committee	Public hearing and Presentation on data highlights, CE, and draft workplan including strategies that overlaps with work committed to in HALA and Seattle 2035.	<a href="http://seattlechannel.org/mayor-and-council/city-council/2016/2017-affordable-housing-neighborhoods-and-finance-committee?videoid=x74091&amp;Mode2=Video">http://seattlechannel.org/mayor-and-council/city-council/2016/2017-affordable-housing-neighborhoods-and-finance-committee?videoid=x74091&amp;Mode2=Video</a> (start at about 2:32 on the timeline)	20+
44					
45	<b>Seattle Housing Authority specific CE</b>				
46	12/31/2015	Seattle Housing Authority	Over 1,000 responses to Housing Choice Voucher lottery "Share Your Story" question. Includes information of housing challenges in Seattle and need for affordable housing		1,125

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A	B	C	D	E	F
47	11/21/2016	Beacon Tower Tea Time	SHA presented brief findings from AFH analysis. Resident group was primarily elderly and of Chinese descent. Open discussion followed. Key themes <ul style="list-style-type: none"> <li>Residents felt they were given choice in where to live</li> <li>No reports of incidents of housing discrimination in Seattle. Feel Seattle is an inclusive city.</li> <li>Major challenges are waiting list for low-income housing; cost to rent</li> <li>Residents have some concerns about maintenance of building.</li> </ul>	Beacon Tower - 1311 S Massachusetts St	45 (est)
48	12/6/2016	Housing Choice Voucher Orientation	SHA presented brief findings from AFH analysis. Individuals are new to the HCV Program. Open discussion followed. Key themes <ul style="list-style-type: none"> <li>High cost of rent</li> <li>Lack of affordable housing for families</li> <li>Access to quality schools was something many sought; believe not all Seattle neighborhoods have equal access to quality schools.</li> <li>Residents suggested further work by SHA and City of Seattle in engaging landlords to grow # of affordable units</li> </ul>	SHA Central Office - 190 Queen Anne Ave N	19
49	12/8/2016	Housing Choice Voucher Moving W/ Continued Assistance Orientation	SHA presented brief findings from AFH analysis. Individuals are new to the HCV Program. Open discussion followed. Key themes <ul style="list-style-type: none"> <li>Individuals felt degree of segregation is present in Seattle. African Americans were concentrated in Central District but now pushed further south due to cost of living.</li> <li>Increased difficulty to find housing with vouchers due to rising rents</li> <li>Individuals spoke about housing discrimination based on their Section 8 status. Private landlords are not overtly discriminatory, but use delay tactics to ward off voucher holders</li> </ul>	SHA Central Office - 190 Queen Anne Ave N	13
50	12/12/2016	Stewart Manor General Council Meeting	SHA presented brief findings from AFH analysis. Open discussion followed. Key themes <ul style="list-style-type: none"> <li>Residents feel Seattle is more integrated city now, but many low-income residents "pushed" out of Seattle due to cost of living</li> <li>Residents spoke about difficulty of finding housing due to eviction history, criminal background</li> <li>Residents split on level of choice in where they lived</li> <li>Long wait list also a challenge</li> </ul>	6339 34th Ave SW	11
51	12/13/2016	Housing Choice Voucher Orientation	Similar finding as 12/6/2016 HCV engagement	SHA Central Office - 190 Queen Anne Ave N	10

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A	B	C	D	E	F
52	12/14/2016	Holly Court Community Meeting	SHA presented brief findings from AFH analysis. Open discussion followed. Key themes <ul style="list-style-type: none"> <li>Residents feel Seattle is more integrated, but noted that African Americans are moving outside the city from the Central District due to rising cost of living and gentrification</li> <li>Few households of color are found in the North where rents are higher</li> <li>Housing discrimination in Seattle based on Section 8 status</li> <li>Residents somewhat concerned about level of crime in neighborhood. Would like to see greater police presence.</li> <li>Primarily elderly community, and building is well equipped in terms of accessibility</li> <li>In terms of actions to take, one resident feels there is a need for more "low-income" housing than "affordable housing". Also feels there should be a rent cap, and better replacement laws for low-income housing that is torn down</li> </ul>	3824 S Myrtle St	2
53	12/16/2016	Barton Place Community meeting	SHA presented brief findings from AFH analysis. Individuals are new to the HCV Program. Open discussion followed. Residents primarily discussed issues with safety and security of building itself.	9201 Rainier Ave S	4
54	12/31/2016	Housing Choice Voucher Issuance Questionnaire	SHA survey on desired neighborhood amenities, reasons individuals are moving, and the presence of rental barriers		750
55					
56	<b>Community Contacts/Public Input</b>				
57	D. Abbott	NW Justice Project	Public disclosure request regarding process for AFH and opportunities for input.		
58	M. Andrews	HSD - Aging and Disabilities Board member	Working within the Central District and African-American community of affinity regarding education, input into AFH		
59	R. Aurora	Fair Housing Center of Washington	Conversation regarding stakeholders and community engagement; regional comparison done in PSRC affordable housing study.		
60	J. Mechem	City of Bellevue	ADA/Title VI administrator, critical roles of municipalities in dealing with access to infrastructure and services for people with disabilities; communications challenges		
61	K. F. Matrone	University of Washington	Center for Continuing Education in rehabilitation; ideas for outreach and feedback from the hearing and speech, and vision impaired community		
62	R. Waddy	Housing Development Consortium	Racial Equity Project Coordinator; impact on gender equity and needs for housing for transgendered and LGBTQ people		
63	J. Kang	Neighborhood House	Family and Social Services Manager; impact on larger size family and discrimination on basis of family status		
64	K.M. Kinzebach	Private sector Attorney	Represents people with various disabilities in gaining access to public benefits and discrimination issues		

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65	S. Gaal	Muslim Housing Services	Participated in Goodwill event; needs for more translation services for housing search and referral; hears many stories of discrimination and potential "terrorist" profiling for Muslim clients		
66	M.C. Hearn	Seattle University, School of Theology and Ministry	Webinar Making Regional Equity a reality		
67	J. Tuffe	Hassanah Consulting	"Catalyst for Positive Change" concern for right of Muslim communities; ensuring their voices would be represented in the mix of input to the AFH. Discussion about barriers to participation.		
68	D. Clifton	Housing Finance Commission	Assistant Director of Multifamily & Community Facilities Division; consultation for elements of AFH dealing with impact of public and private housing development financing structures at state and local level; impact of foreclosure and lending practices.		
69	R. River-Jackman	King County Housing Authority	Senior Resident Services Manager, impact of transit planning on public housing and access to housing regionally. Issues for aging LGBTQ public housing residents "aging in place".		
70	T. Thomas	University of Washington - School of Public Affairs	Included research on "micro-segregation in Seattle's Integrated Neighborhoods; pointing out that even in census tracts where high level of R & E integration differences in housing condition, street access, exposure to hazards, etc. exists. See full citation in AFH.		
71	Q. Pearl	Citizen	Expressed concern about issues with SHA and treatment of people with disabilities and issues of racism especially towards Black people.	City Council: Formal public comment on 4/19/2017	
72	AJ Honore	Citizen	Formal public comment on 4/19/2017: District 7 resident - recognized impact of affordability driving displacement. Remind Council "who they work for". Evidence on streets is damning with regard to affordability and how we treat people unable to take care of themselves. Two word for request: "do better". Displacement effects all backgrounds, races, creeds etc. but has disparate impact on most vulnerable. Resist, persist.	City Council: Formal public comment on 4/19/2017	
73	W. Guardia	Citizen	Request for information on accessing the HUD database and mapping tool he heard about by listening to Council committee presentation on 1/25/2017.	E-mail request 1/26/2017	

**2017 City of Seattle Seattle Housing Authority Joint AFH - Stakeholder Coordination and Training**

Date	Agency/Org	Issue/Interest	Comment
<b>Internal coordination</b>			
4/28/2015	HSD leadership	Primer on tracking new AFFH rule and AFH report	Earliest HSD formal brief
5/1/2015	City OPCD	Diana Canzoneri - AFH and Seattle 2035	Coordination of major plans
5/15/2015	HSD CSA	AFH impact on staff planning	
5/15/2015	Div. Director	AFH impact on CDBG unit work plan for next two years	
6/11/2015	City ADA Coordinator	Met to discuss coordination of AFH with City's launch of ADA departmental compliance inventory	Planning for employee education on topics
6/22/2015	City ADA Coordinator	Intersection of ADA City-wide survey & AFH	Protected class: people with Disabilities
6/30/2015	HSD Emergency mgt	Leveraging HSD efforts in ADA/accessibility	Dealing with vulnerable (Protected) classes in emergency operations
7/1/2015	HSD Planners group	Intro to Assessment of Fair Housing	
7/16/2015	City Attorney's Office	Intro to Assessment of Fair Housing; legal review elements	
7/23/2015	HSD & OH	Integration of final AFH rule and HALA recommendations	
7/28/2015	Mayor's Office liaison	Final Assessment of Fair Housing rule and implications for policy and department work	MO regarding AFH requirements; impact on funding, reporting, anticipated community engagement
7/28/2015	Seattle Housing Authority	Critical role of public housing in response to AFH	Beginning of agreement to jointly submit AFH (MOA)
7/30/2015	SOCR	Integration of AFH and work of SOCR	
8/6/2015	HSD Operations Mgt. team	AFH process: potential impact on contracts, policy and procedure, educating stakeholders	Prep for meeting with full team on 8/11/15
8/11/2015	HSD Operations Mgt. team	AFH process: potential impact on contracts, policy and procedure, educating stakeholders	
8/11/2015	Seattle Housing Authority	Work plan for developing AFH	
8/12/2015	HSD - CSA Division Director	Assessment of Fair Housing and its impact on policies and allocations	
9/10/2015	COA	Legal research needed for compliance sections of AFH	
9/16/2015	SOCR	Assignment for AFH; integration of AFH issues into planned outreach and CE for 2015/6	
9/25/2015	HSD RSII Change Team	Intro to AFH and issues for communities of affinity; concern that impact of access for people of color from Race and Social Justice perspective and community affinity still receives priority as a need	
10/15/2015	Mayor's Executive Team	Briefing on implications of AFH for City programs and policies; preliminary data analysis	
10/21/2015	City OPCD	Briefing for OPCD (urban and long-range City planners), plus OH, SOCR regarding the AFH, anticipated process and issues raised by developing the report, initial scoping of data needs and relationship to HALA and Seattle 2035 Growth Management Plan Update	
11/18/2015	HALA Implementation Manager	Consultation with MO HALA Implementation Manager regarding overlap with AFH work plan.	

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**2017 City of Seattle Seattle Housing Authority Joint AFH - Stakeholder Coordination and Training**

1/27/2016	Dept. of Planning & Development	Began weekly work sessions with OPCD - City demographer to manage data analysis and mapping needs for completion of the AFH	
2/1/2016	HSD - Seniors and Adults with Disabilities ADS	Consultation with ADS regarding update of Area Agency and Aging Plan in 2016, coordination of Community Engagement and senior's priorities for aging in place, housing needs, and transit issues. (overlap with AFH equity in access to infrastructure and community amenities topics)	
2/10/2016	HSD - Community Services & Assistance	Consultation with HSD Homeless staff regarding impact of AFH (particularly in shelter, transitional and rapid re-housing of AFH equity issues and assessment of fair housing compliance. Informing process of drafting Homelessness Investment Plan (HIP), coordinated entry and housing referral services	
2/17/2016	Mayor's Office on Domestic Violence and Sexual Assault	Intro to AFH for DVSA planner's; opportunities for CE, issues with dedicated housing for DV survivors; integration with update of VAVA legislation	
3/11/2016	Dept. of Planning & Development & Code Enforcement	Prior to division of offices; briefing for Director and Deputy on the impact of the AFH; need for coordination with DPD policy and programs	
3/21/2016	AFH Technical Work Group	Launch of staff designated from 14 City departments and offices to coordinate and develop the 2017 AFH assessment	
3/29/2016	Dept. of Neighborhoods	Coordination for the AFH; particularly in community engagement and work with the Public Outreach and Engagement Liaisons (POELs) contracted by DON	
4/4/2016	Dept. of Early Learning & Education	Coordination for the AFH; particularly in assessment of Seattle Public Schools data and school proficiency analysis	
4/5/2016	HSD - Community Services & Homelessness Senior Planner	Coordination for the AFH: particularly for the impact on shelter/rapid rehousing/coordinated entry; and interaction with development of Homelessness Investment Policies (HIP)	
4/6/2016	Office of Housing	Coordination for the AFH: particularly for all aspects of housing disparities, R/ECAP, segregation/integration and place-based/mobility based housing strategies	
4/6/2016	Seattle Dept. of Construction and Inspection Services	Coordination for the AFH; particularly for tracking ADA accessible housing units, priority review of policy & procedures impacted by AFH issues; zoning code review within the Seattle growth management plan.	
4/7/2016	Mayor's Office - PIO	Coordination for the AFH; particularly for the public input; communications coordination and integration of community engagement into the Mayor's signature initiatives (HALA, Seattle 2035)	
4/7/2016	Dept. of Neighborhoods	Briefing for lead assigned from DON for the Technical Work Group	
4/8/2016	HSD - ADA Coordination group	Briefing for ADA program impact work group with staff from Aging and Adults with Disabilities, Emergency Management operations and Community Services and Assistance; City ADA Coordinator (FAS)	

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**2017 City of Seattle Seattle Housing Authority Joint AFH - Stakeholder Coordination and Training**

4/12/2016	Office of Sustainability & Environment	Briefing for Technical Work Group assigned lead; re: equity in exposure to environmental hazards across City; Duwamish clean up planning	
4/12/2016	Seattle Housing Authority	Development of public housing data analysis; refining Memorandum of Agreement for joint submission	
4/14/2016	City ADA Coordinator	Briefing on implications of AFH for City programs and policies; preliminary data analysis; integration with ADA survey of all city departments	
4/14/2016	HSD - Race & Social Justice Initiative committee	Briefing on AFH; request for advice on community engagement; feedback on segregation/integration goals	
4/15/2016	AFH Technical Work Group	Work session	
4/18/2016	Mayor's Office, HSD	Communications strategy session for AFH accessibility to public and messaging Citywide; plan for digital access and feedback	
4/18/2016	Office of Economic Development	Briefing for OED lead on Technical Work Group	
4/29/2016	Office of Planning & Development	OPCD planning demographer; approach to mapping and data analysis using HUD provided data; City data sources	
5/5/2016	AFH Technical Work Group	Work session	
5/6/2016	Seattle Dept. of Transportation	Briefing for AFH requirements; specific to transit access issues and regional transit planning coordination	
5/6/2016	City Attorney's Office	Briefing for lead assigned from CAO for the Technical Work Group; specific to research on past civil and FH lawsuits/actions and enforcement	
5/16/2016	Seattle Housing Authority	Coordination with SHA for community engagement plan (pre-draft) with public housing residents	
6/2/2016	HSD, SHA, OH, OPCD	Debriefing on HUD training; regroup to focus on community engagement; progress and issues on data analysis; coordinating work on housing related topics for AFH	
6/3/2016	Mayor's Office and HSD	Integrating AFH into community engagement planned for the summer for HALA implementation, and other strategies	
6/17/2016	City Attorney's Office & Seattle Office for Civil Rights	Coordination of response to AFH progress since last AI, list of civil rights related actions and enforcement actions	
6/29/2016	OPCD	Reinforcing inclusion of Fair Housing themes--for Comp Plan Update presentations; regional aspects of visit by HUD Deputy Secy Coloretti on July 20th. Relationship to Master Pedestrian plan, OSE environmental plan, EDI initiative, HALA recommendations affordability zoning legislation, etc.	
7/27/2016	Seattle Information Technology	Transparency and Privacy City policy initiatives; impact of technology on communication strategies for LEP and ASL speaking people (Candace Farber)	

2017 Complete Parks ADA Priority Facilities List

Facility Name	Facility Type
Alki Beach	Regional Park
Alki Community Center	Community Center
Ballard Commons	Other Park and Playfield
Ballard Community Center	Pool
Ballard Pool	Pool
Beacon Hill Playground	Other Park and Playfield
Belltown Community Center	Community Center
Bitter Lake Community Center	Community Center
Cal Anderson Park	Other Park and Playfield
Carkeek Park	Regional Park
Cascade Playground	Other Park and Playfield
Cottage Grove Park	Other Park and Playfield
Cowen Park	Other Park and Playfield
Dahl Playfield	Other Park and Playfield
Delridge Community Center	Community Center
Delridge Playfield	Other Park and Playfield
Discovery Park	Regional Park
E.C. Hughes Playground	Other Park and Playfield
Ella Bailey Park	Other Park and Playfield
Ernst Park	Other Park and Playfield
Fauntleroy Park	Other Park and Playfield
Garfield Community Center	Community Center
Gasworks Park	Regional Park
Genessee Playfield	Other Park and Playfield
Georgetown Playfield	Other Park and Playfield
Golden Gardens Park	Regional Park
Green Lake Park/Community Center/Pool	Regional Park/Community Center/Pool
Greenwood Park	Other Park and Playfield
Greg Davis Park	Other Park and Playfield
Hiawatha Community Center	Community Center
High Point Community Center	Community Center
Highland Park	Other Park and Playfield
Hitt's Hill Park	Other Park and Playfield
Homer Harris Park	Other Park and Playfield
Horiuchi Park	Other Park and Playfield
Interbay Playfield	Other Park and Playfield
International Children's Park	Other Park and Playfield
International District Chinatown Community Center	Community Center
Jefferson Community Center	Community Center
John C. Little Park	Other Park and Playfield
Jose Rizal Park	Other Park and Playfield
Judkins Park & Playfield	Other Park and Playfield
Kinnear Park	Other Park and Playfield
Kubota Gardens	Other Park and Playfield
Lake City Community Center	Community Center
Lake Union Park	Regional Park

Lakeridge Park	Other Park and Playfield
Lakewood Park	Other Park and Playfield
Laurelhurst Community Center	Community Center
Laurelhurst Park	Other Park and Playfield
Lincoln Park	Regional Park
Lower Woodland Park Playfield	Other Park and Playfield
Loyal Heights Community Center and Playfield	Community Center/Playfield
Madison Park	Other Park and Playfield
Madison Pool	Pool
Magnolia Community Center	Community Center
Magnolia Playground	Other Park and Playfield
Magnuson Community Center	Community Center
Magnuson Park and Community Center	Regional Park
Maplewood Playfield	Other Park and Playfield
Matthews Beach Park	Other Park and Playfield
Meadowbrook Community Center	Community Center
Meadowbrook Playfield	Other Park and Playfield
Meadowbrook Pool	Pool
Medgar Evers Pool	Pool
Me-Kwa-Mooks Park	Other Park and Playfield
Meridian Playground	Other Park and Playfield
Miller Community Center	Community Center/Playfield
Montlake Community Center	Community Center
Mounger Pool	Pool
Mt. Baker Park	Other Park and Playfield
Northacres Park	Other Park and Playfield
Northgate Community Center	Community Center
Occidental Square	Other Park and Playfield
Othello Park	Other Park and Playfield
Oxbow Park	Other Park and Playfield
Pigeon Point Park	Other Park and Playfield
Powell Barnett Park	Other Park and Playfield
Pratt Park	Other Park and Playfield
Queen Anne Community Center	Community Center
Queen Anne Pool	Pool
Rainier Beach Community Center	Community Center
Rainier Community Center	Community Center
Ravenna Eckstein Park	Other Park and Playfield
Ravenna Park	Other Park and Playfield
Riverview Playfield	Other Park and Playfield
Rogers Park	Other Park and Playfield
Ross Playground	Other Park and Playfield
Seacrest Park	Other Park and Playfield
Seward Park	Regional Park
Solstice Park	Other Park and Playfield
South Park Community Center	Community Center
Southwest Pool and Community Center	Pool/Community Center

University Playground	Other Park and Playfield
Van Asselt Community Center	Community Center
View Ridge Playfield	Other Park and Playfield
Volunteer Park	Regional Park
Wallingford Playfield	Other Park and Playfield
Washington Park Arboretum	Regional Park
Washington Park Playfield	Other Park and Playfield
West Seattle Stadium	Other Park and Playfield
Westcrest Park	Regional Park
Woodland Park	Regional Park
Yesler Community Center	Community Center
Yesler Play Area	Other Park and Playfield

Address
1702 Alki Ave SW
5817 SW Stevens St
5701 22nd Ave NW
6020 28th Ave NW
1471 NW 67th St
1902 13th Ave S
415 Bell St
13035 Linden Ave N
1635 11th Ave
950 NW Carkeek Park Rd
333 Pontius Ave N
5206 26th Ave SW
5849 15th Ave NE
7700 25th Ave NE
4501 Delridge Way SW
4458 Delridge Way SW
3801 W Government Way
2805 SW Holden St
2601 W Smith St
723 N 35th St
3951 SW Barton St
2323 East Cherry St
2101 N Northlake Way
4316 S Genesee St
750 S Homer St
8498 Seaview Pl NW
7201 E Green Lake Dr N
602 N 87th St
2600 SW Brandon St
2700 California Ave SW
6920 34th Ave SW
1100 SW Cloverdale St
5234 37th Ave S
2401 E Howell St
156 Boren Ave
3027 17th Ave W
700 S Lane St
719 8th Ave S
3801 Beacon Ave S
6961 37th Ave S
1007 12th Ave S
2150 S Norman St
899 W Olympic Pl
9817 55th Ave S
12531 28th Ave NE
860 Terry Ave N

10201 Holyoke Way S
5013 S Angeline St
4554 NE 41st St
4544 NE 41st St
8011 Fauntleroy Way SW
Green Lake Way N & N 52nd St
2101 NW 77th St
4201 E Madison St
13401 Meridian Ave N
2550 34th Ave W
1461 Magnolia Blvd W
7110 62nd Ave NE
7400 Sand Point Way NE
4801 Corson Ave S
5100 NE 93rd St
10517 35th Ave NE
10533 35th Ave NE
10515 35th Ave NE
500 23rd Ave
4503 Beach Dr SW
4649 Sunnyside Ave N
330 19th Ave E
1618 E Calhoun St
2535 32nd Ave W
2521 Lake Park Dr S
12718 1st Ave NE
10510 5th Ave NE
117 S Washington St
4351 S Othello St
6430 Corson Ave S
4418 21st Ave SW
352 Martin Luther King Jr Way
1800 S Main St
1901 1st Ave W
1920 1st Ave W
8825 Rainier Ave S
4600 38th Ave S
6535 Ravenna Ave NE
5520 Ravenna Ave NE
7226 12th Ave SW
2516 Eastlake Ave E
4320 4th Ave NW
1660 Harbor Ave SW
5898 Lake Washington Blvd S
7400 Fauntleroy Way SW
8319 8th Ave S
2801 SW Thistle St

4745 9th Ave NE
2820 S Myrtle St
4408 NE 70th St
1247 15th Ave E
4219 Wallingford Ave N
2300 Arboretum Dr E
1017 Lake Washington Blvd E
4432 35th Ave SW
9000 8th Ave SW
1000 N 50th St
917 E Yesler Way
835 Yesler Way

City-Wide eligible Park Upgrade locations based on percent of low to moderate income levels within 1/4 mile of park boundaries

14TH AVENUE NW BOAT RAMP	53%
1ST AVENUE SOUTH BOAT RAMP	51%
37TH AVENUE SOUTH PARK	71%
ALBERT DAVIS	56%
BALLARD COMMUNITY CENTER	52%
BEACON HILL PLAYGROUND	66%
BEACON PLACE	86%
BEER SHEVA PARK	56%
BELMONT PLACE	52%
BENEFIT PLAYGROUND	52%
BENVENUTO VIEWPOINT	63%
BITTER LAKE PLAYFIELD	63%
BOBBY MORRIS PLAYFIELD	66%
BOREN PLACE	79%
BOREN-PIKE-PINE PARK	67%
BOYLSTON PLACE	71%
BRADNER GARDENS PARK	53%
BRIGHTON PLAYFIELD	53%
CAL ANDERSON PARK	60%
CAMP LONG	52%
CASCADE PLAYGROUND	65%
CHEASTY BOULEVARD	63%
CHEASTY GREENSPACE	61%
CHEASTY GREENSPACE: MT VIEW	69%
CHRISTIE PARK	76%
CITY HALL PARK	86%
COLEMAN PLAYGROUND	68%
COLUMBIA PARK	70%
DEARBORN PARK	52%
DELRIIDGE PLAYFIELD	53%
DENNY PARK	67%
DENNY PLAYFIELD	72%
DR. BLANCHE LAVIZZO PARK	59%
DR. JOSE RIZAL PARK	70%
DUWAMISH WATERWAY PARK	61%
EAST DUWAMISH GREENBELT	60%
FIREHOUSE MINI PARK	60%
FIRST HILL PARK	67%
FLETCHER PLACE	51%
FLO WARE PARK	63%
FREWAY PARK	56%
GARFIELD PLAYFIELD	66%
GEORGETOWN PLAYFIELD	51%
GERBER PARK	53%
GREG DAVIS PARK	61%
HARBORVIEW PARK	67%
HIGH POINT PLAYFIELD	57%
HIGHLAND PARK PLAYGROUND	51%
HING HAY PARK	60%
HITTS HILL	66%
HOMER HARRIS PARK	56%
HOMWOOD PARK	54%
INTERNATIONAL CHILDRENS PARK	90%
JEFFERSON PARK	55%
JUDGE CHARLES M. STOKES OVERLK	64%
JUDKINS PARK AND PLAYFIELD	59%
KOBE TERRACE	60%
KUBOTA GARDENS	52%
KUBOTA GARDENS NATURAL AREA	54%

LAKE CITY MEMORIAL TRIANGLE	65%
LAKE CITY MINI PARK	64%
LAKE CITY PLAYGROUND	67%
LANGSTON HUGHES ANNEX	71%
LANGSTON HUGHES CULTURAL ARTS	71%
LAST OPENSACE IN LAKE CITY	73%
LEWIS PARK	67%
LICTON SPRINGS PARK	64%
LLANDOVER WOODS GREENSPACE	64%
LONGFELLOW CREEK GREENSPACE	69%
MARTIN LUTHER KING JR. MEMORIAL	51%
MCCLELLAN PLACE	56%
MCGILVRA PLACE	66%
MCGRAW SQUARE	61%
MILLER TRIANGLE	56%
MINERAL SPRINGS PARK	64%
OCCIDENTAL SQUARE	64%
OTHELLO PLAYGROUND	62%
OXBOW PARK	53%
PENDLETON MILLER PLAYFIELD	54%
PINEHURST PLAYGROUND	53%
PIONEER SQUARE	60%
PLUM TREE PARK	53%
POWELL BARNETT PARK	56%
PRATT PARK	69%
PREFONTAINE PLACE	78%
RAINIER BEACH COMMUNITY CENTER	68%
RAINIER BEACH PLAYFIELD	63%
RAINIER PLAYFIELD	64%
RAVENNA PARK TRIANGLE	60%
REGRADE PARK	56%
ROXHILL PARK	58%
S.W. COMMUNITY CENTER AND POOL	52%
SAM SMITH PARK	53%
SOUTH PARK MEADOW	58%
SOUTH PARK PLAYGROUND	62%
SPRING STREET MINI PARK	62%
SPRUCE STREET MINI PARK	71%
STEVENS PLACE	56%
STURGUS PARK	70%
STURTEVANT RAVINE	62%
T.T. MINOR PLAYGROUND	56%
TAEJON PARK	68%
TASHKENT PARK	54%
THOMAS STREET MINI PARK	59%
THORNTON CREEK PARK #1	56%
THORNTON CREEK PARK #3	55%
THORNTON CREEK PARK #6	55%
TRIKUM PLACE	54%
TWELFTH AVENUE SOUTH VIEWPOINT	67%
UNION STATION SQUARE	69%
UNIVERSITY PLAYGROUND	58%
VAN ASSELT PLAYGROUND	68%
VICTOR STEINBRUECK PARK	51%
VICTORY CREEK PARK	51%
WESTCREST PARK	51%
WESTLAKE PARK	58%
WESTLAKE SQUARE	65%
WILLIAMS PLACE	63%
YESLER TERRACE CC	60%
YORK PLAYGROUND	51%

1  
2  
3  
4  
5

2017 Continuum of Care Homeless Inventory Count (HIC) from HUD Exchange

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/ only Children	% of HMIS Beds HH with Children	% of HMIS Beds HH without Children	% of HMIS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate
1																				
2 ES	Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - ES	6	2	3		9											1	9	11%
3 ES	Archdiocesan Housing Authority (AHA)	Noel House			20		20		20		100%		0	0				19	20	95%
4 ES	Archdiocesan Housing Authority (AHA)	St. Mark's			30		30		30		100%		22					37	52	71%
5 ES	Auburn Youth Resources	Arcadio Shelter			12		12		12		100%							8	12	67%
6 ES	Bread of Life Mission Catholic Community Services (CCS)	Shelter			104		104		0				0	0		0		88	104	85%
7 ES	Catholic Community Services (CCS)	ARISE (Renton) Eastside Winter Response Shelter - Women & Children			25		25		25		100%		0	0	2	2		14	27	52%
8 ES	Catholic Community Services (CCS)	HOME for Women (Kent)											35	35				19	35	54%
9 ES	Catholic Community Services (CCS)	HOME Program (Kent)											15	15	2	2		15	17	88%
10 ES	Catholic Community Services (CCS)	Lazarus Center Shelter			49		49												49	
11 ES	Catholic Community Services (CCS)	Reach Out (Federal Way)			0		0		0				40	40	0	0		44	40	110%
12 ES	Catholic Community Services (CCS)	Sacred Heart	31	10			31	31			100%		0	0	0	0		27	31	87%
13 ES	Catholic Community Services (CCS)	St. Martin de Porres			212		212		212		100%				32	32		234	244	96%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/ only Children	% of HMIS Beds HH with Children	% of HMIS Beds HH without Children	% of HMIS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate
15 ES	Compass Housing Alliance	Blaine Center			60		60		60		100%		0	0				55	60	92%
16 ES	Compass Housing Alliance	Compass at First Presbyterian			100		100		100		100%							99	100	99%
17 ES	Compass Housing Alliance	Hammond House			50		50		50		100%		0	0				29	50	58%
18 ES	Compass Housing Alliance	Peter's Place			46		46		46		100%							46	46	100%
19 ES	Congregations for the Homeless	Congregations for the Homeless Shelter Eastside Winter Response Shelter - Men	0	0	0		0						100	100	0	0		92	100	92%
20 ES	Congregations for the Homeless	Confidential Shelter	27	10	2		29											26	29	90%
21 ES	Downtown Emergency Service Center (DESC)	Auxiliary Shelter			38		38		38		100%							33	38	87%
22 ES	Downtown Emergency Service Center (DESC)	Kerner Scott Women's Shelter			25		25		25		100%							24	25	96%
23 ES	Downtown Emergency Service Center (DESC)	Main Shelter			196		196		196		100%							194	196	99%
24 ES	Downtown Emergency Service Center (DESC)	Queen Anne Shelter			100		100		100		100%							101	100	101%
25 ES	Downtown Emergency Service Center (DESC)	Seattle Navigation Center			75		75		75		100%							70	75	93%
26 ES	Downtown Emergency Service Center (DESC)	LEAD Expansion Program - ES			1		1		1		100%							1	1	100%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/ only Children	% of HMIS Beds HH with Children	% of HMIS Beds HH without Children	% of HMIS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
1																					
28 ES	Friends of Youth	The Landing			20		20		20			100%							20	20	100%
29 ES	Friends of Youth	Youth Haven (Bellevue)				4	4			4			100%	0	0				1	4	25%
30 ES	Friends of Youth	Youth Haven (Kenmore)				4	4			4			100%	0	0				1	4	25%
31 ES	Friends of Youth	Youth Haven Shelter HQPE				4	4			4			100%						3	4	75%
32 ES	Hopelink	Avondale Park	32	8			32	32			100%								23	32	72%
31 ES	Hopelink	Kenmore Family Shelter	33	11			33	33			100%								35	33	106%
34 ES	Hospitality House	Hospitality House (Burien)			9		9		9			100%		0	0	0			7	9	78%
35 ES	Inman Community Services	Recovery Program			12		12		12			100%				3	3		12	15	80%
36 ES	Lake City Partners Ending Homelessness	Lake City Partners Ending Homelessness Shelter												30	30				33	30	110%
37 ES	Lifelong AIDS Alliance	Medical Priority for Emergency Bednights			17		17		0										20	17	118%
38 ES	Lifewire	My Sister's Home	55	10	0		55							0	0	0			35	55	64%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	HMIS Beds HH w/ only Children	% of HMIS Beds HH with Children	% of HMIS Beds HH without Children	% of HMIS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMIS	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
1																					
39 ES	Mamma's Hands	House of Hope I and II	36	9			36	0						0	0	0			4	36	11%
40 ES	Mary's Place	Bianca's Place	80	22			80	80			100%								80	80	100%
41 ES	Mary's Place	Bianca's Place	40	8			40	40			100%								13	40	32%
42 ES	Mary's Place	Julia's Place	9	3			9	9			100%								8	9	89%
43 ES	Mary's Place	Mary's Place Emergency Family Shelter	48	16			48	48			100%								44	48	92%
44 ES	Mary's Place	Mary's Place Regrade	332	83			332	332			100%								245	332	74%
45 ES	Mary's Place	Northshore Shelter	80	20			80	80			100%								57	80	71%
46 ES	Mary's Place	Shoreline Center	40	13			40	40			100%								33	40	82%
47 ES	Mary's Place	Small Scattered Sites	8	2			8	8			100%								8	8	100%
48 ES	Mary's Place	White Center Shelter	70	16			70	70			100%								56	70	80%
49 ES	Multiservice Center (MSC)	MSC Family Shelter (Kent)	64	15			64	64			100%			0	0	0			54	64	84%
50 ES	New Beginnings	Emergency Shelter	15	5	3		18							0	0	0			11	18	61%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
1																					
51	ES	New Beginnings	Emergency Shelter	22	8	1	23												23		
52	ES	New Horizons	NEST			12	12	12	12		100%								9	12	75%
53	ES	New Horizons	New Horizons Young Adult Shelter			22	22	22	22		100%								18	22	82%
54	ES	Peace for the Streets by PSKS	PSKS Young Adult Shelter			20	20	20	20		100%								16	20	80%
55	ES	Renton Ecumenical Association of Churches (REACH)	Emergency Response Shelter	55	12		55	55			100%								46	55	84%
56	ES	Salvation Army	Catherine Booth House	30	9	3	33							0	0	0	0	0	14	33	42%
57	ES	Salvation Army	City of Seattle Emergency Shelter			75	75	75	75		100%					0	0	0	75	75	100%
58	ES	Salvation Army	Jefferson and 4th Shelter			50	50	50	50		100%								50	50	100%
59	ES	Salvation Army	King County Admin Building - Winter Response			50	50	50	50		100%					0			50	50	100%
60	ES	Salvation Army	Pike Street			22	22	22	22		100%			0	0				13	22	59%
61	ES	Salvation Army	William Booth (lower level)			79	79	79	79		100%			0	0	0	0	0	79	79	100%
62	ES	Salvation Army	William Booth (lower level)			23	23	23	23		100%								16	23	70%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year-Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
1																					
63	ES	Seattle King County Public Health	Tuberculosis Control Program			2	2	2											2	2	100%
64	ES	Seattle's Union Gospel Mission	Extended Care			32	32	32	0										22	32	69%
65	ES	Seattle's Union Gospel Mission	Guest Services			175	175	175	0					0	0	0	0	0	175	175	100%
66	ES	Seattle's Union Gospel Mission	Guest Services			2	2	2	0					0	0	0	0	0	2	2	100%
67	ES	Seattle's Union Gospel Mission	Hope Place	83	28	78	161	0	0					0	0	0	0	0	105	161	65%
68	ES	Seattle's Union Gospel Mission	Hope Place	0	0	2	2	0	0					0	0	0	0	0	1	2	50%
69	ES	Seattle's Union Gospel Mission	Kent Hope Women's Shelter			30	30	30	0										28	30	93%
70	ES	Seattle's Union Gospel Mission	Men's Recovery Program (Men's Shelter)			28	28	28	0										25	28	89%
71	ES	Seattle's Union Gospel Mission	Phinney Ridge Winter Shelter											20	0		0	0	14	20	70%
72	ES	Shalom Zone Nonprofit Association	ROOTS Young Adult Shelter			45	45	45	45		100%								38	45	84%
73	ES	SHARE	Bunkhouse (night)			18	18	18	18		100%						2	2	23	20	115%
74	ES	SHARE	SHARE Consolidated Shelters			152	152	152	152		100%								146	152	96%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
1																					
75 ES	SHARE	SHARE Consolidated Shelters			8		8													8	
76 ES	Snoqualmie Valley Shelter Services	Snoqualmie Valley Winter Shelter												30	30				19	30	63%
77 ES	Solid Ground	Bethlehem House	10	1			10	10			100%								7	10	70%
78 ES	Solid Ground	Broadview Shelter	43	10			43							0	0	0			25	43	58%
79 ES	Solid Ground	Family Shelter	40	10			40	40			100%			0	0	0			39	40	98%
80 ES	The Sophia Way	Eastside Women's Shelter												30	30				32	30	107%
81 ES	The Sophia Way	Sophia's Place			21		21		21		100%								22	21	105%
82 ES	Vine Maple Place	Vine Maple Place (Maple Valley)	40	10			40	0											34	40	85%
83 ES	Wellspring Family Services	Transitional Housing	8	2			8	0											8	8	100%
84 ES	WHEEL	WHEEL Women's Shelter			40		40		40		100%			0	0	4	0		43	44	98%
85 ES	YouthCare	HOPE Center				14	14			14		100%							6	14	43%
86 ES	YouthCare	Orion Shelter				20	20		20		100%								11	20	55%
87 ES	YouthCare	South Seattle Shelter				20	20			20		100%							16	20	80%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
1																					
88 ES	YouthCare	The Shelter				12	12			12		100%		0	0	0			8	12	67%
89 ES	YWCA Seattle - King - Snohomish	Angelines			40		40		40		100%			35	35	0	0		55	75	73%
90 ES	YWCA Seattle - King - Snohomish	East Cherry	54	12			54	54			100%			0	0	0			35	54	65%
91 ES	YWCA Seattle - King - Snohomish	SIS Late Night Shelter	19	4			19	19			100%								19	19	100%
92 ES	YWCA Seattle - King - Snohomish	South King County Family Shelter	8	2			8	8			100%								4	8	50%
93 ES	YWCA Seattle - King - Snohomish	Willow Street Shelter Program	119	35			119	119			100%								90	119	76%
94 ES	YWCA Seattle - King - Snohomish	YWCA Renton Emergency	8	3			8	8			100%								9	8	112%
95 OPH	Catholic Community Services (CCS)	Ratharnes Place Apartments	78	15			78	78			100%								94	78	121%
96 OPH	Catholic Community Services (CCS)	Palo Studios			15		15		15		100%								16	15	107%
97 OPH	Catholic Community Services (CCS)	Sta. Teresita del Nino Jesus	90	25			90	90			100%								84	90	93%
98 OPH	Catholic Community Services (CCS)	The Cedars			10		10		10		100%								10	10	100%
99 OPH	Community Psychiatric Clinic (CPC)	Valor Apartments			21		21		21		100%								1	21	5%
100 OPH	Compass Housing Alliance	The Karlstrom			22		22		0										22	22	100%
101 OPH	DAWN	PH for DV Victims	18	6			18												14	18	78%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate
102 OPH	First Place School	Imani Village	42	16			42	42			100%							45	42	107%
103 OPH	First Place School	Nhon's Place	25	5			25	25			100%							19	25	76%
104 OPH	Friends of Youth	FDY Permanent Housing with Supports	26	16			26	26			100%							24	26	92%
105 OPH	Hopelink	Duvall Place	24	8			24	24			100%							19	24	79%
106 OPH	Hopelink	Heritage Park/ Alpine Ridge (Bothell)	45	15			45	45			100%							44	45	98%
107 OPH	Imagine Housing	Andrews Glen	16	7	8		24	16	8		100%	100%						27	24	112%
108 OPH	Imagine Housing	Athens			20		20												20	
109 OPH	Imagine Housing	Johnson Hill / Chalet Apartments	36	12			36	36			100%							41	36	114%
110 OPH	Imagine Housing	Rose Crest Apartments	58	10			58	58			100%							66	58	114%
111 OPH	Imagine Housing	Velocity Housing Stability Program	31	8	4		35	31	4		100%	100%						46	35	131%
112 OPH	LifeWire	LifeWire Permanent Housing Program	40	12			40											26	40	65%
113 OPH	Low Income Housing Institute (LIH)	Aquart Wilson Place - PH	26	5	8		34	26	8		100%	100%						19	34	56%
114 OPH	Low Income Housing Institute (LIH)	Frise Hotel			46		46		46			100%						44	46	96%
115 OPH	Low Income Housing Institute (LIH)	Glen Hotel			37		37		37			100%						34	37	92%
116 OPH	Low Income Housing Institute (LIH)	GPD - Arion Court			27		27		27			100%						27	27	100%
117 OPH	Low Income Housing Institute (LIH)	Greenwood House			9		9		9			100%						8	9	89%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate
118 OPH	Low Income Housing Institute (LIH)	Tyree Scott - PH	22	6			22	0										22	22	100%
119 OPH	Muslim Housing Services	Sound Family Voucher Program	64	16			64	64			100%							64	64	100%
120 OPH	Navos	Independence Bridge			25		25		25			100%						22	25	88%
121 OPH	Salvation Army	Bridges to Housing	122	36	6		128	122	6		100%	100%						128	128	100%
122 OPH	Solid Ground	Brettker Place	270	51			270	270			100%							221	270	82%
123 OPH	Solid Ground	P.G. Kenney Place	84	21	33		117	84	33		100%	100%						107	117	91%
124 OPH	Somali Youth & Family Club	SYFC Family Housing Services	60	20			60	60			100%							36	60	60%
125 OPH	YMCA	Home At Last	16	8	16		32	16	16		100%	100%						36	32	112%
126 OPH	YMCA	Home At Last	8	4	2		10	8	2		100%	100%						10	10	100%
127 OPH	YouthCare	Marion West			20		20		20			100%						21	20	105%
128 OPH	YWCA Seattle - King - Snohomish	Family Village - Case Managed Units	20	5			20											17	20	85%
129 OPH	YWCA Seattle - King - Snohomish	Opportunity Place - OPH			116		116		116			100%						114	116	98%
130 OPH	YWCA Seattle - King - Snohomish	Passage Point Permanent	95	28			95	95			100%							94	95	99%
131 OPH	YWCA Seattle - King - Snohomish	Seneca Womens Residence			53		53		53			100%						50	53	94%
132 PSH	Archdiocesan Housing Authority (AHA)	Bakhita Gardens			70		70		70			100%						68	70	97%
133 PSH	Archdiocesan Housing Authority (AHA)	Dorothy Day			41		41		41			100%						41	41	100%
134 PSH	Archdiocesan Housing Authority (AHA)	Frederic Ozanam House (Westlake 2)			56		56		56			100%						60	56	107%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate
135	Archdiocesan Housing Authority (AHA)	Parke Studios (at the Josephinum)			20		20		20		100%							23	20	115%
136	Archdiocesan Housing Authority (AHA)	Westlake			53		53		53		100%							53	53	100%
137	Archdiocesan Housing Authority (AHA)	Wintonia			92		92		92		100%							88	92	96%
138	Asian Counseling and Referral Services (ACRS)	HOPES			15		15		15		100%							6	15	40%
139	Asian Counseling and Referral Services (ACRS)	The Beacon			6		6		6		100%							7	6	117%
140	Catholic Community Services (CCS)	Patrick Place			71		71		71		100%							75	71	106%
141	Compass Housing Alliance	Cascade Women's Program			32		32		32		100%							32	32	100%
142	Compass Housing Alliance	Nyer Urness House			79		79		79		100%							78	79	99%
143	Compass Housing Alliance	Ronald Commons	44	12			44	44			100%							35	44	80%
144	Compass Housing Alliance	Ronald Commons - Veterans	11	4	8		19	11			100%							18	19	95%
145	Compass Housing Alliance	VASH - Compass on Dexter	14	10			14	0										13	14	93%
146	Compass Housing Alliance	VASH - Rentan Regional Veterans Program	84	16	35		119	84	35		100%	100%						70	119	59%
147	Compass Housing Alliance	Congregations - Permanent Housing Program			35		35		35		100%							35	35	100%
148	Compass Housing Alliance	Compass Counseling and Referral			10		10		0									10	10	100%
149	Downtown Emergency Service Center (DESC)	1813 Eastlake			75		75		75		100%							74	75	99%
150	Downtown Emergency Service Center (DESC)	Aurora Supportive Housing			87		87		87		100%							88	87	101%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
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151	Downtown Emergency Service Center (DESC)	Canaday House			83		83		83		100%							81	83	98%
152	Downtown Emergency Service Center (DESC)	Cottage Grove Apartments			66		66		66		100%							63	66	95%
153	Downtown Emergency Service Center (DESC)	Estelle			91		91												91	
154	Downtown Emergency Service Center (DESC)	Evans (415 10th)			75		75		75		100%							73	75	97%
155	Downtown Emergency Service Center (DESC)	Interbay Supportive Housing			97		97		97		100%							93	97	96%
156	Downtown Emergency Service Center (DESC)	Kerner Scott - PSH			15		15		15		100%							15	15	100%
157	Downtown Emergency Service Center (DESC)	Lyon Building			64		64		64		100%							65	64	102%
158	Downtown Emergency Service Center (DESC)	Morrison Hotel			190		190		190		100%							185	190	97%
159	Downtown Emergency Service Center (DESC)	Rainier Supportive Housing			50		50		50		100%							50	50	100%
160	Downtown Emergency Service Center (DESC)	Scattered Site for MI Adults			53		53		53		100%							42	53	79%
161	Downtown Emergency Service Center (DESC)	Union Hotel			52		52		52		100%							52	52	100%
162	Evergreen Treatment Services	ETS - Scattered Sites Expansion			30		30											17	30	57%
163	Evergreen Treatment Services	ETS - Scattered Sites Expansion			31		31											7	31	23%
164	Evergreen Treatment Services	REACH Respite Case Management			35		35		35		100%							29	35	83%
165	Imagine Housing	VASH - Velocity	0	0	8		8	0	8		100%							6	8	75%
166	King County / Plymouth Housing Group (PHG)	Shelter Plus Care	176	66	716		892	176	716		100%	100%						892	892	100%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
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167 PSH	King County / Plymouth Housing Group (PHG)	Shelter Plus Care - HIV			31		31		31		100%							31	31	100%
168 PSH	King County DCHS	King County Scattered Sites Supportive Housing	4	2	227		231	4	227		100%	100%						231	231	100%
169 PSH	King County Housing Authority	VASH - Carriage House	167	107	311		478	0	0									478	478	100%
170 PSH	King County Housing Authority	VASH - Cove East	0	0	16		16	0	0									16	16	67%
171 PSH	King County Housing Authority	VASH - Francis Village	9	3	7		16	0	0									16	16	100%
172 PSH	King County Housing Authority	VASH - Houser Terrace	3	1	13		16											16	16	119%
173 PSH	King County Housing Authority	VASH - KONA Woodland North			10		10											10	10	100%
174 PSH	King County Housing Authority	VASH - Timberwood			14		14	0	0									14	14	100%
175 PSH	King County Housing Authority	VASH - Villages at South Station	21	7	9		30	0	0									30	30	100%
176 PSH	King County Housing Authority	VASH Kirkland Avenue Townhomes	3	2			3	0										3	3	100%
177 PSH	Lifelong AIDS Alliance	PBRA			68		68		68		100%							68	68	100%
178 PSH	Lifelong AIDS Alliance	TBRA			54		54		54		100%							54	54	100%
179 PSH	LHI / Sound Mental Health	Gossett Place	0	0	51		51	0	51		100%							51	51	61%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
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181 PSH	LHI / Sound Mental Health	McDermott Place			27		27		27		100%							27	27	104%
182 PSH	LHI / Sound Mental Health	VASH - Gossett Place			20		20		20		100%							20	20	100%
183 PSH	LHI / Sound Mental Health	VASH - McDermott Place			20		20		20		100%							20	20	100%
184 PSH	LHI / Sound Mental Health	VASH - McDermott Place			28		28		28		100%							28	28	75%
185 PSH	Low Income Housing Institute (LHI)	August Wilson Place - PSH	14	3			14	14			100%							14	14	36%
186 PSH	Low Income Housing Institute (LHI)	Broadway House			7		7		7		100%							7	7	100%
187 PSH	Low Income Housing Institute (LHI)	Ernestine Anderson Place			37		37		37		100%							37	37	100%
188 PSH	Low Income Housing Institute (LHI)	VASH - August Wilson Apartments			8		8		8		100%							8	8	100%
189 PSH	Low Income Housing Institute (LHI)	VASH - Ernestine Anderson			8		8		8		100%							8	8	88%
190 PSH	Multiservice Center (MSC)	William J. Woods Veterans House	74	20			94	74	20		100%	100%						68	94	72%
191 PSH	Plymouth Housing Group (PHG)	7th and Cherry			77		77		77		100%							77	77	97%
192 PSH	Plymouth Housing Group (PHG)	Humphrey			81		81		81		100%							79	81	98%
193 PSH	Plymouth Housing Group (PHG)	Lewiston			52		52		52		100%							52	52	100%
194 PSH	Plymouth Housing Group (PHG)	Pacific Hotel			75		75		75		100%							72	75	96%
195 PSH	Plymouth Housing Group (PHG)	Plymouth on Stewart			84		84		84		100%							83	84	99%
196 PSH	Plymouth Housing Group (PHG)	Plymouth Place			70		70		70		100%							69	70	99%
197 PSH	Plymouth Housing Group (PHG)	Scargo			45		45		45		100%							44	45	98%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
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198 PSH	Plymouth Housing Group (PHG)	Scargo			2		2		2		100%								1	2	50%
199 PSH	Plymouth Housing Group (PHG)	Simons Building (3rd and Blanchard)			92		92		92		100%								94	92	102%
200 PSH	Plymouth Housing Group (PHG)	St. Charles			61		61		61		100%								64	61	105%
201 PSH	Plymouth Housing Group (PHG)	Williams Apartments			81		81		81		100%								80	81	99%
202 PSH	Seattle Housing Authority	VASH	38	12	251		281	0	0										294	281	105%
203 PSH	Seattle Housing Authority	VASH	0	0	27		27	0	0										8	27	30%
204 PSH	Solid Ground	SandPoint Family PSH	95	27			95	95			100%								75	95	79%
205 PSH	Sound Mental Health	Homeshead Family Housing	66	25			66	66			100%								55	66	83%
206 PSH	Sound Mental Health	Jordan House			8		8	0											6	8	75%
207 PSH	Sound Mental Health	Kasota			45		45		45		100%								48	45	107%
208 PSH	Sound Mental Health	Kenyon Housing			18		18		18		100%								9	18	50%
209 PSH	Sound Mental Health	Pacific Court			53		53		53		100%								38	53	72%
210 PSH	Sound Mental Health	South County Pilot			42		42		42		100%								37	42	88%
211 PSH	The Sophia Way	Sophia's Home			35		35		35		100%								24	35	69%
212 PSH	Transitional Resources	Avalon Place			15		15		15		100%								15	15	100%
213 PSH	Valley Cities Counseling and Consultation	Coming Up			23		23		23		100%								23	23	105%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
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214 PSH	Valley Cities Counseling and Consultation	Families First	97	24			97	97			100%								89	97	92%
215 PSH	Valley Cities Counseling and Consultation	Homeless Services Enhancement Program	39	12	8		47	39	8		100%	100%							39	47	83%
216 PSH	Valley Cities Counseling and Consultation	Pathways First	55	14			55	55			100%								52	55	95%
217 PSH	Valley Cities Counseling and Consultation	Phoenix Rising			24		24		24		100%								23	24	96%
218 PSH	Valley Cities Counseling and Consultation	United Way Permanent Supportive Housing	5	2			5	5			100%								4	5	80%
219 PSH	Valley Cities Counseling and Consultation	Valley Cities Landing			24		24		24		100%								23	24	96%
220 PSH	YWCA Seattle - King - Snohomish	Family Village PSH	58	20			58	58			100%								56	58	97%
221 PSH	YWCA Seattle - King - Snohomish	Opportunity and Seneca PSH			20		20		20		100%								20	20	100%
222 PSH	YWCA Seattle - King - Snohomish	Opportunity Place - CoC - PSH			29		29		29		100%								27	29	93%
223 RRH	Catholic Community Services (CCS)	CCS - RRH for Families	66	19			66	66			100%								66	66	100%
224 RRH	Catholic Community Services (CCS)	CCS - RRH for Single Adults			14		14		14		100%								14	14	100%
225 RRH	Catholic Community Services (CCS)	SSWF - CCS - Rapid Re Housing	8	0	5		5	0	5		100%								5	5	100%
226 RRH	City of Seattle	City of Seattle Rapid Re-Housing for Families	130	34	4		134	130	4		100%	100%							134	134	100%
227 RRH	City of Seattle	RYA Rapid Rehousing Collaboration			48		48		48		100%								48	48	100%
228 RRH	Community Psychiatric Clinic (CPC)	SSVF - CPC - Rapid Re Housing	12	3	50		62	12	50		100%	100%							62	62	100%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
229	RRH	Community Psychiatric Clinic (CPC)	SSVP - CPC - Rapid Re-Housing	16	4	35		53	16	35	100%	100%							53	51	100%
230	RRH	Downtown Emergency Service Center (DESC)	King County Rapid Re-Housing Program			139		139		139		100%							139	139	100%
231	RRH	El Centro de la Raza	ECR - RRH For Families	13	3	2		15	13	2	100%	100%							15	15	100%
232	RRH	International District Housing Alliance	Bridges to Housing	2	1	1		3											3	3	100%
233	RRH	International District Housing Alliance	IDHA Housing Stability and Homeless Prev - RRH	13	5	5		18	13	5	100%	100%							18	18	100%
234	RRH	Ufowise	Rental Assistance	12	3	1		13											13	13	100%
235	RRH	Multiservice Center (MSC)	MSC YAHF - RRH	0	0	2		2	0	2		100%							2	2	100%
236	RRH	Muslim Housing Services	MHS Rent Assistance Case Management	79	21	3		82	79	3	100%	100%							82	82	100%
237	RRH	Muslim Housing Services	UWIC Rapid Rehousing	42	12	2		44	42	2	100%	100%							44	44	100%
238	RRH	Neighborhood House	Neighborhood House - RRH	63	17	0		63	63	0	100%								63	63	100%
239	RRH	Neighborhood House	Neighborhood House - RRH CoC	97	20			97	97		100%								97	97	100%
240	RRH	New Beginnings	Rapid Re-Housing DV	24	8			24											24	24	100%
241	RRH	Refugee Womens Alliance	2120 Rapid Rehousing			9		9		9		100%							9	9	100%
242	RRH	Refugee Womens Alliance	Refugee and Immigrant Rapid Re-Housing	3	1			3			100%								3	3	100%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
243	RRH	Wellspring Family Services	Housing Services Intervention - Interim Housing	7	3	3		10	7	3	100%	100%							10	10	100%
244	RRH	Wellspring Family Services	Wellspring - RRH	71	20	1		72	71	1	100%	100%							72	72	100%
245	RRH	YMCA	Independent Youth Housing Program	7	3	9		16	7	9	100%	100%							16	16	100%
246	RRH	YouthCare	Open Doors			5		5		5		100%							5	5	100%
247	RRH	YWCA Seattle - King - Snohomish	SSVP - YWCA - Rapid Re-Housing	27	7	25		52	27	25	100%	100%							52	52	100%
248	RRH	YWCA Seattle - King - Snohomish	YWCA - RRH for Families	16	4			16	16		100%								16	16	100%
249	RRH	YWCA Seattle - King - Snohomish	YWCA - WRAP			5		5		5		100%							5	5	100%
250	SH	Community Psychiatric Clinic (CPC)	Harbor House			20		20		20		100%							20	20	80%
251	SH	Downtown Emergency Service Center (DESC)	Kerner Scott Safe Haven			25		25		25		100%							25	25	100%
252	SH	Salvation Army	GPD - Veterans Low Demand			5		5		5		100%							5	5	100%
253	TH	Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - TH	72	19			72											47	72	65%
254	TH	Acres of Diamonds Archdiocesan Housing Authority (AHA)	Transitional Housing (Davis)	30	10	3		33	0	0									20	33	61%
255	TH	Attain Housing (formerly KITH)	Service Park Apartments	10	4			10	10		100%								6	10	60%
256	TH	Attain Housing (formerly KITH)	Housing at the Crossroads	48	12			48	48		100%								43	48	90%
257	TH	Attain Housing (formerly KITH)	Petite Court Transitional	23	8			23	23		100%								28	23	122%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate
1																				
258	TH	Attain Housing (formerly KTH)	36	12			36	36			100%							23	36	64%
259	TH	Auburn Youth Resources			8		8		8			100%						8	8	100%
260	TH	Auburn Youth Resources			7		7		7			100%						6	7	86%
261	TH	Auburn Youth Resources			2		2		2			100%						1	2	50%
262	TH	Auburn Youth Resources			8		8		8			100%						3	8	38%
263	TH	Bread of Life Mission			11		11											11	11	100%
264	TH	Catholic Community Services (CCS)			66		66		66			100%						65	66	98%
265	TH	Catholic Community Services (CCS)	61	16			61	61			100%							71	61	116%
266	TH	Catholic Community Services (CCS)			18		18		18			100%						19	18	106%
267	TH	Catholic Community Services (CCS)			6		6		6			100%						6	6	100%
268	TH	Catholic Community Services (CCS)			6		6		6			100%						5	6	83%
269	TH	Community Psychiatric Clinic (CPC)			4		4		4			100%						4	4	100%
270	TH	Community Psychiatric Clinic (CPC)	35	15			35	35			100%							30	35	86%
271	TH	Compass Housing Alliance	18	4	3		21	18	3		100%	100%						18	21	86%
272	TH	Compass Housing Alliance			25		25		25			100%						24	25	96%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC
Proj - Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate
1																				
273	TH	Compass Housing Alliance			6		6		6			100%						1	6	17%
274	TH	Compass Housing Alliance			7		7		7			100%						4	7	57%
275	TH	Compass Housing Alliance			66		66		66			100%						66	66	100%
276	TH	Compass Housing Alliance			12		12		12			100%						9	12	75%
277	TH	Compass Housing Alliance			6		6		6			100%						2	6	33%
278	TH	Consejo Counseling and Referral	13	4			13											12	13	92%
279	TH	Consejo Counseling and Referral	103	23			103											90	103	87%
280	TH	Development Association of Goodwill Baptist church	12	6			12	12			100%							13	12	108%
281	TH	El Centro de la Raza	9	2			9	9			100%							5	9	56%
282	TH	Elizabeth Gregory Home			8		8		8			100%						8	8	100%
283	TH	First Place School	36	6			36	36			100%							20	36	56%
284	TH	Friends of Youth	12	6			12	12			100%							6	12	50%
285	TH	Friends of Youth	72	24			72	72			100%							52	72	72%
286	TH	Friends of Youth	28	14			28	28			100%							22	28	79%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
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287	TH	Friends of Youth	New Ground Kirkland			9		9		9			100%						7	9	78%
288	TH	Friends of Youth	New Ground Totem Lake			10		10		10			100%						10	10	100%
289	TH	Hopelink	Avondale Park II (Redmond)	89	27			89	89				100%						87	89	98%
290	TH	Hopelink	Hopelink Place	77	20			77	77				100%						71	77	92%
291	TH	International District Housing Alliance	Soface Transitional at Samah Commons	28	6			28											25	28	89%
292	TH	Jubilee Women's Center	Jubilee House	0	0	38		38	0	0									32	38	84%
293	TH	Kent Youth and Family Services	Watson Manor (Kent)	18	8		0	18	18		0	100%							13	18	72%
294	TH	Lifelong AIDS Alliance	Lifelong AIDS Alliance at the Josephinum			11		11		0									11	11	100%
295	TH	Lifelong AIDS Alliance	Lifelong AIDS Alliance at the Josephinum			2		2		0									1	2	50%
296	TH	Lifelong AIDS Alliance	Pathways to Health Transitional Program			12		12		0									12	12	100%
297	TH	Lifewire	My Friend's Place	35	10			35											25	35	71%
298	TH	Low Income Housing Institute (LIH)	Cate Apartments	20	7			20	20				100%						13	20	65%
299	TH	Low Income Housing Institute (LIH)	Columbia Court	30	13			30	30				100%						35	30	117%
300	TH	Low Income Housing Institute (LIH)	Denny Park	32	8			32	32				100%						24	32	75%
301	TH	Low Income Housing Institute (LIH)	GPD - Cate Apartments	26	8	2		28	26	2			100%	100%					28	28	100%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
Proj. Type	Organization Name	Project Name	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Year Round Beds	HMS Beds HH w/ Children	HMS Beds HH w/o Children	HMS Beds HH w/ only Children	% of HMS Beds HH with Children	% of HMS Beds HH without Children	% of HMS Beds HH w/ only Children	Total Seasonal Beds	Seasonal Beds Available in HMS	Overflow Beds	HMS Overflow Beds	PIT Count	Total Beds	Utilization Rate	
302	TH	Low Income Housing Institute (LIH)	Martin Court	39	13	28		67	39	28		100%	100%						56	67	84%
303	TH	Low Income Housing Institute (LIH)	Meadowbrook View	120	15			120	0										85	120	71%
304	TH	Low Income Housing Institute (LIH)	Othello House			4		4		4			100%						3	4	75%
305	TH	Multiservice Center (MSC)	Family Transitional Program - S. King county	15	3			15	15				100%						16	15	107%
306	TH	Multiservice Center (MSC)	Men's Transitional Housing (Federal Way)			11		11		11			100%						6	11	55%
307	TH	Muslim Housing Services	Transitional Housing	90	15			90	90				100%						90	90	100%
308	TH	Muslim Housing Services	Transitional Housing	17	3			17	17				100%						4	17	24%
309	TH	New Beginnings	Transitional Housing	40	14	3		43											8	43	19%
310	TH	Plymouth Healing Communities	Plymouth House of Healing			4		4		0									4	4	100%
311	TH	Salvation Army	GPD - Veterans Transitional Program			25		25		25			100%						25	25	100%
312	TH	Salvation Army	Hickman House	29	10			29											17	29	59%
313	TH	Salvation Army	William Booth Center (upper floor)			47		47		47			100%						45	47	96%
314	TH	Seattle's Union Gospel Mission	Men's Ministry Recovery Program			72		72	0	0									72	72	100%
315	TH	Seattle's Union Gospel Mission	Rainovo			13		13		0									10	13	77%
316	TH	Seattle's Union Gospel Mission	Riverton Place	30	9	23		53		0									30	53	57%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
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I																					
317	TH	Seattle's Union Gospel Mission	SMART	11	4	7		18		0									5	18	28%
318	TH	Seattle's Union Gospel Mission	Son Rise House	17	6	5		22	0	0									15	22	68%
319	TH	Solid Ground	Broadview	69	21			69											55	69	86%
320	TH	Solid Ground	Santos Place			42		42		42		100%							30	42	71%
321	TH	St Stephen Housing Association	City Park Townhouses Transitional Housing (Auburn)	44	11			44	44		100%								27	44	61%
322	TH	St Stephen Housing Association	Nika Manor Transitional Housing	42	9			42	42		100%								36	42	86%
323	TH	The Sophia Way	The Sophia Way Transitional Housing			6		6		6		100%							6	6	100%
324	TH	United Indians of all Tribes	United Indians Youth Home			25		25		25		100%							24	25	96%
325	TH	Urban League of Seattle	MJ Harder House			7		7		7		100%							6	7	86%
326	TH	Vietnam Veterans Leadership Program (VVL)/ Compass Housing Alliance	Bennett House			6		6		6		100%							6	6	100%
327	TH	Vietnam Veterans Leadership Program (VVL)/ Compass Housing Alliance	Burien			6		6		6		100%							4	6	67%
328	TH	Viskon House	Family Program (Renton)	58	24			58	0										57	58	98%
329	TH	Viskon House	Family Program (Shoreline)	25	12			25											37	25	148%

A	B	C	I	J	K	L	N	O	P	Q	R	S	T	U	V	Y	Z	AA	AB	AC	
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I																					
330	TH	Way Back Inn	Transitional - scattered Site	40	10			40	0										22	40	55%
331	TH	YMCA	YMCA Shared Homes			24		24		24		100%							24	24	100%
332	TH	YMCA	YMCA Shared Homes			3		3		3		100%							3	3	100%
333	TH	YMCA	Young Adults in Transition			20		20		20		100%							8	20	40%
334	TH	YouthCare	Home of Hope			20		20		20		100%							20	20	100%
335	TH	YouthCare	Passages (Sand Point)			8		8		8		100%							6	8	75%
336	TH	YouthCare	Pathways (SandPoint)				5	5		5		100%							2	5	40%
337	TH	YouthCare	Ravena House			10		10		10		100%							10	10	100%
338	TH	YouthCare	Straley House			12		12		12		100%							10	12	83%
339	TH	YWCA Seattle - King - Snohomish	Anita Vista confidential	36	14			36											43	36	119%
340	TH	YWCA Seattle - King - Snohomish	Auburn Transitional Housing	25	8			25	25		100%								32	25	128%
341	TH	YWCA Seattle - King - Snohomish	Central Area Transitional Housing YWCA Auburn	46	11			46	46		100%								39	46	85%
342	TH	YWCA Seattle - King - Snohomish	Transitional Sound Families	20	4			20	20		100%								17	20	85%
343				Sum : 6416	Sum : 1849	Sum : 8811	Sum : 63	Sum : 15290	Sum : 4910	Sum : 7159	Sum : 63			Sum : 389	Sum : 347	Sum : 14	Sum : 10	Sum : 13889			