

Amendment 1 to Attachment B to CB 120804- Adopting the 2023 Seattle Housing Levy
Administrative and Financial Plan and Housing Funding Policies

Sponsor: Councilmember Saka

Adding Youth formerly served by the foster care system and Veterans as Priorities for the Rental
Housing Program

Effect: The Housing Funding Policies transmitted by the Executive includes priorities for the types of residents served by the Rental Housing Program. The Resident Priorities include: households experiencing homelessness or chronic homelessness; older adults and people with disabilities; and low-wage working families and individuals. This amendment would modify the resident population priorities to add the following: youth formerly served by the foster care system; and those who served in the United States (US) military.

Amend the Rental Housing Program Objectives and Priorities, Resident Population Priorities Section 1Ai in Attachment B (Housing Funding Policies) to CB xx as follows:

i. Resident Population Priorities

The following funding priorities relate to the resident populations intended to be served in Rental Housing Program projects. A project may propose to serve residents who fall into more than one population group – for example, older adults who previously experienced homelessness – and therefore may address several priorities.

- 1. Housing for families, adults, and youth (including without limitation youth or adults formerly served by the foster care system), and young adults experiencing homelessness, including without limitation individuals with disabling conditions experiencing chronic homelessness and those who served in the US military.**

Priority will be given to projects that will dedicate units to serve people experiencing homelessness and will meet the following conditions:

- Applicants must demonstrate a high likelihood of securing operating subsidies as well as funds to provide appropriate levels of supportive services. For Permanent Supportive Housing (PSH) that will serve people experiencing chronic homelessness with disabling conditions, including substance use disorder, serious mental illness, developmental disability, or chronic physical illness or disability, such housing will

have appropriate services that generally will include on-site case management, mental health, health care, and chemical dependency services.

- Homeless housing projects must be aligned with the City's Comprehensive Plan and King County Regional Homelessness Authority (KCRHA) Five Year Plan. PSH or other homeless housing with a federal, state, or local services funding contract that requires coordinated entry referrals must receive tenant referrals through a coordinated entry system approved by funders. Homeless housing that does not have a contractual requirement will make units available through agreements with homeless services providers. OH may approve homeless housing that is set-aside for other identified homeless groups, consistent with City priorities, such as homeless families with students attending Seattle schools, people exiting or diverted from institutional settings, and residents moving from PSH to housing with less intensive on-site services.

Consistent with Housing First principles, all housing owners will increase access to housing opportunities for people with significant barriers to housing, such as criminal records, through their tenant admissions policies, and tenant screening criteria included in approved management plans referred to in Section H of this Chapter. In addition, owners will provide housing for residents who have experienced homelessness through voluntary referral relationships. Housing owners who have units that do not receive referrals from a coordinated entry system will affirmatively market housing to provide access to applicants experiencing homelessness and other underserved groups, as well as other eligible applicants.

2. Housing for older adults and people with disabilities

OH-funded housing is generally available to older adults and people with disabilities, including without limitation those who served in the US military, and adults formerly served as youth in the foster care system; all projects should be designed to include accessible housing units and accessible common areas.

OH will give priority to projects that provide housing units set-aside for older adults or residents with disabilities, particularly projects designed to provide support for underserved groups. These projects must show that proposed building design and services support independent, healthy living and social interactions that benefit these populations. Projects that are proposing to provide on-site services for older adults with Extremely Low-Incomes, people with disabilities and/or people who require supportive services to live independently must demonstrate high likelihood of obtaining appropriate levels of operating and services funding for the intended residents. OH will prioritize projects that will provide culturally appropriate services to create welcoming and safe home environments for immigrant seniors, LGBTQ older adults, and other underserved groups.

3. Housing affordable to low-wage working families and individuals

OH will prioritize projects that will serve low-wage households, including without limitation those who served in the US military and adults formerly served as youth in the foster care system, by providing a mix of unit sizes and a range of income levels, generally up to 60% of Median Income, and that include units serving households at 30% of Median Income. A mix of unit sizes and amenities to accommodate families, including large families, is a priority for new construction projects. Projects serving families should consider design features such as play areas, direct sight lines to play areas, and adequate space within units. Projects should be located near transportation and local services and amenities, giving low-wage workers the option to forgo a vehicle, and providing safe access to schools, parks, transit, and community facilities serving families with children. Projects should take into consideration the diversity of the neighborhood, the anticipated tenant population, broader community development goals (including, but not limited to, affordable commercial space), and uses necessary to meet residents' everyday needs such as commercial or non-profit groceries, childcare, health services, fresh/healthy food merchants, home goods, cultural anchors, and other desired community services.