

CITY OF SEATTLE

ORDINANCE 127257

COUNCIL BILL 121034

AN ORDINANCE relating to funding for housing and community development programs; adopting Annual Action Plan updates to the 2024 – 2028 Consolidated Plan for Housing and Community Development; authorizing submission of the Annual Action Plans to the United States Department of Housing and Urban Development (HUD); authorizing acceptance of grant funds from HUD for programs and activities included in the 2025 Annual Action Plans; amending Ordinance 127156, which adopted the 2025 Budget, by modifying appropriations to various departments and budget control levels in the 2025 Adopted Budget; and ratifying and confirming certain prior acts.

WHEREAS, Ordinance 126926 adopted the City’s 2024 – 2028 Consolidated Plan for Housing and Community Development (“Consolidated Plan”); and

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

WHEREAS, the Mayor has proposed a 2025 Annual Action Plan (AAP) to the Consolidated Plan; and

WHEREAS, a draft of the 2025 AAP was developed alongside the 2025 City Budget, with input from a number of publicly vetted needs assessments and policy documents, and the AAP was available for public review and comment for 30 days prior to a public hearing in December 2024 and will be available for public comment again in July 2025; and

1 WHEREAS, Ordinance 127156 adopted the City’s 2025 Annual Budget based upon assumptions
2 developed in 2024 about CDBG, HOME, ESG, and HOPWA grant amounts from HUD;
3 and

4 WHEREAS, the actual 2025 grant amounts from HUD differ from those assumptions; NOW,
5 THEREFORE,

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

7 Section 1. The Seattle City Council adopts the 2025 Annual Action Plan (AAP) to the
8 2024 – 2028 Consolidated Plan for Housing and Community Development, attached to this
9 ordinance as Attachment 1.

10 Section 2. The Mayor and the Director of Human Services (“Director”) or their designees
11 are authorized to: submit the adopted AAP together with any necessary supplementary material,
12 to the United States Department of Housing and Urban Development (HUD) as the application
13 by the City for financial assistance under certain HUD programs; represent the City in seeking
14 HUD approval of the AAP; make and submit to HUD such modifications to the AAP as HUD
15 may require, provided that no substantial policy changes are involved; and sign and deliver on
16 behalf of the City such assurances and certifications as may be necessary to obtain HUD
17 approval. The Director or Director’s designee is authorized to make such technical and
18 conforming changes to the AAP as may be deemed reasonably necessary, and to amend the
19 AAP, if necessary or appropriate under federal regulations, to reflect funding of specific
20 activities, final appropriations in any Adopted Budget or amendments to an Adopted Budget, or
21 changes in activities that are consistent with the policies and priorities established in the City’s
22 2024 – 2028 Consolidated Plan for Housing and Community Development (“Consolidated

Plan”). Any substantial amendment as defined by the Citizen Participation Plan of the Consolidated Plan shall require approval by the Council by ordinance or resolution.

Section 3. The allocations set forth in the AAP do not constitute appropriations and are not final decisions to undertake any project or to award any subgrant or contract. The authority of the respective City departments and offices to implement the activities set forth in the AAP is subject to sufficient appropriations in the City of Seattle 2025 Budget, as amended by this ordinance or in any separate ordinance. Implementation of any specific project or program is also subject to a final determination by the appropriate office or department after completion of any necessary review under environmental and related laws. No part of any AAP is intended to confer any legal rights or entitlements on any persons, groups, or entities.

Section 4. The Mayor or the Mayor’s designee is authorized to execute, deliver, and perform for and on behalf of The City of Seattle such agreements as are reasonably necessary to accept financial assistance from HUD for the following grant programs up to the maximum amounts listed below:

Grant Program	Amount
Community Development Block Grant (CDBG)	\$8,917,476
Housing Opportunities for Persons with AIDS (HOPWA)	\$3,754,246
Emergency Solutions Grant (ESG)	\$795,737
HOME Investment Partnerships (HOME)	\$2,854,823

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

into the Human Services Fund (16200). The Mayor or the Mayor's designee is authorized to execute and deliver such other documents relating to the agreements as may be required.

Section 5. Contingent upon the execution of grant or other funding agreements and receipt of the funds authorized in Section 4 of this ordinance, the appropriations in the 2025 Budget for the following items are increased from the funds shown, as follows:

Item	Department	Fund	Budget Summary Level/BCL Code	Amount
5.1	Human Services Department	Human Services Fund (16200)	Supporting Affordability and Livability (16200-BO-HS-H1000)	\$81,137
Total				\$81,137

Unspent funds so appropriated shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance.

Section 6. The appropriations for the following items in the 2025 Adopted Budget are reduced from the funds shown, as follows:

Item	Department	Fund	Budget Summary Level/BCL Code	Amount
6.1	Human Services Department	Human Services Fund (16200)	Supporting Affordability and Livability (16200-BO-HS-H1000)	(\$134,283)
6.2	Human Services Department	Human Services Fund (16200)	Addressing Homelessness (16200-BO-HS-H3000)	(\$131,076)
6.3	Executive (Office of Housing)	Low Income Housing Fund (16400)	Multifamily Housing (16400-BO-HU-3000)	(\$114,862)
Total				(\$380,221)

Section 7. Execution of the agreements authorized in Section 4 of this ordinance, and any other act consistent with the authority of the ordinance and taken prior to its effective date, is ratified and confirmed.

Section 8. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070.

Passed by the City Council the 29th day of July, 2025,
and signed by me in open session in authentication of its passage this 29th day of
July, 2025.



President _____ of the City Council

☒ Approved / ☐ returned unsigned / ☐ vetoed this 1st day of August, 2025.



Bruce A. Harrell, Mayor

Filed by me this 1st day of August, 2025.



Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment 1 – 2025 Annual Action Plan

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Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,917,476	605,462	13,802,432	23,325,370	26,752,428	Revenue projections for remainder of ConPlan, assume consistent allocations throughout Five-Year Plan.

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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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,854,823	0	0	2,854,823	8,564,469	Revenue projections for remainder of ConPlan, assume consistent allocations throughout Five-Year Plan.

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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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,754,246	0	0	3,754,246	11,262,738	Revenue projections for remainder of ConPlan, assume consistent allocations across three-year grant period of HOPWA awards.

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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: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	795,737	0	0	795,737	2,387,211	Revenue projections for remainder of ConPlan, assume consistent allocations across two-year grant period of ESG awards.

Table 1 - Expected Resources – Priority Table

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

OH: Federal funds are leveraged in multiple ways: City of Seattle Housing Levy (2017-2023): Authorized in 2016, the Seattle Housing Levy (Levy) authorizes an estimated \$290 million to provide, produce, and/or preserve affordable housing and assist low-income Seattle residents. The Levy funds five programs: 1) Rental Production and Preservation, 2) Operating and Maintenance, 3) Homeownership, 4) Acquisition and Preservation,

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and 5) Homeless Prevention and Housing Stability Services. In total, approximately \$41 million in annual funding is available to implement these programs. CDBG funds are used to support Home Repair for low-income homeowners. HOME entitlement funds support a range of acquisition and rehabilitation of rental multi-family housing.

MF Rental and Home Repair Programs leverages other local funding including the City's Incentive Zoning Program, Mandatory Housing Affordability Program, repaid loans from investments of prior City levies, investment earnings, and City surplus property sales. Since 2020, local City revenue for housing also included the Real Estate Excise Tax, which is available for housing purposes between the years of 2020 and 2025, and the Local Option Bond, which is allowable beginning in 2020 due to a State legislative change.

Some HOME and CDBG funds leverage King County DCHS funding, estimated at approximately \$1.5 million in Vets and Human Services Levy and Document Recording Fee funding, in addition to approximately \$6 million in Transit Oriented Development bonding authority. In addition, State Housing Trust Fund, with approximately \$10 million towards Seattle projects and the Low-Income Housing Tax Credits and private debt will be used. To meet match requirements for HOME, the City of Seattle tracks and reports on Yield Foregone.

HSD: The 2025 Adopted Budget includes Mayoral Priorities to make new investments in four of the Mayor's priority spending areas: public safety, housing and homelessness, health, and thriving communities. The budget makes significant new investments in each of these categories. The City invests \$191.4 million in homelessness and continues the City's investments in the King County Regional Homelessness Authority (KCRHA) as it enters its third full year of operations. Of the City-wide total, \$138.9 million is allocated to the Human Services Department in 2025 for homeless outreach, shelter, services, and administration representing a 13% increase compared to 2024. Approximately \$109.4 million (79%) of the amount proposed for HSD will be transferred to the KCRHA.

OIRA: The high community interest and demand for this service, and the continuing success of the Ready to Work model led to consolidating two additional classes in economic distressed zip codes under CDBG funding in 2021. In 2025, CDBG funding increased to \$700,000 in response to continuing demand for services.

SCC: The \$808,000 CDBG funds received by the Seattle Conservation Corps (SCC), Parks Department, are leveraged by a contract for \$1.4 million with Seattle Public Utilities and an additional \$1.2 million in General Funds. Between these funding sources, the SCC is able to provide social services such as housing support, education, and job training to its employees, who in turn provide the labor force for completing our Capital Improvement Projects.

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

The City of Seattle considers many strategies to address homelessness, including considering public land. Previous strategies used include siting emergency shelters or sanctioned encampments on public land/buildings. The City has also used strategies of selling land/buildings to finance new shelter beds or housing.

SCL properties: Seattle City Light has transferred two City-light owned properties at no cost to non-profit developers for the creation of permanently affordable homes. All homes created will be available to first-time, low-income homebuyers at or below 80% AMI. One site will be transferred to Habitat for Humanity for the creation of 7 townhomes along with a \$720,000 funding award from the Office of Housing. The other site will be transferred to Homestead Community Land Trust along with a \$1.5 million funding award from the Office of Housing.

Discussion

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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	Increase Services and Prevent Homelessness	2024	2028	Homeless		Assist Homeless Persons & Persons with Mental Health Support Services that Provide Stability	CDBG: \$3,178,870 ESG: 795,737	Tenant-based rental assistance / Rapid Rehousing: 68 Households Assisted Homeless Person Overnight Shelter: 982 Persons Assisted
2	Mental Health and Substance Disorder (Opioid Epi.)	2024	2028	Non-Housing Community Development		Assist Homeless Persons & Persons with Mental Health Support Services that Provide Stability	CDBG: \$13,506,720	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3750 Persons Assisted
3	Equity in Infrastructure and Recreation Opp	2024	2028	Non-Housing Community Development		Invest in Underserved Areas	CDBG: \$2,830,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450000 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Increase Eco Dev and Job Opps for LMI people	2024	2028	Non-Housing Community Development		Invest in Underserved Areas	CDBG: \$700,000	Public service activities other than Low/Moderate Income 220 individuals in Return to Work (OIRA_ Jobs created/retained: 9 Jobs OED
5	Increase Affordable Housing Options for LMI	2024	2028	Affordable Housing		Affordable Housing Opportunities Retain Affordable Housing Stock Invest in Underserved Areas	CDBG: \$766,338 HOPWA: \$3,754,246 HOME: \$2,854,823	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 174 Households Assisted Homelessness Prevention: 114 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Services and Prevent Homelessness
	Goal Description	Services provided via subrecipient KCRHA in 2025.

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2	Goal Name	Mental Health and Substance Disorder (Opioid Epi.)
	Goal Description	In the first 2-3 years of the 2024-2028 Consolidated Plan, the City will support rehabilitation/construction of two facilities serving people who have overdosed or need treatment for opioid/fentanyl and other addiction and mental health needs.
3	Goal Name	Equity in Infrastructure and Recreation Opp
	Goal Description	CDBG funds will support an RFP in 2025 open to community-based facilities improvements, and Parks & Recreation ADA upgrades construction projects.
4	Goal Name	Increase Eco Dev and Job Opps for LMI people
	Goal Description	CDBG funds support OIRA Return to Work programs and tenant-based commercial rehabilitation projects for LMI job creation.
5	Goal Name	Increase Affordable Housing Options for LMI
	Goal Description	The City invests in several programs that support the goal of increasing affordable housing options for LMI households. Federal funds support both minor and major home repair for homeowners, and construction, acquisition and/or rehabilitation of multi-family housing. In addition, HOPWA funds are used for tenant-based rent assistance to prevent people who are housed from becoming homeless. The performance indicators below reflect this range of programs.

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Projects

AP-35 Projects – 91.220(d)

Introduction

The City operates on a modified-biennial budget cycle, and this year the Mayor is proposing two one-year spending proposals. The proposed budget for 2025 includes approximately \$8.3 billion in appropriations overall, including \$1.9 billion in General Fund and \$520 million in JumpStart Payroll Expense Tax (payroll tax). In the 2024 Adopted Budget, the City's General Fund – the most flexible funding source – estimated a looming projected 2025 deficit of \$251 million or about 15 percent. The projected deficit was due to a number of factors, including General Fund revenues growing slower than the rate of growth for general government costs, the end of significant one-time federal Covid relief grants, and a plan to begin using all of the Payroll Expense Tax revenues to pay for restricted purposes rather than for ongoing general government purposes.

This annual action plan is developed in the context of the City of Seattle's overall budget of \$8.3 billion (2025 Proposed Budget). Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City's goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes.

Projects

#	Project Name
1	HSD 2025 CDBG Administration and Planning
2	Homeless Services (KCHRA Subrecipient grants)
3	Homeless Services (KCRHA admin)
4	ESG25 Seattle
5	2025: City of Seattle WAH23F001 (SEA)
6	Community Facilities and Improvements RFP
7	2025 Family Works Food Bank rehab
8	2025 ReWA Childcare facility rehab
9	Minor Home Repair (HSD)
10	Home Repair Revolving Loan Program (OH)
11	2024 OH CDBG Admin & Planning
12	OH 2025 HOME Admin
13	OH 2025 HOME entitlement
14	OIRA ESL for Work (Ready to Work)
15	Parks Seattle Conservation Corp. Parks Upgrades

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#	Project Name
16	2025 Opioid/fentanyl DESC ORCA facility
17	2025 Opioid/fentanyl Evergreen Treatment Services facility

Table 3 - 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.

- Prioritizes CDBG funds to address rehabilitation and construction of two facilities serving people who have overdosed or need treatment for opioid/fentanyl. CDBG will also be used to address site contamination clean up and remediation (under a new activity) before construction of the new Evergreen Treatment Services Opioid/Fentanyl facility.
- 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.
- Comply with expenditure cap limitations on public services and planning and administration.
- The Federal Grants Manager shall work with affected City programs in identifying and capturing prior year CDBG under-expenditures. If increases are not substantial or significant enough to enhance or fund an activity, funds may be placed in contingency for programming late in the year or in the next program year. If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address otherwise HUD eligible activities that address the disaster conditions. Such a response would not be treated as a Substantial Amendment to this Plan but would be handled according to the Citizen Participation Plan adopted as part of this Consolidated Plan (see attachments). See AP-90 for applicability of the Residential Anti-displacement and Relocation Assistance Plan (RARAP).

AP-38 Project Summary

Project Summary Information1	Project Name	HSD 2025 CDBG Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$1,577,009
	Description	Provide internal staffing capacity to manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance adequately and effectively. 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. The funding will include \$1,364,518 (GY25), \$214,400 (GY24), \$91 (GY18)
	Target Date	December 31, 2025

	Estimate the number and type of families that will benefit from the proposed activities	The Consolidated Plan funds are used to benefit the 755,078 residents of the City of Seattle (2023 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). A low-income household in Seattle is one that makes less than 80% of AMI. Seattle's AMI is approximately \$116,068. According to Seattle Housing Authority, a household of one making \$77,700 or less is considered low-income. The national median income is \$74,750 as of April 2024. Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.
	Location Description	City-wide
	Planned Activities	Provide internal staffing capacity to manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance adequately and effectively. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan.

2	Project Name	Homeless Services (KCHRA))
	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Health Issues
	Funding	CDBG: \$3,154,270
	Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. Approximately 320 persons assisted annually.
	Location Description	City-wide
3	Planned Activities	Provide emergency shelter operations and case management to move people to permanent housing via two subrecipient agreements. These funds will be administered by King County Regional Homeless Authority as a subrecipient of the City.
	Project Name	Homeless Services (KCRHA admin)
	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Heal
	Funding	CDBG: \$24,600
	Description	Starting in 2022, King County Regional Homeless Authority is the City's CoC and responsible for homelessness response. These funds will be used by KCHRA to support the City's development of consolidated plans and other CDBG related administrative activities.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Support the administrative obligations of King County Regional Homeless Authority as a subrecipient of CDBG funds and as a participant in the consolidated planning process.
4	Project Name	ESG25 Seattle
	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Health
	Funding	ESG: \$795,737
	Description	Programs and activities provided through KCRHA; programs are specifically intended to benefit low- and moderate-income and homeless persons and families, within a two-year period of performance 2024-2026.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. Approximately 400 individuals will benefit from the ESG funding annually. Includes \$59,680 in grantee admin funds.
	Location Description	City--wide

	Planned Activities	The 2025 ESG allocation will be used to fund operations at two shelter sites and fund a Rapid Re-Housing program for families. The amount of funds going to emergency shelter will not exceed the amount spent on emergency services in 2010 and no more than 7.5% of the 2024 allocation will be used for administration. These funds will be administered by King County Regional Homelessness Authority as a subrecipient of the City. ESG funds currently support the YWCA (as a sub-awardee of KCRHA) for rapid-re-housing and enhanced shelter at two locations.
5	Project Name	2025: City of Seattle WAH25F001 (SEA)
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Support Services that Provide Stability
	Funding	HOPWA: \$3,754,246
	Description	City of Seattle grantee admin costs
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate-income and persons and families. Approximately 200 households will benefit from the HOPWA housing assistance funding.
	Location Description	City-wide (Joint agreement for service to King and Snohomish counties)
	Planned Activities	Provide funding for housing stabilization including Tenant based Rent Assistance (TBRA) and Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Permanent Housing Placement along with Supportive Services for employment. The City plans to continue HOPWA grants, but HOPWA-HIFA will end as of 2/28/2025.
6	Project Name	Community Facilities and Improvements
	Target Area	City-wide
	Goals Supported	Equity in Infrastructure and Recreation Opp

	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$0
	Description	Funds are used to support eligible capital facilities improvements for non-profit organizations City-wide. In 2025 this funding was re-prioritized for the Evergreen Treatment Services Opioid/Fentanyl Facility.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Due to staffing capital staffing capacity limitations the city prioritized the Evergreen Treatment Services Opioid/Fentanyl Facility.
7	Project Name	FamilyWorks food bank rehab
	Target Area	
	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$1,000,000 (GY20)
	Description	Funds are used to support eligible capital facilities improvements for non-profit organizations City-wide.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	FamilyWorks food bank anticipates serving approximately 4,500 Households.
	Location Description	City-wide
	Planned Activities	
8	Project Name	ReWA Childcare Facility improvements
	Target Area	

	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$1,000,000 (GY22)
	Description	Funds are used to support eligible capital facilities improvements for non-profit organizations City-wide.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	To address a 2022 Council Statement of Legislative Intent (SLI) provide community facility rehab to increase available childcare slots for LMI households.
9	Project Name	Minor Home Repair (HSD)
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$766,338
	Description	HSD administers the program which addresses smaller repair needs for LMI senior and people with disabilities who own homes in Seattle to provide housing stability. The funding will include \$167,187 (GY25), and \$599,151 (GY24)
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income seniors and younger disabled adults. These persons are disproportionately underserved and from communities of color. Sound Generations reported shifts in the unique needs and demographics of clients in the Seattle area. Almost 90% of clients fell below 50% of median income and more in that income bracket every year. Increasing numbers of young families apply to the program. Clients have a high volume of needs and to keep them safe in their homes the program provides more services per client. In 2025, Minor Home Repair anticipates serving 500 clients. Top priorities are working with local senior centers to connect directly with new clients and to build relationships with community partners to collaborate on connecting to more young families that may benefit from services.
	Location Description	City-wide
	Planned Activities	Provide minor home repairs to qualifying low- and moderate- income homeowners for safety and health-related repairs to their homes via sub-recipient service provider.
10	Project Name	Home Repair Revolving Loan Program (OH)
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$605,462
	Description	Provide major home repair financial assistance to qualifying low- and moderate-income homeowners, to help them maintain their homes so that they can continue to live there. In 2025, funding will be provided from program income in the Revolving Loan Fund (RLF).
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeowners will receive financial assistance for major home repair. Assisted households typically include seniors and others on low, fixed incomes. The Home Repair Loan Program helps prevent displacement of low-income homeowners by helping them remain safely in their homes. Homeowners of color are more likely than their white counterparts to be severely cost burdened, meaning that they pay more than 50% of their income towards housing. Therefore, homeowners of color may be more likely to not have access to resources needed for critical home repairs like roof replacements or side sewers
	Location Description	City-wide
	Planned Activities	Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Six households of color, or other historically disadvantaged Seattle residents will benefit from the proposed activities.
	Location Description	City-wide
	Planned Activities	This project will continue to provide direct assistance to low and moderate-income (LMI) households to purchase existing homes, to the extent there are funds available in this Revolving Loan Fund (RLF) It is the goal of the City Homebuyer Assistance Program to create access to housing stability and wealth building through provide access to affordable homeownership for LMI households in Seattle. 2024 funding will come from program income via the Revolving Loan Fund (RLF).
11	Project Name	2025 OH CDBG Admin & Planning
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	CDBG: \$160,972

	Description	Support OH staff costs associated with CDBG program planning and contracted services for the Home Repair program.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	20 homeowners
	Location Description	City-wide
	Planned Activities	Planning activities related to the administration of the Home Repair loan program.
12	Project Name	OH, HOME Admin
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	HOME: \$220,000
	Description	Funding supports grants management and administration of HOME federal funds.
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Funding supports grants management and administration of HOME federal funds.
13	Project Name	OH 2025 HOME entitlement
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	HOME: \$2,634,823
	Description	Funding supports increase in affordable housing city-wide. Baseline 2024 allocation is \$2,649,684.53

	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry. Anticipate 22 units of rental housing constructed.
	Location Description	City-wide
	Planned Activities	This year's allocation of HOME funds will likely go towards the production of approximately 20 units of rental housing, some of which may be developed by a CHDO. The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.
14	Project Name	OIRA ESL for Work (Ready to Work)
	Target Area	
	Goals Supported	Increase Eco Dev and Job Opps for LMI people
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$700,000 (GY24)
	Description	Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO.
	Target Date	12/31/2025

	Estimate the number and type of families that will benefit from the proposed activities	The total number of families served is estimated to be 220 for 2025. Participants will be English language learners in need of stable employment and ongoing access to English language learning and digital literacy programs. Currently immigrant and refugee jobseekers who have low levels of English language proficiency succeed in college certificate, job training, and basic skills programs at a significantly lower rate than native - born English proficient individuals. The outcomes of this program will demonstrate course completion and educational advancement rates that exceed those of traditional college-based ESL programs
	Location Description	City-wide
	Planned Activities	Via a CBDO, and subcontracted community-based organizations, provide English language learning and digital literacy classes and employment services including outreach, learning assessments, classroom instruction, case management, educational and career planning, job placement and employer engagement to support the program.
15	Project Name	Parks Seattle Conservation Corp. Parks Upgrades
	Target Area	
	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Invest in Underserved Areas
	Funding	CDBG: \$830,000
	Description	Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low and moderate-income neighborhoods. The funding will include \$808,000 (GY25), and \$22,000 (GY24).
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Park improvements occur in parks that serve low-income neighborhoods. The neighborhoods disproportionately serve people of color and other historically disadvantaged people. The residents within an approximate 1.5-mile radius of each park benefit from the improvements.

	Location Description	City-wide
	Planned Activities	Installation of up to 7 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
16	Project Name	Downtown Emer Svc Ctr - ORCA facility rehab
	Target Area	City-Wide
	Goals Supported	Mental Health and Substance Disorder (Opioid Epi.)
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$3,370,096
	Description	Based on a 2023 RFP, CDBG funds will support facility rehabilitation work for DESC's ORCA project. When complete the facility will serve LMI people recovering from opioid/fentanyl overdoses. Funding includes: \$217,821 (GY 20); \$2,224,815 (GY21), \$927,460 (GY22)
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated: 2,500 clients annually
	Location Description	Downtown Seattle location – with referral City-wide
	Planned Activities	Facility will provide overdose recovery under medical supervision for individuals. Clients may stay up to 23 hours, under medical supervision with staff available to offer follow up support services.
17	Project Name	Evergreen Treatment Services – Opioid/fentanyl Tx Facility
	Target Area	City-Wide.
	Goals Supported	Mental Health and Substance Disorder (Opioid Epi.)
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$8,747,756

	Description	Based on a 2023 RFP, CDBG funds will support construction of a new medical facility for Evergreen Treatment Services. When complete, the facility will serve LMI people in need of medical treatment for substance use disorders including use of opioid/fentanyl. The funding will include \$3,237,929 (GY25), \$4,494,946 (GY23), \$1,014,881 (GY22),
	Target Date	12/31/2025
	Estimate the number and type of families that will benefit from the proposed activities	Estimated: 1,250 clients annually
	Location Description	City-wide referrals
	Planned Activities	New facility will provide substance use disorder treatment services after rehabilitation is complete.
19	Project Name: Evergreen Treatment Services Opioid/Slum-Blight/Site contamination clean-up	Evergreen Treatment Services – Opioid/Slum-Blight Spot Basis/Site contamination clean-up
	Target Area	Spot Basis: National Objective is to eliminate existing Slum-Blight on a Spot Basis, not Slum-Blight Area, so there is no Target Area.
	Goals Supported	Cleanup of Contaminated Site
	Needs Addressed	Eliminate existing Slum-Blight on a Spot Basis
	Funding	CDBG \$1,388,868 (GY24)

	Description	Eliminate existing slum-blight on a spot basis. Best practice is to conduct environmental cleanup between demolition of old facility and construction of planned new facility. Planned cleanup actions: 1) Address existing sump in north basement of existing facility. During facility demolition, will remove contaminated soil. 2) Excavate 3 ½ inches deep of soil on contaminated north side of property. 3) Remove toxic solvents from contaminated soil. 4) Mitigate contamination in groundwater by injecting rounds of active cleanup chemicals into groundwater during demolition, then again after demolition is complete. 5) Construct chemical vapor barrier at foundation of new building. 6) Monitor results with goal of receiving a new Conditional No Further Actions Necessary Covenant on property from State Ecology Department.
	Target Date	12/31/2025
	CDBG Accomplishment Type = Public Facilities	1
	Location Description	City-wide referrals
	Planned Activities	Facility will provide substance use disorder treatment services after rehabilitation is complete.

AP-50 Geographic Distribution – 91.220(f)

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

At present, the City is not implementing HUD designated geographic based priority areas such as NRSAs, Empowerment Zone or Brownfields. Allocations and program activities are funded City-wide in accordance with eligibility and program priorities set through sub-recipient departments policies

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Office of Housing’s 2022 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 29, 2022, and included approximately \$44 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	44
Special-Needs	174
Total	238

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	174
The Production of New Units	0
Rehab of Existing Units	42
Acquisition of Existing Units	22
Total	238

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

The Office of Housing’s 2022 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 29, 2022, and included approximately \$44 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds. Affordable housing assistance programs implement many of the goals of the 2017 Assessment of Fair Housing and this Consolidated Plan by assisting people who are experiencing homelessness and other high needs groups, and by providing housing in areas with access to high opportunity and areas at high risk of displacement. Funding for rental housing production and preservation is awarded following the priorities and procedures adopted in OH's Housing Funding Policies (link in PR-10 of the Consolidated Plan). The funding supports housing that will serve seniors and people with disabilities; low-wage workers and their families; and adults, families and youth/young adults experiencing homelessness, including chronically homeless people with disabilities. Housing is funded throughout the city, meeting fair housing goals to increase housing options in areas that afford

access to opportunity, as well as preserve and increase housing in areas where residents are at high risk of displacement. Rehabilitation funding is also available for existing low-income rental housing needing major systems upgrades to extend the life of buildings that serve extremely low-income residents. Funding for housing rehabilitation loans and grants is also made available following priorities and procedures in OH's Housing Funding Policies (see above). Assistance is available to low-income homeowners, including seniors on fixed income and other homeowners at risk of displacement. The program prioritizes repairs that address immediate health and safety issues and other urgent repairs that will result in increased cost and unhealthy living conditions if left unaddressed.

AP-60 Public Housing – 91.220(h)

Introduction

SHA is a public corporation which provides affordable housing to nearly 38,300 people through a variety of opportunities including SHA owned/managed units, subsidizing collaborative units operated by non-profit partners and tenant-based vouchers that provide subsidy to participants to rent in the private market. Over 34,000 of these residents live within the City of Seattle. About one-third of SHA's participants in Seattle are children and another one-third are seniors or adults with disabilities. Over 82 percent of households are at or below 30 percent of AMI, which is considered extremely low income. In addition, SHA serves about 14,300 seniors and/or disabled individuals, and over 11,000 children. Around 74 percent of residents are Black, Indigenous and other people of color (BIPOC) and over 55 languages are spoken by SHA residents.

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

In 2025, SHA will continue to innovate and adopt practices and policies that can increase access to affordable housing for more households in Seattle. Housing in Seattle becomes more unaffordable to people with low incomes every year, particularly for BIPOC households who are disproportionately affected by the constant increases in the cost of living. SHA plays a critical role in helping low-income households find stable, safe and affordable housing while remaining in Seattle.

Specific interventions SHA will utilize in 2025 include:

- Monitoring and evaluating the Voucher Payment Standard throughout the year and, if needed, making adjustments to provide voucher holders with the buying power needed to have choice throughout the Seattle market.
- Supporting families with children to move to High Opportunity Areas through a combination of strategies including higher payment standards, tenant education and housing search support.
- Continuing to invest in projects under SHA's Buy-Up Program, which incentivizes partner developers to create more family sized (three bedrooms or more) units in Opportunity Areas.
- Launching a Reintegration Housing Pilot to support individuals reintegrating back into their communities after exiting a period of incarceration and their families.
- Constructing new and replacement units at Yesler, Jackson Park Village, Northgate and Holly Court/Red Brick, which will add hundreds of affordable units to SHA's housing stock.
- Hiring Resident Service Coordinators to help connect residents with supportive services, including behavioral health and aging in place support.

See Seattle Housing Authority's Operating Strategic Plan, 2025 Moving to Work Annual Plan and 2025 Annual Budget for SHA's proposed actions to address Seattle's public housing needs, all of which are publicly available at www.seattlehousing.org.

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

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

Throughout 2023 and 2024, SHA undertook an intentionally anti-racist staff-led approach to creating a new 2025-2030 Strategic Plan. This process centered on shared leadership and inclusive decision-making. Input from residents, voucher participants and community members were integrally woven into the process and the final plan. The approach focused on identifying racism and other structural injustices and implementing equity at the individual, institutional and structural levels. The resulting Strategic Plan is unique among Public Housing Authorities. As the plan is implemented over the next five years, SHA will continue to take an equity-based approach in ensuring the goals and values embodied in the plan guide and shape all of SHA's policies and operations. SHA's 2025-2030 is publicly available at www.seattlehousing.org.

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

Seattle is not a troubled housing authority.

Discussion

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

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

Introduction

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

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

The City of Seattle funds traditional street outreach services via KCRHA across several contracted service providers that have population and culturally specific focus. In addition, the City of Seattle's Unified Care Team incorporates an innovative outreach approach with behavioral health-trained outreach workers that identify unsheltered households camping in unsafe conditions and connect them to shelters or other safe spaces.

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the City of Seattle and King County invested in hundreds of new shelter beds in 2019 and 2020, adding beds to existing facilities and repurposing spaces. Both the City and County continued to further shift to "enhanced" shelter models that offer 24/7 services, right of return, storage, hygiene, meals and amenities, with staffing support to quickly exit households to permanent housing and create space for inflow. The City continued to hold peer "learning circles" and targeted technical assistance to support grantee success. In 2020, the City worked with homeless service providers to de-intensify shelter spaces to reduce transmission of COVID-19. These changes will be maintained into 2023, and the focus will continue to be on refining the enhanced model and identifying potential new spaces to increase bed capacity as resources allow. In 2023, ESG-CV will continue to support existing and new emergency shelters with KCRHA coordination.

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

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

- Providing staffing at crisis centers (shelters, day centers, regional access points) to provide coordinated

entry assessments, diversion, and housing support

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

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

The City of Seattle uses a vulnerability tool to identify households at highest risk of becoming homeless, then supports those households through culturally competent, effective homelessness prevention program. The City will continue to target prevention services toward households on the waitlist for Seattle Housing Authority housing choice vouchers and who are at high risk of homelessness. System partners are engaged regularly in homelessness response, and partners continue to focus attention on reducing system exits into homelessness. The CoC End Youth Homelessness Now! Campaign which, ended in 2020, actively engaged child welfare and other systems to focus on reducing exits into homelessness. These system partners will continue to be involved in the shift to the new King County Regional Homelessness Authority throughout 2023. Also, in 2023, OPCD's EDI allocations will continue to prioritize CDBG funding for qualifying projects in high risk of displacement neighborhoods.

Discussion

Seattle Housing Authority serves more than 18,000 households. From 2019-2023 more than 60% of new households admitted into SHA's subsidized housing programs were homeless. Additionally, about 83% of all households served are extremely low-income at 30% or less of area median income. Without housing supports, many of these families and individuals could be at risk of homelessness. Specific housing supports are also targeted to individuals and families experiencing homelessness. For example, 18% of SHA's housing capacity is designated for previously homeless households, including 2,394 vouchers supporting permanent supportive housing in partnership with local government and community nonprofits.

SHA is a major partner in efforts to end homelessness in Seattle. SHA contributed 400 vouchers in the 2023 Seattle Housing Levy targeted at those who are chronically unhoused. In addition, 349 vouchers

were committed to the City of Seattle’s 2016 Housing Levy projects, 305 vouchers are dedicated to non-elderly adults with disabilities who are homeless or at risk of homelessness and 669 Veterans Affairs Supportive Housing vouchers are designated for homeless veterans and their families.

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

AP-70 HOPWA Goals– 91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	114
Tenant-based rental assistance	174
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	288

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

Introduction:

As part of the City's One Seattle Comprehensive Plan update, the City is conducting an Environmental Impact Statement (EIS). The EIS provides the City, public, and other agencies with environmental information to be considered in the decision-making process. An EIS is required under the State Environmental Policy Act (SEPA) (RCW 43.21C) for many large projects. An EIS describes:

- existing conditions in the City.
- proposed actions and alternatives (e.g., new policies and growth strategies).
- adverse environmental impacts that may occur;
- mitigation measures to reduce or eliminate adverse impacts; and
- potential significant, unavoidable, and adverse impacts.

The EIS focuses on identifying and avoiding adverse impacts and can also identify potential beneficial outcomes. The EIS evaluation and mitigation measures will help inform the development of the One Seattle Plan.

An EIS is required to identify and analyze alternative approaches to meeting the goals of a proposal. In the case of comprehensive plans, these EIS alternatives represent different growth strategies that describe the types and location of new homes and jobs that are anticipated during a 20-year planning period (2024–2044). Alternatives should represent a diverse range of options that can highlight the impacts of different potential policy choices. The alternatives should be broad enough that the final preferred alternative, which is included in the final plan, will fall within the range of the alternatives studied in the EIS.

Extensive community engagement and feedback are part of developing the EIS. Not surprisingly, there is a high interest in how the City is going to address affordable housing and growth impacts. Many comments focused on the pros and cons of adding significant capacity for new housing. Comments supporting more housing in more locations tended to focus on the importance of:

- Reducing the cost of housing.
- Addressing the exclusivity of many neighborhoods by creating new, lower-cost housing options.
- Increasing the diversity of housing options.
- Reducing displacement by reducing housing costs and creating more housing options.
- Creating more space for affordable housing projects.
- Reducing greenhouse gas emissions by allowing people to locate in areas near transit, jobs,

- shops, and services.
- Reducing regional sprawl.

For more detail, see the full One Seattle EIS Scoping Report.

(<https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/OneSeattlePlanEISScopingReport.pdf>)

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 multifamily housing exists. Between 2010 and 2020, the city’s population of people of color grew by 46%, more than three times as fast as the prior decade.

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

The Environmental Impact Statement (EIS) offers six alternative strategies to address housing, economic, environmental, and livability aspects of growth management. Community engagement included feedback on which alternative creates preferred outcomes. For example:

Many comments expressed support for an “Alternative 6” that would create more opportunities for new housing than Alternative 5. While different groups and individuals had different ideas about what an Alternative 6 might include, they tended to include:

- Allowing more high-rise towers in existing urban centers and villages.
- Allowing more space for apartments and condominiums near transit and parks.
- Allowing a diversity of housing types including cottage housing and small apartments and condominiums in all Neighborhood Residential zones.

The One Seattle Update will deal with a wide variety of land use, zoning, and public policy that impact barriers to affordable housing.

Discussion:

Staff in the Federal Grants Management Unit are involved in the phases of development of the One Seattle Comprehensive Plan Update. We will continue to integrate changes in City policies that impact low- and moderate-income households directly to inform future allocation priorities.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City's EDI funds (including CDBG) target areas that have historically been under-invested in and have significant disparities in positive outcomes for residents compared to more affluent areas of the City. In addition, the City plans several actions, completed or underway which have been informed by underserved homeless communities, including:

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

Actions planned to foster and maintain affordable housing

Please see section PR-10, PR-15, and the Needs Assessment and Market Analysis elements of the 2024-2028 Consolidated Plan for detailed analysis and links to work plans that address Seattle's on-going commitment to foster and maintain affordable housing. Or visit the City Office of Housing website at

<http://www.seattle.gov/housing>.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

Please refer to the Consolidated Plan, SP-70, for the City's antipoverty approach to the needs of vulnerable populations, homeless and economic equity issues for all communities in Seattle including poverty-level families in general. For example, the Office of Immigrant and Refugee Assistance ESL for Work RTW program participants obtain stable employment and continue the ESL studies leading to more family economic stability. Emphasis is on referral and placement for clients in ongoing community based social and other services for which participants are eligible. In addition, the City's Equitable Development Initiative's project selection criteria emphasize actions that support economic mobility for people living in underinvestment areas of the City as part of an effort to lift communities out of poverty. In addition, OED's business technical assistance and business financing support for low-income small business owners helps to reduce the number of families in poverty, by supporting those owners to be more successful in managing their business. OED's CDBG funded Business Stabilization Fund program prioritizes making investments in small businesses dealing with commercial affordability and displacement issues.

Actions planned to develop institutional structure

Please refer to SP-40 in the 2024-2028 Consolidated Plan for a description and issues regarding development of institutional structure to carry-out the work of the federal grant activities funded by the City of Seattle.

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

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

For example, City of Seattle helped set up Housing Connector, a public-private partnership where landlords offer housing to households experiencing homelessness, and service providers deliver time limited services those households. In 2022, the City of Seattle transferred the Housing Connector

contract to KCRHA.

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

Discussion:

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

Program Specific Requirements

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

Introduction:

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

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. | 70.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used

for homebuyer activities as required in 92.254, is as follows:

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

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

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

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

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

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A.

**Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)**

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

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

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

Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment system (CEA) for all population groups. Managed by King County, the system has been operational under a new platform since June of 2016. Five Regional Access Points (RAPs) with assigned geographic catchment areas covering Seattle and all of King County are the front door to the CoC Coordinated Entry (CE) system. Materials are available in 12 languages and interpreters are available & accessible. If households are unable to access a RAP, staff are deployed to meet them where accessible and have auxiliary aids and services for effective communication (e.g., Braille, audio, large type, assistive listening, sign language). RAPs are responsible for outreach within their region including designated outreach workers for hard-to-reach pops (i.e., unsheltered CH, YYA, veterans) who are trained to complete assessments in the field. Young Adults, Veterans, and Victims of Domestic Violence can also access CE at population-specific sites Access to homeless housing resources is prioritized based on vulnerability to ensure households who most need assistance can receive it in a timely and consistent manner. Recently shifted to a Dynamic Prioritization model designed to move households to permanent housing more quickly.

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

ESG funds in the past have been used by the City of Seattle as part of resources prioritized for homeless intervention services. Future sub-awards of ESG funding will be administered by KCRHA as allocated from the City of Seattle. KCRHA's awards will be governed by RFP processes available to all applicants, relying heavily on community based NPOs and open to faith-based organizations within the statutory limits of use of federal funds by these types of organizations. KCRHA facilitated an open and competitive funding process for homelessness services and support in 2022 and 2023 for a range of projects including Outreach & Engagement, Non-Congregate Shelter and Safe Parking programs. Funding recommendations reflected regional priorities such as person-centered service,

results/impact, and addressing racial disparities.

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

The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is KCRHA, which convenes government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Continuum of Care in King County. ESG funding decisions are coordinated with KCRHA and its Funders Group. For more information about KCRHA, please visit <http://kcrha.org>. KCRHA's mission is to unify and coordinate policy, funding and services for people experiencing homelessness across King County. It believes in centering those individuals who lived homelessness experience to guide homeless service investments and implementation.

5. Describe performance standards for evaluating ESG.

The City of Seattle worked in partnership with the CoC, King County, and United Way of King County to develop shared performance standards used in all contracts. These standards were included in the City's 2017 RFP. Examples of performance requirements include Exit Rate to Permanent Housing, Length of Stay (days), Return Rates to Homelessness, and Entries from Literal Homelessness. Despite transferring homelessness contracts utilizing ESG funds to KCRHA in 2022, the City will retain compliance oversight for the ESG program.

**Housing Trust Fund (HTF)
Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority

concentration) in which it will direct assistance during the ensuing program year.

e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.

f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.

g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.

h. Describe the jurisdiction's required priority for funding based on the merits of the application in meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

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

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

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

5. Rehabilitation Standards. The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the

required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter “N/A”.

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

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

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

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

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

9. Refinancing of Existing Debt. Enter or attach the jurisdiction’s refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter “N/A.”

Discussion: