Draft 2018 - 2022 Consolidated Plan for Housing and Community Development for the City of Seattle, Washington

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

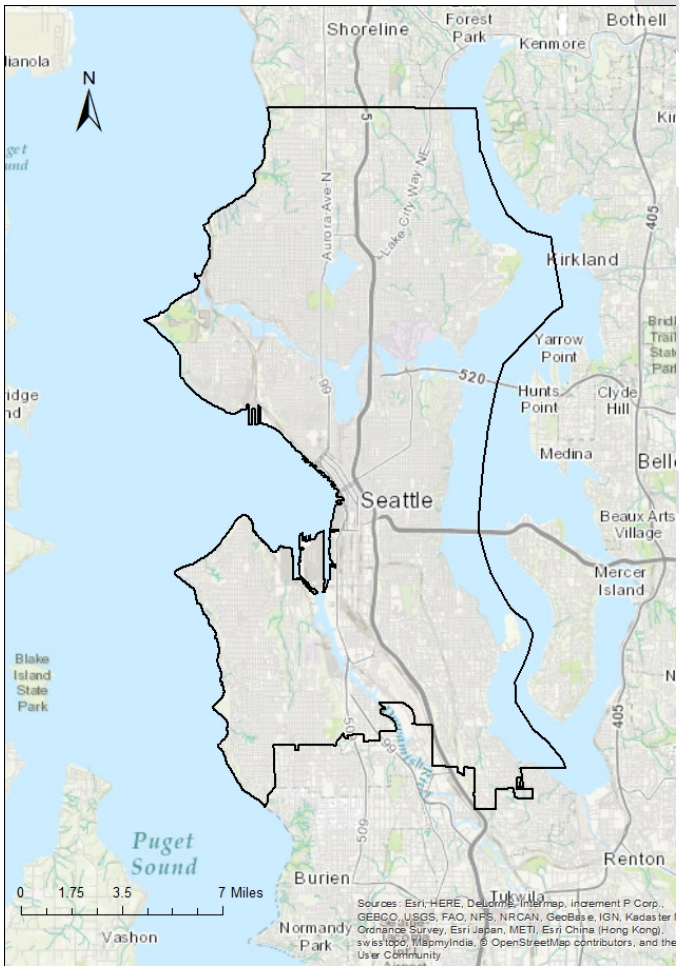
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

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

The administrative boundaries of Seattle are outlined in the map below.

Figure 1.1 – Seattle Boundary Map



Summary Information for Basic Demographic and Socioeconomic Characteristics	
Total Population:	624,681
Total Households:	309,205
Homeownership Rate:	80.80
Average Household Size of Occupied Housing Units:	2
Average Household Size of Owner occupied Housing Units:	2
Average Household Size of Renter occupied Housing Units:	2
Median Household Income In The Past 12 Months:	156,150
Aggregate Household Income In The Past 12 Months:	464,891,300
Median Family Income In The Past 12 Months:	175,000
Median Nonfamily Household Income In The Past 12 Months:	79,761

Data Source: 2009 – 2013 ACS

2. Summary of the objectives and outcomes identified in the Consolidated Plan Needs Assessment

The consolidated Plan consists of the following sections:

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

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

Data

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

3. Evaluation of past performance

A review of past consolidated annual performance and evaluation reports reveals a strong record of performance in the use of the Consolidated Plan funds. The 2016 Consolidated Action Plan Evaluation Report (CAPER), documents that the federal grants, in combination with leveraged funds, produced 299 new rent-restricted units of rental housing in the City and 579 housing units were rehabilitated for non-homeless special needs households like those living with HIV/AIDS. Three thousand one hundred and fifty (3,150) LMI homeowner's units were rehabilitated through home repair programs and loans. The Office of Economic Development assisted 2,071 businesses city-wide. And finally, 2100 people received overnight shelter, and 1200 people received assistance to stabilize their housing or prevent them from becoming homeless.

4. Summary of citizen participation process and consultation process

See sections PR-10 and PR-15 for details regarding plans relied upon, agencies/organizations consulted and opportunities for citizen participation. In addition, a formal public hearing was conducted on the draft 2018-

2022 Consolidated Plan during City Council on December 13th, 2017. The draft Consolidated Plan was posted on the HSD public website on November 29, 2017 for a full 30-day public comment period. An initial Public Hearing was held on December 13, 2017.

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

TBD

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

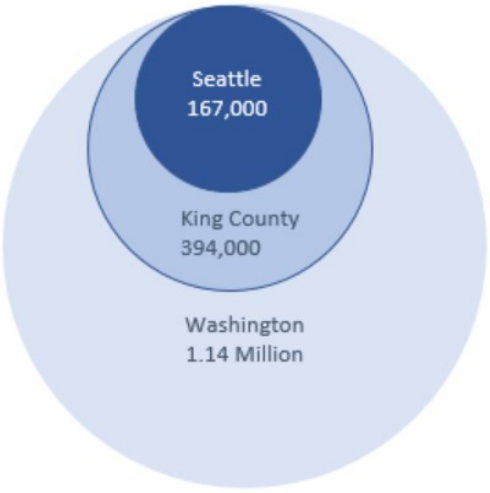
TBD

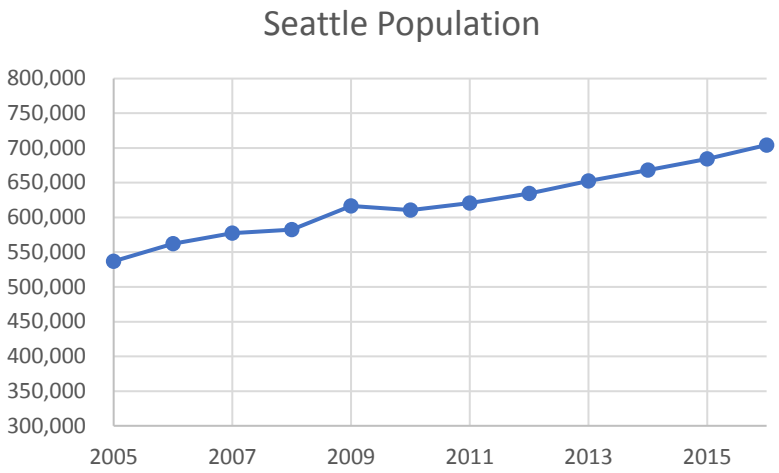
7. Summary

Population

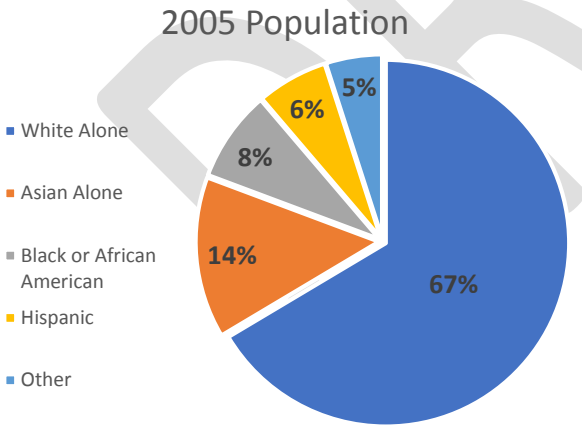
Washington is one of the fastest growing states in the Nation and is home to King County, the 13th most populous county in the Nation. Between 2005 and 2016, Washington added 1.14 million new residents, King County accounting for nearly 35% of that growth. Being the seat of the county, Seattle has been a driving force of the growth in King County. Over 40% of new residents in King County between 2005 and 2016 are in Seattle. From 2015 to 2016, Seattle was the fastest growing metropolitan area in the country. It is also the only city in the country to see growth above 3% during that timeframe.

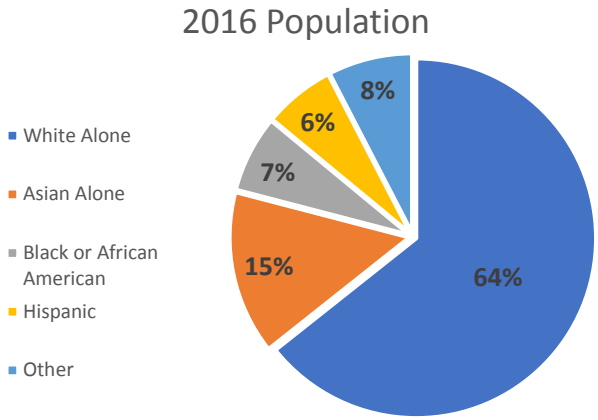
Population Growth 2005-2016





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

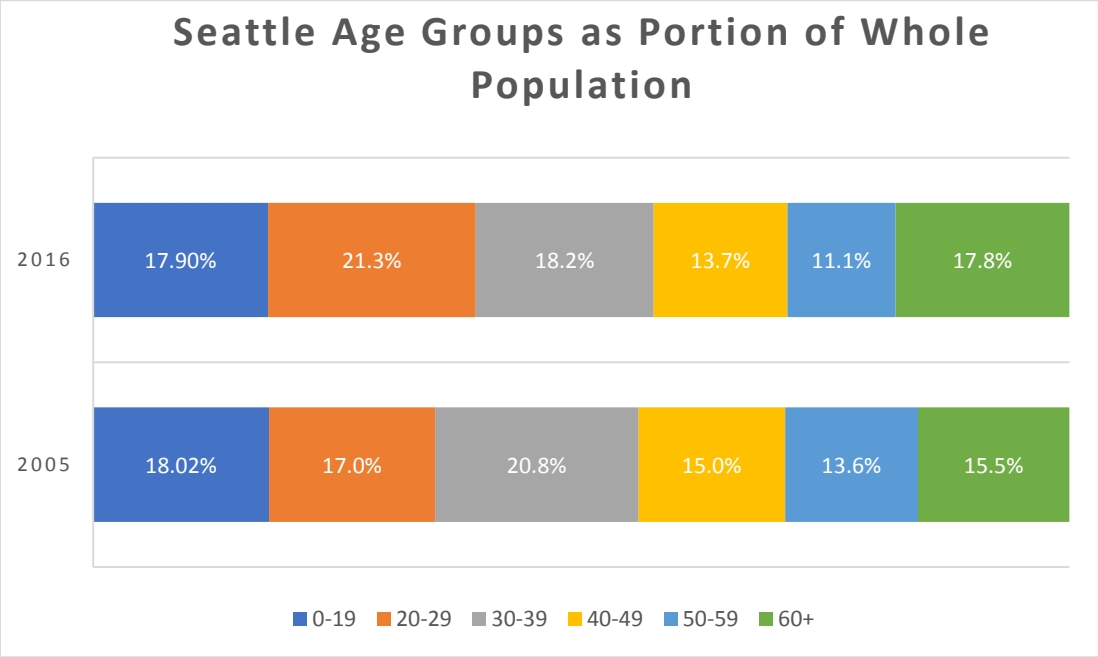




The racial/ethnic category of "Other" has shown the most proportional growth since 2005, this category consists of several racial/ethnic groups that independently each make up less than 2% of the total population. This category is comprised of: Native Hawaiian and Other Pacific Islander, American Indian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

Age

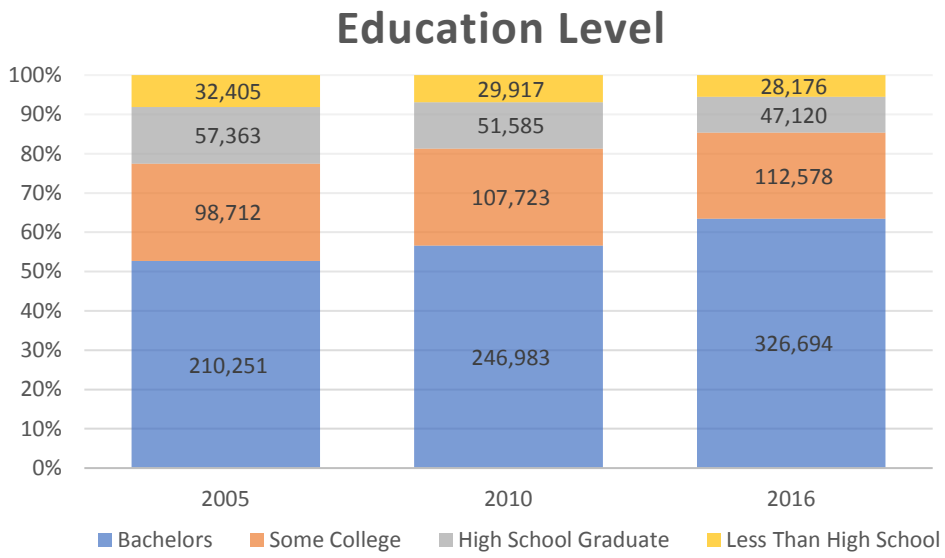
Over the past ten years, Seattle has trended towards a younger median age. The median age in 2005 was 36.8 years and has decreased by 1.3 years to 35.5 in 2016. Much of the urban center growth experience by Seattle has come with the addition of people under the age of 30. The 20-29 age bracket saw the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



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

Education

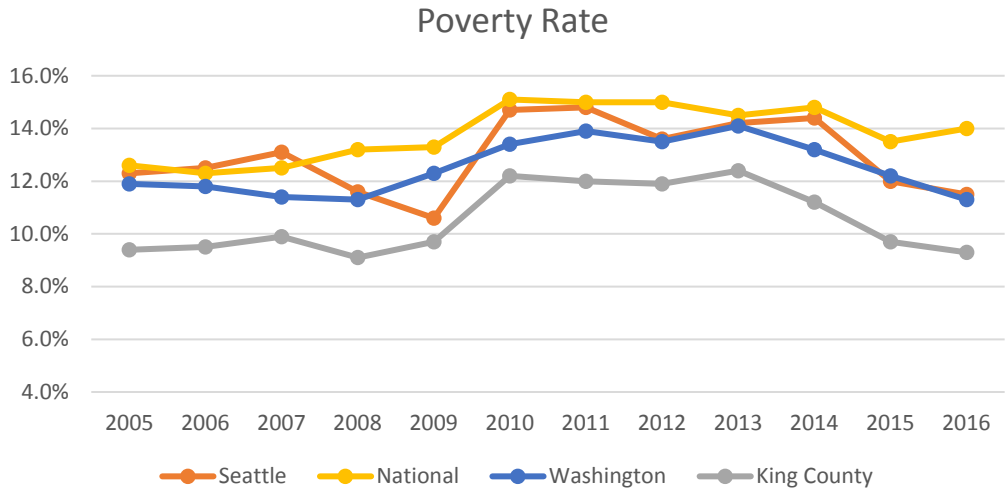
As the population of Seattle has grown rapidly over the past ten years, that population growth has been increasingly well educated. In 2005, 77% of Seattle residents over the age of 25 had at least taken some college courses, of which 53% have a bachelors degree or higher. In 2016, the number of those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



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

Poverty

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



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

A living wage in Seattle for a family of four (2 working adults, 2 children) is $14.77/hour, or $61,440 annually. The result of a living wage for a family of four in Seattle is ***2.5 times higher than the federal poverty threshold***. A

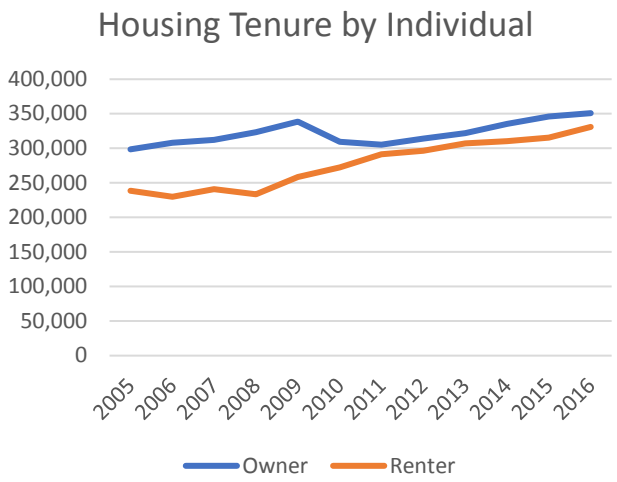
wide gap between the poverty threshold and a living wage creates space for low-income residents to be missed in federal poverty rate measures. Despite a steady poverty rate decline, the median household income for households that rent in Seattle (172,000 households) is still nearly $5,000 below a living annual wage. In the coming years, Seattle will continue to identify those in need based on measures relevant to Seattle's high cost of living.

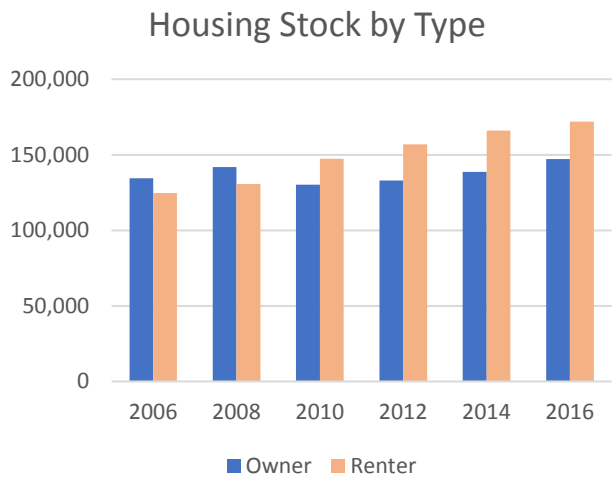
A R/ECAP census tract is a Racial/Ethnic Concentrated Area of Poverty where:

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

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

Housing Stock





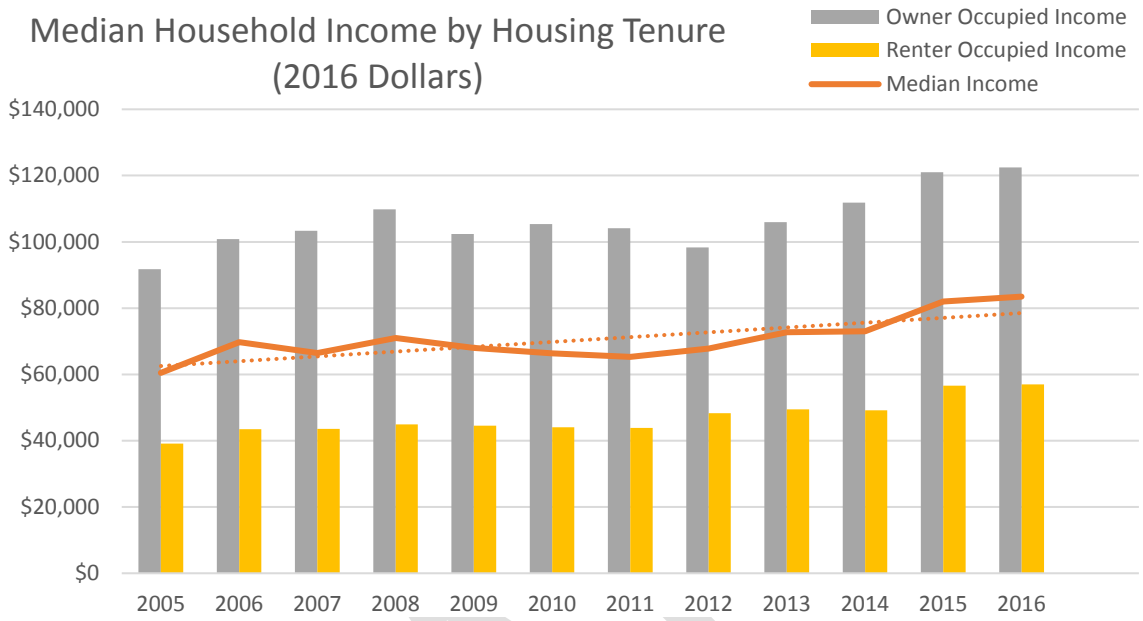
In 2016 there was a total of 338,825 housing units in Seattle, 94.2% were occupied (319,125). Of the 338,825 housing units, 42.6% (144,332) of the units are in 1-unit, detached structures and 31.3% (106,137) of the units are in 20+ more unit structures.

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

Income

Seattle has seen positive growth on many fronts, income possibly being the most pronounced. The median household income in real 2016 dollars for Seattle residents has grown by 38% since 2005, rising to $83,476 in

2016. The overall rise in income has been shared by households that rent and own, however the median income for those households that rent was just under $57,000 in 2016 while owner-occupied household median income was $122,410.



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

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

The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	SEATTLE	
CDBG Administrator	SEATTLE	Human Services Department, FGMU
HOPWA Administrator	SEATTLE	Human Services Department, FGMU
HOME Administrator	SEATTLE	Office of Housing
ESG Administrator	SEATTLE	Human Services Department, FGMU
McKinney- Continuum of Care	SEATTLE AND KING COUNTY	All Home

Table 1 – Responsible Agencies

Narrative

The City's Federal Grants Management Unit, housed in the City's Human Services Department, coordinates the development of the Consolidated Plan (CP), the Annual Action Plan (AAP), the CAPER, and the 2017 City and Seattle Housing Authority Assessment of Fair Housing (AFH). Consolidated Plan funds are used by several City departments, including but not limited to, Human Services Department (HSD) , the Office of Housing (OH), the Office of Economic Development (OED), the Office of Immigrant and Refugee Affairs (OIRA), Office of Planning and Community Development (OPCD) and the Parks and Recreation Department (PR). All concerns or questions about the Consolidated Plan should be directed to the Federal Grants Management Unit.

Consolidated Plan Public Contact Information

See HSD Funding and Reports for access to reports, opportunities to submit public comment on Consolidated Plan related issues and for archived plans and documents and information pertinent to administration of the federal block grants.

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

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

The Seattle / King County Continuum of Care (CoC) includes King County plus the cities of Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is the Committee to End Homelessness, a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Ten-Year Plan to End Homelessness in King County. ESG funding decisions are coordinated with the CEH, as lead CoC agency, and its Funders Group. In 2016, the CEH rebranded itself to become All Home King County, but it remains the home of the Seattle/King County CoC. For more information about All Home and its structure please visit its webpage at About All Home http://allhomekc.org/about/.

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

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

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

The City is combining ESG funding with multiple fund sources in the 2017 Homeless Investments RFP. Part of the RFP requirements are "Appendix E - Minimum Performance and Target Performance Standards for sub-recipients (see full document at HSD 2017 Homeless Investments RFP Performance Standards. This document also includes "System wide" (within the Human Services Department) minimum and Core Outcomes for funded services to benefit homeless people by program type. Examples of performance measurements include Exit Rate to Permanent Housing, comparison of Length of Stay (days), Return Rate to Homelessness, Entries from Homelessness and Utilization Rate for singles and families and youth and Young Adults.

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

Table 2 – Please note that the HUD electronic template that generates a listing of participating organizations is unable at time of the draft posting to produce this table. The document will be updated when the technical difficulty is resolved by HUD.

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

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

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Table 3 – Please note that the HUD electronic template that generates a listing of planning efforts is unable at time of the draft posting to produce this table. The document will be updated when the technical difficulty is resolved by HUD.

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

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

Narrative (optional):

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

The Consolidated Plan funds are allocated to several City departments for implementation of programs benefitting low- and moderate-income clients and other eligible populations. The Human Services Department utilizes CDBG, ESG, and HOPWA funds to provide public services for homeless and low- and moderate-income persons, for employment training support services to eligible clients, and for minor home repair services to low- and moderate-income

homeowners. The Office of Housing (OH) uses CDBG and HOME funds to provide for the preservation and development of affordable housing, assistance to qualifying homeowners in need of home repairs, and assistance benefiting qualifying homebuyers. The Office of Economic Development (OED) uses CDBG funding to promote neighborhood business development, revitalization, and workforce development, and to support small and microenterprise business assistance. The Department of Parks and Recreation uses CDBG funds to improve parks facilities serving low- and moderate-income areas of the City and to improve accessibility of neighborhood parks and facilities for those with mobility impairments. The Office of Immigrant and Refugee Assistance (OIRA) used CDBG funds to support job training and placement for eligible clients. All CDBG-funded projects are reviewed and monitored by the FGMU for compliance with applicable federal rules and regulations.

PR-15 Citizen Participation

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

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

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

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

Table 4 – Please note that the HUD electronic template that generates a listing of planning efforts is unable at time of the draft posting to produce this table. The document will be updated when the technical difficulty is resolved by HUD.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

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

Affordable rental opportunities in the unsubsidized housing market are available, but are becoming more limited. The average rents charged in unsubsidized rentals are generally too high to be affordable to many renter households, since most renters have incomes below 80% AMI and nearly half have incomes that are 60% AMI or less. Affordable rentals are more likely to be found in smaller and older apartment buildings, and primarily small units with only 1-2 bedrooms that are not suitable for medium and large sized families.

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

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

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

Summary of Housing Needs

Housing problems -- substandard conditions, overcrowding, and cost burden -- affect households of all types. The American Community Survey CHAS data indicates that for both renter and owner households, problems with high housing costs are the most common of these problems. Renter households, who comprise 53 percent of households in Seattle, have lower incomes than homeowner households and are most affected by prohibitive costs. Close to half of renter households have incomes no higher than 60% of AMI, and 25 percent have incomes at or below 30% of AMI.

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

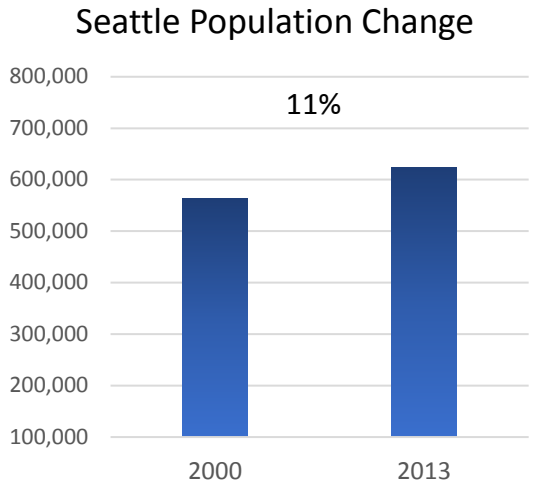
Not being able to afford housing was also the most common housing problem identified by people experiencing homelessness. The Seattle Homeless Needs Assessment survey conducted in 2016 indicated that rental assistance was needed by 68 percent or respondents and 64 percent need more affordable housing.

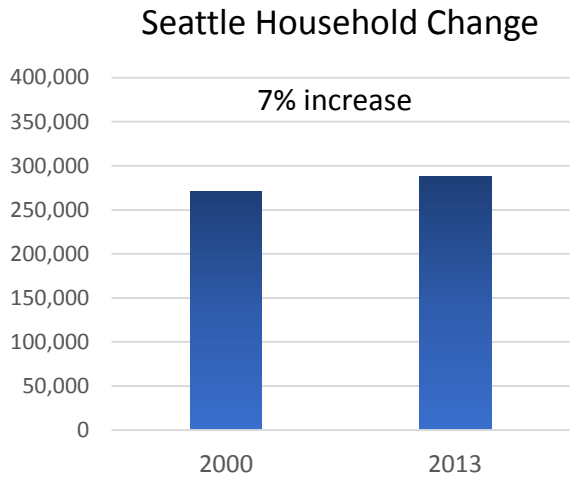
As shown in the Assessment of Fair Housing, renter households' incomes vary markedly by race and ethnicity. Among renter households with a White householder, just under half have incomes at or below 80% of AMI and just under one-third have incomes at or below 50% of AMI. The shares of renter households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

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

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

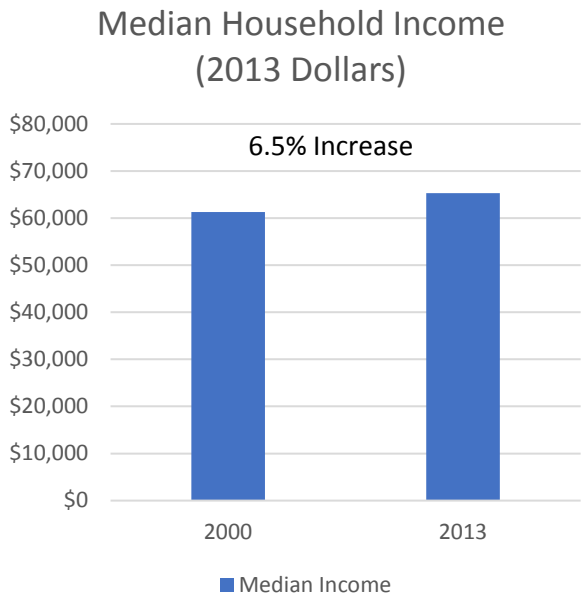
More information is available in the Seattle Comprehensive Plan Housing Appendix, figure A-7 [http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/CouncilAdopted2016_Appendices.pdf].





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

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



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

Table 3.1 – Housing Needs Assessment Introduction Data

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

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

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

Table 3.2 – Number of Households by Household Type

	Households	Percent of All Households	Low-Income Households	Percent Low-Income
Small Family Households	94,595	33%	22,160	23%
Large Family Households	9,765	3%	3,815	39%
Household contains at least one person 62-74	43,390	15%	17,905	41%
Household contains at least one person age 75+	23,225	8%	14,745	63%
Households with one or more children 6 or under	27,260	9%	27,260	36%
Total Households	288,435		113,290	39%

Data Source: 2009-2013 CHAS

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

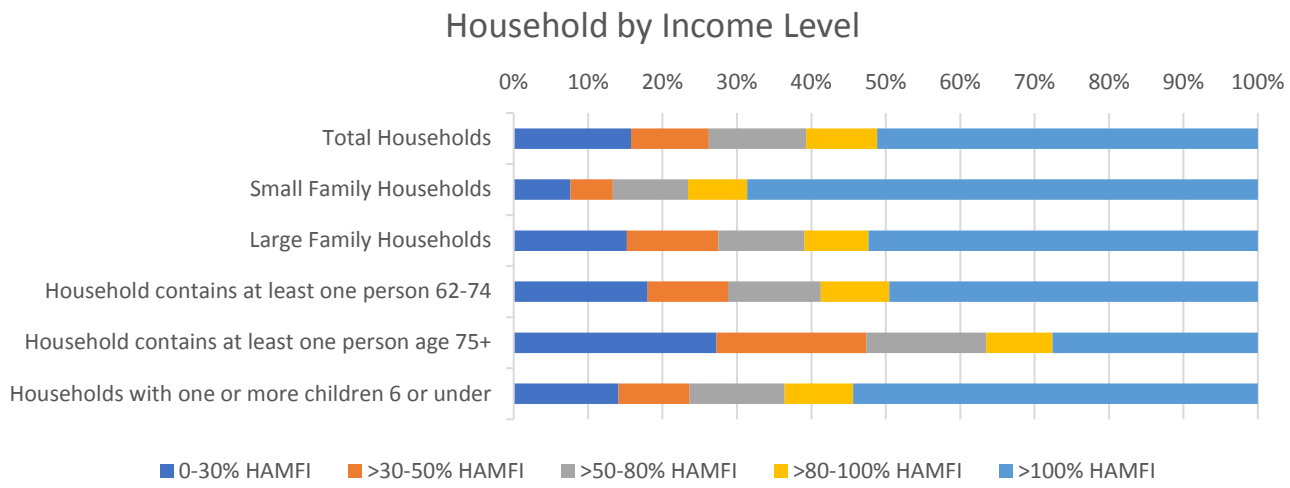
The Area Median Income (AMI) is a calculation created by HUD that uses 5-year ACS data to determine median family income in a geographical area. The 2013 median family income determinations were generated using data from the 2009-2013 ACS. When determining geographic bounds for a metropolitan area, HUD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

Table 3.3 – 2013 HUD Income Limits for Seattle

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

4 Persons	$26,000	$43,350	$64,400	$86,700

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



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

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

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

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

Housing Problems

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

1. Lacking complete kitchen facilities
    a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
    a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower

3. Cost burden greater than 30% of income
4. More than one person per room (overcrowding)

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

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

Table3.4 – Renter Households with a Housing Problem

Renter Households					
Housing Problem	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	**Total**
Substandard	2,055	470	470	310	**3,305**
Severely Overcrowded (and none the above)	1,015	390	455	120	**1,980**
Overcrowded (and none the above)	745	510	430	210	**1,895**
Severe Cost Burden (and none the above)	20,425	5,925	1,635	250	**28,235**
Cost Burden (and none the above)	5,165	11,325	10,480	4,015	**30,985**
Zero Income (and none the above)	3,250	0	0	0	**3,250**
Total	**32,655**	**18,620**	**13,470**	**4,905**	**69,650**

Data Source: 2009-2013 CHAS

Table 3.5 – Owner Households with a Housing Problem

Owner Households					
Housing Problem	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	**Total**
Substandard	140	100	90	75	**405**
Severely Overcrowded (and none the above)	0	60	65	10	**135**
Overcrowded (and none the above)	4	155	160	70	**389**
Severe Cost Burden (and none the above)	4,760	3,330	3,595	1,430	**13,115**
Cost Burden (and none the above)	1,100	1,905	3,515	4,165	**10,685**
Zero Income	600	0	0	0	**600**

(and none the above)					
Total	**6,604**	**5,550**	**7,425**	**5,750**	**25,329**

Data Source: 2009-2013 CHAS

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

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

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

Table 3.6 Renter Households with a Severe Housing Problem

Renter Households					
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	**Total**
Having 1 or more of four housing problems	24,240	7,290	2,990	890	**35,410**
Having none of four housing problems	10,575	14,565	22,295	15,515	**62,950**
Household has negative income, but none of the other housing problems	3,250	0	0	0	**3,250**

Data Source: 2009-2013 CHAS

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

Table 3.7 Owner Households with a Severe Housing Problem

Owner Households					
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	**Total**
Having 1 or more of four housing problems	4,905	3,640	3,910	1,585	**14,040**

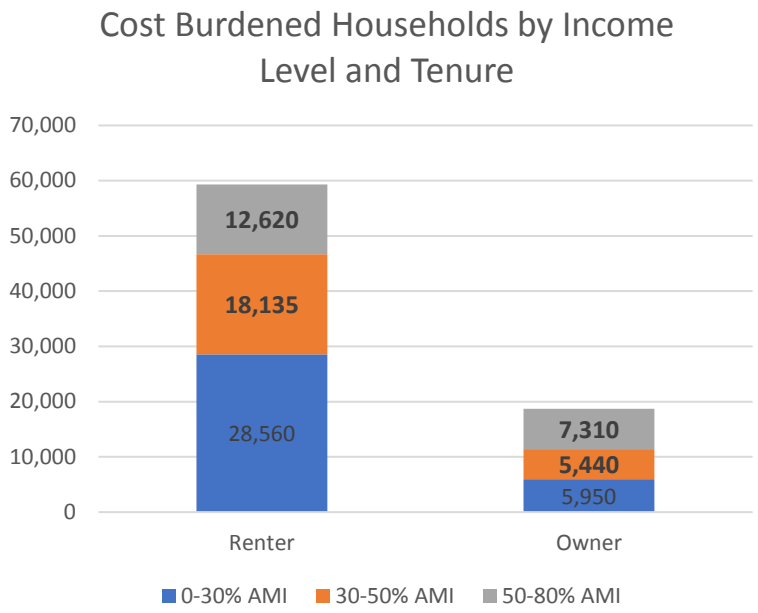
Having none of four housing problems	1,960	4,585	8,490	9,640	**24,675**
Household has negative income, but none of the other housing problems	600	0	0	0	**600**

Data Source: 2009-2013 CHAS

Of the owner households with positive income that are severely cost burdened, 13% have income between 0-30% AMI. Including owner households that earn between 30-80% AMI, the data shows that 32% of low or moderate-income owner households spend more than 50% of their income on housing costs. Of owner households earning less than 100% AMI, 64% have no housing problems.

Cost Burdened Households

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



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

category breakdowns are as follows:

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

Table 3.6 – Cost Burden by Income Level and Renter/Owner Status

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

Data Source: 2009-2013 CHAS

In Seattle, A large share of cost burdened households are low-income renters, specifically small family and elderly households. Low-income small family households account for 25% of all low or moderate-income cost-burdened households. The largest share of cost burdened households are considered "Other" households, which consist of single person households and households that are comprised of unrelated persons living together. These "Other" households make up 51% of all low- moderate-income households that are cost-burdened.

Severely Cost Burdened Households

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

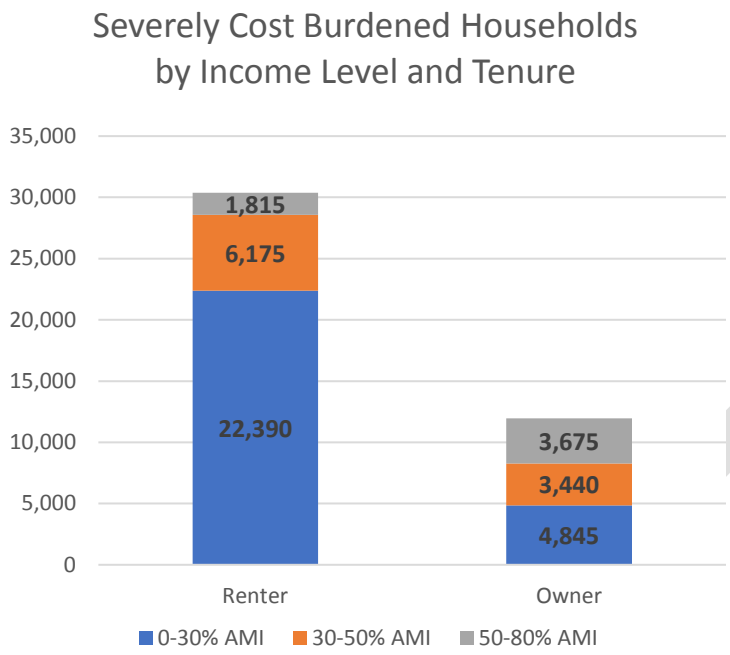


Table 3.7 – Severe Cost Burden by Income Level and Renter/Owner Status

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

Data Source: 2009-2013 CHAS

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

Overcrowding (More than one person per room)

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

are renting.

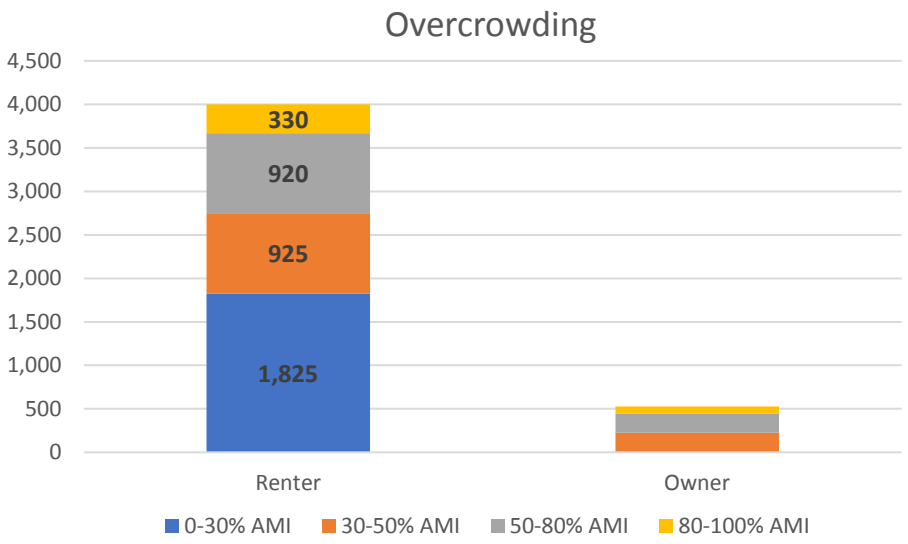


Table 3.8 – Overcrowding by Income Level and Renter/Owner Status

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

Data Source: 2009-2013 CHAS

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

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

Table 1 – Crowding Information – 2/2

Data Source Comments:

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

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

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

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

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

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

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

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

Annually, HSD/MODVSA serves (via our non-profit partners) approximately 9,000 clients (DV, SA, HT). Although there may be some duplication in this number, the actual number of victims/survivors is estimated to be much higher. Statistically 1 in 4 women and 1 in 6 men will experience gender-based violence in their lifetime. Local statistics provided by a King County DV Shelter agency states the turn away rate varies between 20 to 26 for every 1 family served. With mobile Flexible client assistance, the City served approximately3,000 individuals in 2016.

What are the most common housing problems?

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

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

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

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

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

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

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the

needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

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

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

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

City of Seattle, in conjunction with its Continuum of Care (CoC) partners from across King County, is using data from coordinated entry and assessment and homelessness prevention programs, along with national studies and best practices, to target resources to households who are literally homelessness (e.g. living in places not meant for human habitation, outside, in tents or in emergency shelter as a first priority for housing access).

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

- Living and sleeping outside
- Sleeping in a place not meant for human habitation
- Staying in a shelter
- Fleeing/attempting to flee domestic violence
- Exiting an institution where they resided for up to 90 days and were in shelter or a place not meant for human habitation immediately prior to entering that institution or transitional housing

Young adults who are imminently at risk of homelessness within 14 days are also eligible for CEA.

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

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

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

Discussion

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

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

Substandard housing is less common but still a grave issue for low-income renters and owners, therefore housing repair assistance is also important. Overcrowding is experienced by nearly 4,000 low-

income renter households, pointing to the need for development and preservation of affordable rentals for large families.

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

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

Introduction

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

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

Data Information and Population Characteristics

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

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

Table 3.9 – Population by Race/Ethnicity

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

Data Source: 2010 Census

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

The Area Median Income (AMI) is a calculation created by HUD that uses 5-year ACS data to determine median family income in a geographical area. The 2017 median family income determinations were generated using data from the 2010-2014 ACS. When determining geographic bounds for a metropolitan area, HUD follows the Office of Management and Budget (OMB).

Seattle Area Median Income

Table 3.10 – 2017 HUD Income Limits for Seattle

Family Size	30%	50%	80%	100%
1 Person	$20,200	$33,600	$50,400	$63,000
2 Persons	$23,050	$38,400	$57,600	$72,000
3 Persons	$25,950	$43,200	$64,800	$81,000
4 Persons	$28,800	$48,00	$72,000	$90,000

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

0%-30% of Area Median Income

Table 3.11 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but no other housing problems	Share
Jurisdiction as a whole	34,100	6,290	3,510	**78%**
White	19,085	3,160	1,920	**79%**
Black / African American	5,325	1,160	220	**79%**
Asian	5,300	1,525	1,120	**67%**
American Indian, Alaska Native	585	25	10	**94%**
Pacific Islander	170	0	0	**100%**
Hispanic	2,310	230	140	**86%**

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

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

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

30%-50% of Area Median Income

Table 3.12 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share
Jurisdiction as a whole	24,065	6,160	0	**80%**
White	15,250	3,800	0	**80%**
Black / African American	2,535	910	0	**74%**
Asian	2,935	925	0	**76%**
American Indian, Alaska Native	209	50	0	**81%**
Pacific Islander	25	30	0	**45%**
Hispanic	2,040	139	0	**94%**

Data Source: 2009-2013 CHAS

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

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

50%-80% of Area Median Income

Table 3.13 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share
Jurisdiction as a whole	21,025	16,980	0	**55%**

White	14,320	11,215	0	**56%**
Black / African American	1,700	1,530	0	**53%**
Asian	2,565	2,080	0	**55%**
American Indian, Alaska Native	99	310	0	**24%**
Pacific Islander	60	140	0	**30%**
Hispanic	1,310	1,150	0	**53%**

Data Source: 2009-2013 CHAS

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

80%-100% of Area Median Income

Table 3.14 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share
Jurisdiction as a whole	10,560	17,550	0	**38%**
White	7,700	12,625	0	**38%**
Black / African American	655	1,015	0	**39%**
Asian	1,200	1,925	0	**38%**
American Indian, Alaska Native	70	135	0	**34%**
Pacific Islander	80	90	0	**47%**
Hispanic	560	1,035	0	**35%**

Data Source: 2009-2013 CHAS

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

Discussion

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

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

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

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

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

Introduction

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

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

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

0%-30% of Area Median Income

Table 3.15 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share
Jurisdiction as a whole	28,555	11,835	3,510	**65%**
White	16,330	5,915	1,920	**68%**
Black / African American	4,285	2,195	220	**64%**
Asian	4,220	2,610	1,120	**53%**
American Indian, Alaska Native	400	210	10	**64%**
Pacific Islander	170	0	0	**100%**
Hispanic	2,040	495	140	**76%**

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

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

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

30%-50% of Area Median Income

Table 3.16 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share
Jurisdiction as a whole	11,620	18,600	0	**38%**
White	7,375	11,675	0	**39%**
Black / African American	1,255	2,190	0	**36%**
Asian	1,455	2,405	0	**38%**
American Indian, Alaska Native	74	185	0	**29%**
Pacific Islander	10	45	0	**18%**
Hispanic	965	1,215	0	**44%**

Data Source: 2009-2013 CHAS

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

50%-80% of Area Median Income

Table 3.17 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share
Jurisdiction as a whole	7,180	30,825	0	**19%**
White	4,530	21,000	0	**18%**

Black / African American	730	2,505	0	**23%**
Asian	1,055	3,595	0	**23%**
American Indian, Alaska Native	4	400	0	**1%**
Pacific Islander	20	180	0	**10%**
Hispanic	525	1,935	0	**21%**

Data Source: 2009-2013 CHAS

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

80%-100% of Area Median Income

Table 3.18 – Disproportionately Greater Need by Race/Ethnicity and Income Level

Race/Ethnicity	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Share
Jurisdiction as a whole	2,780	25,335	0	**10%**
White	1,915	18,405	0	**9%**
Black / African American	220	1,450	0	**13%**
Asian	380	2,750	0	**12%**
American Indian, Alaska Native	0	210	0	**0%**
Pacific Islander	30	145	0	**17%**
Hispanic	160	1,440	0	**10%**

Data Source: 2009-2013 CHAS

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

Discussion

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

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

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

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

Introduction:

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

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

Housing Cost Burden

Table 3.19 – Greater Need: Housing Cost Burdens by Race/Ethnicity and Income Level

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

Data Source: 2009-2013 CHAS

In Seattle, 38% of all households are cost burdened because they pay more than 30% of their income for housing. Breaking that down further, 21% of Seattle households are spending 30%-50% of their income on housing, while 17% are spending greater than 50% of their household income on housing costs. The share for each racial/ethnic group are outlined below.

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

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

Data Source: 2009-2013 CHAS

Discussion:

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

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

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

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

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

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

One or More Housing Problems

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

One or More Severe Housing Problems

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

Housing Cost Burden

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

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

Seattle's Joint Assessment of Fair Housing found that, across all income levels, Black households tend to have the most disproportionate housing needs. They are more likely to have at least one of four housing

problems; they are also more likely to experience at least one severe housing problem. Black households also experience the highest rate of severe housing cost burden.

Seattle's Joint AFH also found:

- Black households experience the highest rate of any of the four housing problems at about 57%, followed by Native American and Hispanic/Latino households. White households experience the lowest rate of any of the four housing problems at about 36%.
- Family households with 5 or more people, among total households, experience the highest rate of any of the four housing problems at about 49%, followed by Non-family households and family households with less than 5 people.
- Black households experience the highest rate of any of the four severe housing problems at almost 35%, followed by Hispanic/Latino and Asian households. White households experience the lowest rate of any of the four severe housing problems at about 16%.
- Black households experience the highest rate of severe housing cost burdens at about 30%, followed by Hispanic/Latino and Other, Non-Hispanic households. White households experience the lowest rate of severe housing cost burdens at almost 15%.

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

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

For the Assessment of Fair Housing, HUD defines Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS). Seattle currently has four R/ECAPS[1]: First Hill/Yesler Terrace, High Point, Rainier Beach, and New Holly. Public Housing is in three of these areas. R/ECAPs are subject to change over time, for example due to loss of income or rising costs leading to displacement, or due to growing immigrant and refugee resettlements.

R/ECAP critical issues are: 1) R/ECAPs include disproportionate rates of people of color, foreign born people, families with children and people with disabilities all of whom tend to be lower income; and 2),

[1] There are 5 census tracts using: https://www.arcgis.com/home/webmap/viewer.html?url=https%3A%2F%2Fservices.arcgis.com%2FVTyQ9soqVukalItT%2Farcgis%2Frest%2Fservices%2FRECAP_Tract_Current_and_Historic%2FFeatureServer%2F0&panel=gallery&suggestField=true .The R/ECAP census tracts listed using the above link: 85.00 OR 53033008500, 91.00 OR 53033009100, 92.00 OR 53033009200,107.02 OR 53033010702, 110.01 OR 53033011001

these neighborhoods experience lack of opportunity across the board compared to other areas of the City for employment, school proficiency, access to transit, exposure to environmental hazards, and of course longer-term exposure to poverty. The main fair housing challenge for these areas is to create opportunities for housing mobility for those who may wish to leave a R/ECAP, protect those that wish to stay in Seattle from further risk of displacement, and finally to correct inequities in access to community infrastructure and assets.

Additional information about patterns of segregation and demographic make-up of R/ECAPS can be found in the Joint Assessment of Fair Housing: http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf.

NA-35 Public Housing – 91.205(b)

Introduction

The narrative in the questions below capture the needs of public housing residents and Seattle Housing Authority's (SHA) actions to address those needs. However, SHA notes that data captured in HUD provided tables in this section and others dealing with aspects of public housing are inaccurate. As allowed by HUD, SHA offers the complete 2016 "Move To Work" report as an alternate data set for corrected data that responds to Consolidated Plan questions. The full report is an attachment in AD-25; an alternate data set response is attached to the "Totals in Use" table below and applies to all tables in other sections.

Totals in Use

Table 3.21 – Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

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

Characteristics of Residents

Table 3.22 – Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project Based	Tenant Based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	6,689	12,634	**10,876**	8,902	12,324	9,732	7,559
Average length of stay	0	3	8	**4**	2	6	0	0
Average Household size	0	1	1	**2**	1	2	1	2

# Homeless at admission	0	48	1	**31**	2	7	19	3
# of Elderly Program Participants (>62)	0	98	1,612	**1,242**	486	724	16	0
# of Disabled Families	0	333	1,763	**2,081**	927	1,021	98	7
# of Families requesting accessibility features	0	589	5,037	**5,409**	2,092	3,077	126	70
# of HIV/AIDS program participants	0	0	0	**0**	0	0	0	0
# of DV victims	0	0	0	**0**	0	0	0	0

Data Source: PIC (PIH Information Center)

Race of Residents

Table 3.23 – Race of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

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

Ethnicity of Residents

Table 3.24 – Ethnicity of Public Housing Residents by Program Type

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

Data Source: PIC (PIH Information Center)

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

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

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

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

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

SHA is working to support participants' economic well-being with multiple strategies, including the development of a new Economic Advancement program, which will include coaching, employment

brokers working with high demand industries, partnership with Seattle College to support post-secondary education and English as a second language, and a modified and expanded Family Self Sufficiency program.

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

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

SHA also seeks to support achievement for children. Strategies include the Home From School program, which supports homeless and unstably housed families with school-age children attending Bailey Gatzert Elementary School. The program offers the parents of homeless children at the school housing assistance within the school area and provides services to support their housing search and stability in a new home. A second program is the Family Access Supplement for Opportunity Areas, which is designed to provide more buying power for families with children to be able to use their vouchers in high opportunity areas, which research indicates can lead to higher outcomes in school and adult earnings.

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

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

Discussion

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

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

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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

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

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

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

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

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

Homeless Needs Assessment

Table 3.26 – Homeless Needs Assessment

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

Data Source: King County January 2017 Point in Time Count and Seattle/King County Homeless Information Management System (HMIS)

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

See table above.

Nature and Extent of Homelessness: (Optional)

Table 3.27 – Sheltered and Unsheltered Homelessness by Race/Ethnicity

Race	Sheltered	Unsheltered	Total
White	5,214	4,623	9,837
Black or African American	4,680	4,151	8,831
Asian	335	298	633
American Indian or Alaska Native	534	473	1,007
Pacific Islander	381	337	718
Ethnicity	Sheltered	Unsheltered	Total
Hispanic	1,649	1,462	3,111
Not Hispanic	11,234	39,962	51,196

Data Source: King County January 2017 Point in Time Count and Seattle/King County Homeless Information Management System (HMIS). Note HIV data not collected in HMIS.

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

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

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

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

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

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

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

Discussion:

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

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

Introduction:

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

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

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

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

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

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

HOPWA

Table 3.28 – HOPWA Information

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

Data Source:

HIV Housing Need (HOPWA Grantees Only)

Table 3.29 – HIV Housing Need

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

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

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

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

Older adults and people with disabilities

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

Average life expectancy: 82

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

Seattle's age 65+ population who live with a disability (physical, cognitive, ability to live self-sufficiently, vision/hearing impaired) range from 34.7% (ACS) to 41% (BRFSS). Public Health—Seattle & King County community health indicators includes key indicators for older householders:

- Place of birth: 20.7% foreign-born
- Educational attainment: No high school diploma 11.3%; no bachelor's degree 62%
- Employment status: 5.1% unemployment
  Median household income: $48,145
- Poverty: 9.3% live with income less than the Federal Poverty Threshold; 23.9% live with income less than twice the Federal Poverty Threshold. Poverty differs by gender.
- Housing cost burden: Among Seattle residents age 65+, the percentage who spend greater than 30% of income on housing costs is high, especially among renters (62.5%) but also homeowners with a mortgage (32.7%).

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

Needs are determined through data analysis and regular meetings and contract discussions with housing and services providers. Housing availability and affordability ***overall*** continue to be significant issues in Seattle metro area with rents rising faster than any other U.S. city in 2016. There is also an insufficient supply of subsidized housing to meet demand and a shortage of rental assistance resources.

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

- there are also increasing numbers of people with HIV who are aging and presenting with age-related health and dementia issues.
- people of color, including immigrants and refugees, may not know about or choose not to access resources through the centralized housing system due to cultural or other challenges.
- close to 400 people have unmet housing subsidy assistance needs including rental assistance, homelessness prevention assistance (STRMU), and housing facilities. this does not include the most vulnerable people with high need for services, as they are accessing housing through coordinated entry. 580 households received HOPWA-funded housing and services support in 2016.

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

People Living with HIV/AIDS (PLWH) Based on 2016 King County Epidemiology Data
There are 7,071 King county residents living with HIV. Most are white males, with more than 60% of all cases being 45 or older. HIV disproportionately affects African Americans and foreign-born black immigrants, as well as Latinos. Overall, the percent of HIV/AIDS among people of color has risen steadily since the early days of the epidemic. About 14% of people with HIV who are in care reported homelessness in the past year.

HOPWA and Ryan White funds were recently allocated through a joint funding process, HOPWA is focused on housing inventory increase, placement and maintenance of housing, and prevention of homelessness. Ryan White funds the housing stability services and supports the connection between housing and health care.

Discussion:

See also MA-45 - Special Needs and Facilities

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

Describe the jurisdiction's need for Public Facilities:

City Capital Improvement Program

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

In addition, public facilities projects can be presented for funding as part of community, departmental, Mayoral or Council requests. The 2018-2022 Consolidated Plan will prioritize projects that address one or more of the following:

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

Equitable Development Initiative

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

Parks Upgrade Projects

Like the citywide Capital Improvement Program, the department of Parks and Recreation utilizes a rolling prioritization as defined by HUD requirements to determine parks located in lower income areas for Park Upgrade Projects for funding with federal funds and other resources.

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

City-wide public improvements

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

Public improvements projects can be presented for funding as part of community, departmental, Mayoral or Council requests. The 2018-2022 Consolidated Plan will prioritize projects that address one or more of the following:

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

Equitable Development Initiative

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

How were these needs determined?

Equitable Development Initiative

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

Parks Upgrade Projects

The needs were adopted based on a comprehensive outreach process with many stakeholders throughout the City of Seattle. Many of the Levels-of-Service determinations are specifically outlined in the Final Environmental Impact Statement (http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePla

n/SeattleCPFEIS2016_0505.pdf) with proposed public investments being included as mitigations where appropriate.

Describe the jurisdiction's need for Public Services:

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

In addition, multiple departmental strategic plan efforts and adopted initiatives will inform the identification and prioritization of public services (which include supportive services for low income households), that will be documented in each year's Annual Action Plan submission to HUD in the context of the five-year goals adopted in this Consolidate Plan.

How were these needs determined?

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

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

<u>Examples of Departmental or Joint Agency Plans to determine need</u>

- Seattle 2035 Comprehensive Plan (adopted in 2016)
- 2017 City and Seattle Housing Authority Assessment of Fair Housing
- 2016 Homelessness Survey – Pathways Home strategic plan
- 2016 City-wide Americans with Disabilities Act (ADA) Survey – and implementation work group recommendations continuing thought 2018-2019
- 2017 City Aging and Adults with Disabilities strategic plan
- Seattle Housing Authority Strategic Plan

- Office of Housing policy and priorities established through adoption of the 2017 Administration and Finance plan for Seattle Housing Levy funds

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

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

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

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

The following is a brief overview of the market analysis results. More details are included within each corresponding section.

MA -10 Number of Housing Units

- Seattle currently has 346,311 housing units. Single family homes account for 45% of Seattle's housing stock while 20+ unit structures make up 29%.

MA - 15 Cost of Housing

- Rapid increases in housing costs have been seen over the past several years. The average rental cost for a 1-bedroom apartment was $1,684 in 2017, up 38% from 2012.
- Despite a rapid growth of housing units, it has not paced with population growth. With most renter households having income below 80% AMI, there has been an increased number of households being cost burdened and severely cost burdened.

MA - 20 Condition of Housing

- 75% of owner-occupied units and 64% of renter-occupied units were built before 1980 giving way to risk for lead-based paint issues. 7% of owner-occupied and 3% of renter-occupied housing units built before 1980 have a child present within the home.

MA - 25 Public and Assisted Housing

- The Seattle Housing Authority (SHA) housing stock currently numbers 6,040; the units are scattered throughout the City.
- The average REAC inspection score of SHA's housing is 88, reflecting on quality maintenance upkeep of the housing stock.

MA - 30 Homeless Facilities and Services

- Seattle provides a wide range of housing and service options to its homeless population including emergency shelter, transitional housing and permanent supportive housing units.
- The profile of people experiencing homelessness ***and served by these facilities*** included 2, 721 families (adults and kids), 6, 179 adult households, 192 who identified as veterans, and 248 Chronically Homeless households.

MA - 35 Special Needs Facilities and Services

- Since 1984, an estimated 6,070 accessible units have been built in Seattle. This does not include renovated housing rental units or single-family home modifications.
- 2009-2013 CHAS data indicate that there are 27,027 non-institutionalized people with an ambulatory disability in Seattle that are competing for accessible units.

MA - 40 Barriers to Affordable Housing

- 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.
- Between 1990 and 2010, the population of color in Seattle grew from roughly one-fourth to one third of the city's population.
- White households in Seattle are slightly more likely to own than rent, while 22% of Black or African American households own ad 27% of Hispanic households own their homes.
- Nearly every SHA program serves a greater share of households of color when normalized against the Seattle population.
- While people with disabilities experience discrimination and lack of housing options at a higher rate than non-protected class members; there is a lack of attention to their issues in the public and private sectors.

MA - 45 Non-Housing Community Development Assets

- Seattle is a highly-educated city that is home to many high-tech companies. This means that most of the employment growth has been in the higher-wage job categories.
- The unemployment rate for White workers is 4.8% while it is 12.8% for Black or African Americans.
- A 2015 Seattle Times analysis indicated an uneven recovery with lower paying jobs ($18-$36/hour) showing a decline while jobs paying $54/hour or more show growth over the same period.

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

Introduction

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

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

Per the 2009-2013 ACS data provided in Table 4.2 (Unit Size by Tenure), an estimated 53 percent of Seattle housing units are occupied by renter households. The rental housing stock is made up primarily of studios, one-, and two-bedroom units, with only 15 percent of rental units containing three or more bedrooms. Owner-occupied housing units are significantly larger, with 25 percent of these homes containing two bedrooms and 65 percent containing three or more bedrooms.

All residential properties by number of units

Table 4.1 – Residential Properties by Number of Units

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

Data Source: 2009-2013 ACS

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

Unit Size by Tenure

Table 4.2 – Unit Size by Tenure

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

Data Source: 2009-2013 ACS

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

Seattle has a total of 27,075 rent- and income-restricted units in assisted housing developments using federal, state and local sources (not including manager units and other unrestricted units). MA-10 Table 1 (Assisted Housing Units in Seattle, by Affordability) and MA-10 Table 2 (Assisted Housing Units in Seattle, by Unit Types) show income targeting and unit types for all assisted units except HUD-financed buildings for which data was unavailable. These tables are offered as alternate data sources and are listed below:

The City of Seattle has funded housing development and preservation for over 35 years. There are now over 300 City-assisted rental housing projects containing over 13,000 rental units that are in operation or under development. Over half of this housing is affordable to extremely low-income households with incomes below 30% of AMI. Approximately half of the 30% of AMI units are dedicated to formerly homeless residents and others with special needs.

The Housing Finance Commission's tax credits and bond financing have supported an additional 4,255 units of private and nonprofit assisted housing development in Seattle, not including City-funded housing or SHA developments. Another 2,106 restricted units are available in HUD-financed buildings in Seattle that have not received other public funding.

In addition to assisted units, Seattle also provides affordable housing through its Multi-Family Tax Exemption (MFTE) program, incentive zoning provisions, and the Mandatory Housing Affordability Program. These programs create rent- and income-restricted housing, or generate fees for low-income housing development, through market rate new construction. For example, 4,564 rent and income restricted units are currently available in over 160 MFTE buildings, and another 2,984 units are under

development. Project locations, affordability levels and other information is available at the Office of Housing website [http://www.seattle.gov/housing/renters/find-housing#privateaptbuildingsmfteincentivezoning].

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

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

[1] Total units funded by the City of Seattle; projects also received federal, state and other local funds
[2] SHA owned and operated housing (public housing, Seattle Senior Housing Program, tax credit projects, etc.) excluding units that received Seattle funding. SHA gives a preference to households below 30% AMI in most of its housing. Units funded with tax credits allocated by the Housing Finance Commission are shown here according to Commission-regulated rent levels.
[3] Additional units funded with Low Income Housing Tax Credits, excluding OH-funded units and SHA units
[4] Additional units funded by Washington State and King County, excluding OH-funded units, SHA units, and projects using tax credits
[5] HUD 202, 811 and Section 8 buildings not funded with sources above. Affordability levels are not available from HUD

Table 4.4 Assisted Housing Units in Seattle by Unit Types

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

[1] Total units funded by the City of Seattle; projects also received federal, state and other local funds
[2] SHA owned and operated housing (public housing, Seattle Senior Housing Program, tax credit projects, etc.) excluding units that received Seattle funding. SHA gives a preference to households below 30% AMI in most of its housing. Units funded with

tax credits allocated by the Housing Finance Commission are shown here according to Commission-regulated rent levels.
[3] Additional units funded with Low Income Housing Tax Credits, excluding OH-funded units and SHA units
[4] Additional units funded by Washington State and King County, excluding OH-funded units, SHA units, and projects using tax credits
[5] HUD 202, 811 and Section 8 buildings not funded with sources above. Units types are not available from HUD

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

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

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

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

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

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

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

Households in Seattle are increasingly burdened by high housing costs, with 30,380 low-income renter households and 11,960 low-income owners paying more than half their income for housing (see NA-10, Table 10 -- Cost Burden > 50%). Additionally, 8,522 homeless persons were on the street, in shelter, or in transitional housing in Seattle at the time of the 2017 Point-in-Time count and also need affordable housing.

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

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

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

Describe the need for specific types of housing:

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

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

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

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

Discussion

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

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

Introduction

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

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

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

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

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

Cost of Housing

Table 4.4 – Cost of Housing

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

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

Table 4.5 – Rent Paid

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

Data Source: 2009-2013 ACS

Housing Affordability

Table 4.6 – Housing Affordability

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

Data Source: 2009-2013 CHAS

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

Monthly Rent

Table 4.7 – Monthly Rent

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

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Data presented in question 2 above also indicate that, for unsubsidized buildings of all sizes, few affordable units are available. The 25th percentile rents are generally unaffordable for households at 60% of AMI.

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

Discussion

Because private market rents in Seattle tend to be significantly higher than HUD’s allowable Fair Market Rent levels, Seattle has not used HOME funds for tenant-based rental assistance for many years. Similarly, due to high prices in Seattle's for-sale market, Seattle ended use of HOME funds for

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

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

Introduction

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

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

Definitions

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

Condition of Units

Table 4.8 – Condition of Units

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

Data Source: 2009-2013 ACS

Year Unit Built

Table 4.9 – Year Unit Built

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

Data Source: 2009-2013 CHAS

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

Risk of Lead-Based Paint Hazard

Table 4.10 – Risk of Lead-Based Paint

	Owner-Occupied		Renter-Occupied		Total
	Number	%	Number	%	
Total Number of Units Built Before 1980	101,874	76%	98,695	64%	200,569
Housing Units build before 1980 with children present	9,150	7%	4,520	3%	13,670

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

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

Vacant Units

Table 4.11 – Vacant Units

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

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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

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

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

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

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

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

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

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

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

Discussion

Addressing unsafe and unhealthy conditions in ownership housing has long been a City priority. The Office of Housing provides low- and no-interest loans to low income homeowners to make critical health and safety improvements. City staff assist the homeowner to establish the scope of work and select a contractor, and inspect the work upon completion. Beginning in 2017, the Office of Housing also offers home repair grants, using Housing Levy funds, to owners who are unable to access a loan. Low-income homeowners may also qualify for grants to make weatherization and other energy efficiency improvement through the Office of Housing, and for assistance with small repairs and disability

modifications through the City-funded Minor Home Repair program operating by Sound Generations (https://soundgenerations.org/get-help/home-resources/home-repairs/).

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

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

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

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

Introduction

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

Totals Number of Units

Table 4.12 – Total Number of Units by Program Type

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

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

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Please see the alternative data in the Move To Work report attached to this plan for an accurate count of public housing stock.

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

SHA's public housing stock totals 6,040 units as of year-end 2016. The overall condition of SHA's public housing units is good. SHA's average score of 88 for REAC inspections in 2016 reflects the close scrutiny paid to maintenance and repairs at SHA buildings, which is a challenge given the fact that many SHA buildings are aging.

SHA has also added new public housing stock in recent years and redeveloped buildings at HOPE VI and Choice Neighborhood communities, including Lake City Court, High Point, Rainier Vista, New Holly, and Yesler Terrace.

Public Housing Condition

Public Housing Development	Average Inspection Score
	76

Table 1 - Public Housing Condition

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

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

In the short-term, the capital needs of the Scattered Site, Senior Housing, and High-Rise portfolios are of most urgent need. In addition, one of the most urgent short-term restoration needs is rebuilding at Lam Bow Apartments, where a fire that occurred in 2016 destroyed a 21-unit building, displacing 19 low-income households. Over the next three years, SHA estimates a need for a $3.5 million capital investment to address the needs of various buildings in the scattered sites portfolio. The Senior Housing portfolio has a capital backlog that includes major building components estimated at $8.5 million over the next 3 years and the High-Rise portfolio has a capital backlog of approximately $30 million over the next three years that includes major building systems.

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

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

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

Discussion:

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

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

Introduction

Facilities and Housing Targeted to Homeless Households

Table 4.12 – Facilities and Housing Targeted to Homeless Households

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

Data Source:

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

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

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

See 2016 Homeless Inventory list in AD-25 attachments for complete listing of types of facilities, for complete list by type of program and service population.

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

Introduction

Because the IDIS Table on HOPWA Baseline data will not allow us to fill in data, nor did it prepopulate data; here is the requested information:

HOPWA Assistance Baseline Table

Table 4.13 – HOPWA Assistance Baseline

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

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

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

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

People with Different Abilities: 8.9% (55,239) of Seattle's non-institutionalized population are people with disabilities. The lack of attention to equity and access issues for people with disabilities overall in

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

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

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

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

Some of the services provided are county operated programs; however, most are provided through contracts with community-based substance abuse prevention and treatment agencies. http://www.kingcounty.gov/healthservices/MHSA.aspx

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

People with HIV/AIDS (see the HOPWA one-year goals in AP-70). The HOPWA goals come out of our 2016 joint funding process with Ryan White Part A and are households that will be assisted with housing resources only: STRMU, TBRA, and permanent housing facilities operated with HOPWA funds. People with HIV/AIDS who are most vulnerable and high needs are now participating in King County's Coordinated Entry for All and receiving housing and support through permanent supportive housing programs for single adults.

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

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

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

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

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs

identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Seattle is an entitlement grantee, but the answer to this question is the same as for the question above.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Results of the 2017 City and Seattle Housing Authority's Assessment of Fair Housing (http://www.seattle.gov/humanservices/funding-and-reports/resources/community-development-block-grant---assessment-of-fair-housing.

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

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

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

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

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

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

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

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

Introduction

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

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

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

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

Economic Development Market Analysis

Business Activity

Table 4.14 – Business Activity

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

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

Labor Force

Table 4.15 – Labor Force

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

Data Source: 2009-2013 ACS

Table 4.16 – Occupation by Sector

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

Data Source: 2009-2013 ACS

Travel Time

Table 4.17 – Travel Time

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

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Table 4.18 – Educational Attainment by Employment Status

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

Data Source: 2009-2013 ACS

Educational Attainment by Age

Table 4.19 – Educational Attainment by Age

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

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Table 4.20 – Median Earnings in the Past 12 Months

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

Data Source: 2009-2013 ACS

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

Whereas the region's economic prosperity was driven by natural resource extraction and industrial-scale manufacturing, the new economy relies on highly skilled, well-educated, and diverse populations to

stimulate creative and innovative enterprise. Puget Sound is home to a mix of mature and emerging industry clusters. Clusters are concentrations of industries that export goods and services that drive job creation and import wealth into the region. They enhance the competitiveness of a region industries by improving economic efficiencies of member firms (e.g., supply chains and technology transfer) and concentrate workers with specialized skills and experience within a region. Some of their skills are transferable to multiple industries within and across clusters. In coordination the Economic Development Council (EDC), regional economic development strategies have identified the following clusters as areas where the region has competitive advantage for established and emerging industries. They are: Information & Communications Technology, Financial & Business Services, Aerospace & Defense, Maritime & Logistics, Clean Technology, Global Trade & Investment, Life Science & Global Health, Outdoor Recreation, Fashion & Apparel. These sectors are further amplified by the work of the Puget Sound Regional Council of Seattle and King County (PSRC) in their analysis of 2010-2016 data which showed Information Technology, Business Services, Tourism & Visitors as leading exporters followed by a second tier of sectors including Transportation & Logistics, Life Science & Global Health, Maritime, Clean Technology and Aerospace.

While the City's grouping of the industry sectors is much more discreet when compared to the business sectors included in the Business Activity table, our overall conclusions support the general framing that table provides showing Health Care Services, Professional, Scientific, Management Services and Tourism as the sectors leading the share of jobs. One-to-one comparison of our local analysis to the table proves difficult. For example, in the table, Education & Health Care Services are grouped together with 22% of the jobs, Professional, Scientific; Management Services are grouped together with 16% of the jobs, while Arts, Entertainment, Accommodations are also grouped to show 12% of the jobs. In our model, Business Services includes finance and management services, and while the Table notes 'Education & Health Care' together, our industry sector work breaks health care into two groups: Life Science & Global Health and Health Care.

Consistent with the research of local partners like such as the EDC, PSRC, and Downtown Seattle Association, the City's Office of Economic Development has prioritized key industries representative of Seattle's local economy, which include: Manufacturing, Maritime, Life Sciences & Global Health, Information Technology & Startups, Green Business & Clean Technology, Film & Music, and Nightlife. These sectors are more refined than those identified within the Business Activity table. As well, we also have used local data to predict where workforce investments are necessary to meet the current and predicted workforce demands.

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

Describe the workforce and infrastructure needs of the business community:

Smaller average household size translates into a need for even more housing units to accommodate the same amount of forecast population growth. Another anticipated demographic shift is the aging of the baby-boomer generation. The population age 65 and older, which represented 10% of the region's population in 2000, is expected to grow by nearly 150% to constitute 17% of total 2040 population. These demographic changes will place new demands on the region's services and socio-economic infrastructure

Even with our experiences in job growth and our projections for further growth, prosperity is not felt by all. According to the Brookings Institute, there are over 40,000 individuals in Seattle, between the ages of 25 and 64 who are out of work and could benefit from workforce development programs. This is true while at the same time local companies seek outside the state and the country for talent. As mentioned above, much of our job growth occurred at the higher end of the skill and wage scale, placing increasing emphasis on the growing demand for highly skilled workers.

The Seattle Region Partnership, King County, the City of Seattle's Office of Economic Development, the Seattle/King County Workforce Development Council (our regional workforce innovation board), Seattle Jobs Initiative, SkillUp Washington, and the Port of Seattle have recently collaborated to better understand regional talent needs in specific industries, mapping career pathways, and identifying barriers to accessing these pathways. To respond to industry needs, they have begun to launch work to provide a more cohesive career pathway for residents into targeted high wage sectors, including: healthcare, manufacturing, maritime and technology.

The City of Seattle is experiencing rapid economic growth and very low rates of unemployment. However, immigrants and refugees and native-born people of color are significantly "educationally underemployed" and are disproportionally over represented in low wage jobs and business sectors. Employers in the services sectors who employ large numbers of immigrant and refugee workers benefit from robust ESL and employment program like RTW that prepare English Language Learners to meet the English Language job requirements of various positions. At the same time, employers who offer middle and high wage jobs need qualified candidates with higher levels of English proficiency

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

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

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

As growth continues, congestion and commute times increase, increasing the value of local transportation investments. In 2016, the region's voters approved the Sound Transit 3 (ST3) ballot measure. This 25-year program will expand the mass transit network to connect Seattle with 15 other cities in different ways: with light rail, 30 cities with Bus Rapid Transit and ST Express bus service and 12 cities with commuter rail. With major projects completed every five to seven years, ST3 further extends the light rail system to expand its reach to other Seattle neighborhoods and other cities. Just prior to this vote in 2015, Seattle residents approved the 9-year, $930 million Levy 'Move Seattle' to provide funding to improve safety for all travelers, maintain our streets and bridges, and invest in the future with improvements to move more people and goods in and around a growing Seattle. At the same time as major transportation projects are being undertaken, Seattle, through a joint city and state-run effort led by WSDOT, is rebuilding a major highway, State Route 99, underground along the city's waterfront. The project is estimated to cost $4.25 billion, with $2.8 billion coming from the state and federal governments to cover the tunnel boring and a new interchange in South Downtown. According to the most recent schedule the tunnel is slated to be completed and open to traffic in early 2019. These major transportation projects will impact the local economy by better connecting workers with jobs and allowing business the ease to transport their goods more efficiently.

Structural change in the economy and in the occupational structure of the workforce have constricted traditional pathways of job mobility with the rapid increase in low wage jobs. These changes require dedicated programs that address the disparities and inequities in the immigrant and low-income workforce by providing more effective ESL and Employment programs for English Language Learners to obtain stable quality jobs and become economically stable.

In January of 2015, the City of Seattle passed a Priority Hiring Ordinance, requiring a percentage of workers hired on all public works projects above $5 million dollars be from low-income zip-codes, and that a percentage of the workers be pre-apprentices. The pre-apprenticeship and local hiring components of this legislation increased diversity of the workforce on these public-works projects. As well, the City, Port of Seattle, and Sound Transit are working together to apply similar measures to the public works projects mentioned above.

The Washington State Convention Center is also preparing an $1.6 billion expansion, which is expected to bring approximately $235 million annually as well as creating almost 4,000 new jobs. The convention center estimates that the lack of space has resulted in a loss almost $2.13 billion in economic benefit in the last 5 years. The expansion will allow Seattle to compete for larger conventions and events.

The Equitable Development Initiative is looking at several investments in low-income communities that would facilitate connections between residents and the larger economy. These investments include workforce development training and business incubation through tech hubs as well as co-working and shared facilities intended to support the creation and expansion of food businesses.

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

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

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

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

To create our workforce development strategy, we assessed the current workforce training capacity available and found an ineffectual system that lacks scale. Many impactful programs exist, from those serving the lowest skilled, to those serving individuals ready to attempt college level training (through nonprofits, county government, and training funded through the local Workforce Investment Board). Service providers for English language acquisition are especially plentiful but very small scale, and rarely

focused on skills acquisition. The program survey found these programs exist most often in competition with each other, and as such, lacking collective capacity. Rather than adds program to this mix, we felt the greatest impact would be to help align these services along a skills development spectrum for the general population.

OIRA's Ready to Work program works in partnership with both the community college system and the local workforce investment board to provide jobs opportunities to immigrant and refugees. Many of the participants in the RTW program advance to certificate program and skills training programs funded by WIOA and administered by the colleges and local non-profits. Graduates of these programs obtain employment in the business sectors detailed above.

Pathways to Careers (P2C) is a pioneering partnership comprised of businesses, educational institutions, government agencies, nonprofit organizations (including the Workforce Investment Board), and labor to build educational pathways to middle-wage jobs, and aligns many disparate elements with particular focus on youth, men of color and limited-English speakers.

The core elements of our workforce development programming include elements beyond traditional education and training engagement strategies to focus on developing a 'Pathway to Careers' (P2C) model. P2C includes:

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

The path to self-sufficiency is not easy, and from the most basic level of service, can take many years to complete. To be impactful, services need to be developmentally sequenced to meet the customer where they are, so that exiting one service 'step' leads directly to the next. Placement in a transitional job does not create sustained or meaningful impact on economic mobility unless it is tied to a potential career pathway. Since progression through a career pathway is a long-term strategy, customers must be given the opportunity for intermediate successes and be able to "step on and off" the pathway with relative ease.

Based on this skill development model, we are developing an aligned strategy to prepare individuals for entry onto a career pathway and/or enrollment in a training program that is designed for low- income, low-skilled individuals. Support and case management are meant to include preparation for skills training and/or job placement.

Over the last 5 years, the City's Office of Economic Development (OED) convened funders to create early interventions that stabilize an individual, provide them subsistence employment and, if the customer was willing and interested, help them prepare for entry into a program that will result in the completion of a credential or degree beyond high school that leads to a better paying job with opportunities for career advancement. Three examples:

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

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

No. However, see next question answer.

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

While Seattle does not have a Comprehensive Economic Development Strategy, the City does engage with a variety of local and regional partners on planning efforts and initiatives which impact economic growth. One broad engagement required of all cities and counties takes shape in our work on our 'Comprehensive Planning' efforts in response to the Washington State Growth Management Act (GMA). The GMA is a Washington state law requiring state and local governments to manage Washington's growth by identifying and protecting critical areas and natural resource lands, designating urban growth areas, preparing comprehensive plans and implementing them through capital investments and development regulations. The City is a member of the Puget Sound Regional Council which developed VISION 2040, a comprehensive strategy for accommodating the 5 million people expected to live in the region by 2040. It is an integrated, long-range vision for maintaining a healthy region – promoting the well-being of people and communities, economic vitality, and a healthy environment. VISION 2040 calls for focusing new housing, jobs and services within the region's urban growth area and especially within regional growth centers, like the City of Seattle. The strategy seeks to protect farms, open space and resource lands and deliver infrastructure more efficiently. The Vision 2040 work also includes updates to the Regional Economic Strategy.

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

Discussion

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

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

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

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

MA-50 Needs and Market Analysis Discussion

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

See MA 10 through MA-20 responses.

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

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

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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

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

Geographic Area

Table 1 - Geographic Priority Areas

General Allocation Priorities

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

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

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

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

Regardless of focus on a geographic area which is an official HUD designation like an empowerment zone, or Brownfield urban renewal area; the 2018-2022 Consolidated Plan will prioritize projects that address one or more of the following:

- Meet one or more of the established Consolidated Plan Goals for 2018-2022;
- Address and/or mitigate issues identified in the 2017 Assessment of Fair Housing;
- Proactively address the Race and Social Justice impact questions included in SP- 25 and AP-35;
- Address the needs of a City R/ECAP (geographic area that is disproportionately represented by people of color who are in poverty);
- Leverage the work of other City and/or SHA adopted plans or initiatives.

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

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

Priority Needs

Table 2 – Priority Needs Summary

1	**Priority Need Name**	AFH: Displacement due to economic pressure
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	AFH: Dedicated resources for affordable housing AFH: Engage communities in civic participation AFH: Equitable outreach efforts to support HALA AFH: Provide housing/support services to seniors AFH:Provide resources to stabilize at-risk renters AFH: Preserve and increase affordable housing AFH: Access to housing in high opportunity areas AFH:Increase housing options for homeless families AFH: Promote equitable growth in new development AFH: Support tenants access to affordable housing AFH: Promote financial security for low-income HHS AFH: Economic mobility for low-income residents AFH:Strong community despite displacement pressure AFH: Track/stay accountable to Comprehensive Plan AFH: Equitable input to environmental issues AFH:Equitable access and amenities throughout city AFH: All communities are environmentally sound AFH: Partnerships to improve health outcomes

	Description	AFH Contributing Factor: The term "displacement" refers here to a resident's undesired departure from a place where an individual has been living. "Economic pressures" may include, but are not limited to, rising rents, rising property taxes related to home prices, rehabilitation of existing structures, demolition of subsidized housing, loss of affordability restrictions, and public and private investments in neighborhoods. Such pressures can lead to loss of existing affordable housing in areas experiencing rapid economic growth and a resulting loss of access to opportunity assets for lower income families that previously lived there. Where displacement disproportionately affects persons with certain protected characteristic, the displacement of residents due to economic pressures may exacerbate patterns of residential segregation.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
2	**Priority Need Name**	AFH: Location & Type of Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	AFH: Engage communities in civic participation

	Description	AFH Contributing Factor: Affordable housing includes, but is not limited to publicly supported housing; however, each category of publicly supported housing often serves different income-eligible populations at different levels of affordability. What is "affordable" varies by circumstance, but an often-used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. The location of housing encompasses the current location as well as past siting decisions. The location of affordable housing can limit fair housing choice, especially if the housing is located in segregated areas, R/ECAPs, or areas that lack access to opportunity. The type of housing (whether the housing primarily serves families with children, elderly persons, or persons with disabilities) can also limit housing choice, especially if certain types of affordable housing are located in segregated areas, R/ECAPs, or areas that lack access to opportunity, while other types of affordable housing are not. The provision of affordable housing is often important to individuals with protected characteristics because they are disproportionately represented among those that would benefit from low-cost housing.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
3	**Priority Need Name**	AFH: Lack of Public Investment in Specific Neighborhoods.
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	AFH: Engage communities in civic participation AFH: Equitable outreach efforts to support HALA AFH: Track/stay accountable to Comprehensive Plan AFH: Equitable input to environmental issues AFH: All communities are environmentally sound CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities CPD: Access to Nature and Physical Activities
	Description	AFH Contributing Factor: The term "public investment" refers here to the money government spends on housing and community development, including public facilities, infrastructure, services. Services and amenities refer to services and amenities provided by local or state governments. These services often include sanitation, water, streets, schools, emergency services, social services, parks and transportation. Lack of or disparities in the provision of municipal and state services and amenities have an impact on housing choice and the quality of communities. Inequalities can include, but are not limited to disparity in physical infrastructure (such as whether or not roads are paved or sidewalks are provided and kept up); differences in access to water or sewer lines, trash pickup, or snow plowing. Amenities can include, but are not limited to recreational facilities, libraries, and parks. Variance in the comparative quality and array of municipal and state services across neighborhoods impacts fair housing choice.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
4	**Priority Need Name**	AFH: Land Use and Zoning Laws
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Equitable outreach efforts to support HALA AFH: Access to housing in high opportunity areas AFH: Promote equitable growth in new development AFH: Track/stay accountable to Comprehensive Plan AFH:Equitable access and amenities throughout city

	Description	AFH Contributing Factor: The term "land use and zoning laws" generally refers to regulation by State or local government of the use of land and buildings, including regulation of the types of activities that may be conducted, the density at which those activities may be performed, and the size, shape and location of buildings and other structures or amenities. Zoning and land use laws affect housing choice by determining where housing is built, what type of housing is built, who can live in that housing, and the cost and accessibility of the housing. Examples of such laws and policies include, but are not limited to: • Limits on multi-unit developments, which may include outright bans on multi-unit developments or indirect limits such as height limits and minimum parking requirements. • Minimum lot sizes, which require residences to be located on a certain minimum sized area of land. • Occupancy restrictions, which regulate how many persons may occupy a property and, sometimes, the relationship between those persons (refer also to occupancy codes and restrictions for further information). • Inclusionary zoning practices that mandate or incentivize the creation of affordable units. • Requirements for special use permits for all multifamily properties or multifamily properties serving individuals with disabilities. • Growth management ordinances.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
5	**Priority Need Name**	AFH: Community Opposition
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	AFH: Equitable outreach efforts to support HALA
	Description	AFH Contributing Factor: The opposition of community members to proposed or existing developments—including housing developments, affordable housing, publicly supported housing (including use of housing choice vouchers), multifamily housing, or housing for persons with disabilities—is often referred to as "Not in my Backyard," or NIMBY-ism. This opposition is often expressed in protests, challenges to land-use requests or zoning waivers or variances, lobbying of decision-making bodies, or even harassment and intimidation. Community opposition can be based on factual concerns (concerns are concrete and not speculative, based on rational, demonstrable evidence, focused on measurable impact on a neighborhood) or can be based on biases (concerns are focused on stereotypes, prejudice, and anxiety about the new residents or the units in which they will live). Community opposition, when successful at blocking housing options, may limit or deny housing choice for individuals with certain protected characteristics.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.

6	**Priority Need Name**	AFH: Historic Disinvestment in Public Hsg Community
	Priority Level	High
	Population	Extremely Low Low Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	AFH: Equitable investment across all communities
	Description	AFH Contributing Factor:
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
7	**Priority Need Name**	AFH:Historic Siting for Publicly Supported Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	AFH: Equitable investment across all communities
	Description	AFH Contributing Factor:
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
8	**Priority Need Name**	AFH: Insufficient Investment in Affordable Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	AFH: Dedicated resources for affordable housing AFH: Equitable outreach efforts to support HALA AFH: Provide housing/support services to seniors AFH: Create supportive housing and reduce barriers AFH: Provide more housing choices for families AFH: Access to housing in high opportunity areas AFH:Increase housing options for homeless families AFH: Promote equitable growth in new development AFH: Support tenants access to affordable housing AFH: Track/stay accountable to Comprehensive Plan AFH:Equitable access and amenities throughout city
	Description	AFH Contributing Factor:
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.

9	**Priority Need Name**	AFH: Lack of Afford, Access. Hsg in Range of Sizes
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Chronic Homelessness Families with Children Mentally Ill Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	
	Associated Goals	AFH: Provide housing/support services to seniors AFH: Services to those with different abilities AFH: Provide more housing choices for families AFH: Access to housing in high opportunity areas AFH: Increase housing options for homeless families AFH: Support tenants access to affordable housing AFH: Housing for persons with different abilities AFH: Partnerships to improve health outcomes
	Description	AFH Contributing Factor: What is “affordable” varies by circumstance, but an often-used rule of thumb is that a low- or moderate-income family can afford to rent or buy a decent-quality dwelling without spending more than 30 percent of its income. For purposes of this assessment, “accessible housing” refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. Characteristics that affect accessibility may include physical accessibility of units and public and common use areas of housing, as well as application procedures, such as first come first serve waitlists, inaccessible websites or other technology, denial of access to individuals with assistance animals, or lack of information about affordable accessible housing. The clustering of affordable, accessible housing with a range of unit sizes may also limit fair housing choice for individuals with disabilities.

	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
10	**Priority Need Name**	AFH: Source of Income Discrimination
	Priority Level	High
	Population	Extremely Low Low Moderate Public Housing Residents Chronic Homelessness veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	AFH: Fair housing education to all involved parties AFH: Combat institutional racism and barriers
	Description	AFH Contributing Factor: The term "source of income discrimination" refers here to the refusal by a housing provider to accept tenants based on type of income. This type of discrimination often occurs against individuals receiving assistance payments such as Supplemental Security Income (SSI) or other disability income, social security or other retirement income, or tenant-based rental assistance, including Housing Choice Vouchers. Source of income discrimination may significantly limit fair housing choice for individuals with certain protected characteristics. The elimination of source of income discrimination and the acceptance of payment for housing, regardless of source or type of income, increases fair housing choice and access to opportunity.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.

11	**Priority Need Name**	AFH: Lack of Afford. in-Home/Com Based Supprt Serv.
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	AFH: Provide housing/support services to seniors

	Description	AFH Contributing Factor: The term "in-home or community-based supportive services" refers here to medical and other supportive services available for targeted populations, such as individuals with mental illnesses, cognitive or developmental disabilities, and/or physical disabilities in their own home or community (as opposed to in institutional settings). Such services include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services (including, but not limited to, medical, social, education, transportation, housing, nutritional, therapeutic, behavioral, psychiatric, nursing, personal care, and respite). They also include assistance with activities of daily living such as bathing, dressing, eating, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry. Public entities must provide services to individuals with disabilities in community settings rather than institutions when: 1) such services are appropriate to the needs of the individual; 2) the affected persons do not oppose community-based treatment; and 3) community-based services can be reasonably accommodated, considering the resources available to the public entity and the needs of others who are receiving disability-related services from the entity. Assessing the cost and availability of these services is also an important consideration, including the role of state Medicaid agencies. The outreach of government entities around the availability of community supports to persons with disabilities in institutions may impact these individuals' knowledge of such supports and their ability to transition to community-based settings.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
12	**Priority Need Name**	AFH: Access to financial services
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH:Provide resources to stabilize at-risk renters AFH: Promote financial security for low-income HHS AFH: Address access to proficient schools AFH:Strong community despite displacement pressure AFH: Improve educational outcomes for families

	Description	AFH Contributing Factor: The term "financial services" refers here to economic services provided by a range of quality organizations that manage money, including credit unions, banks, credit card companies, and insurance companies. These services would also include access to credit financing for mortgages, home equity, and home repair loans. Access to these services includes physical access -often dictated by the location of banks or other physical infrastructure - as well as the ability to obtain credit, insurance or other key financial services. Access may also include equitable treatment in receiving financial services, including equal provision of information and equal access to mortgage modifications. For purposes of this contributing factor, financial services do not include predatory lending including predatory foreclosure practices, storefront check cashing, payday loan services, and similar services. Gaps in banking services can make residents vulnerable to these types of predatory lending practices, and lack of access to quality banking and financial services may jeopardize an individual's credit and the overall sustainability of homeownership and wealth accumulation.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
13	**Priority Need Name**	AFH: Access to Medical Services
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Provide housing/support services to seniors AFH: Services to those with different abilities AFH: Partnerships to improve health outcomes
	Description	AFH Contributing Factor:
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
14	**Priority Need Name**	AFH: Marketing/Screening Practices in Private Hsg

	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Victims of Domestic Violence Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	AFH: Support tenants access to affordable housing AFH: Pursue best practices to end biases
	Description	AFH Contributing Factor:
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
15	**Priority Need Name**	AFH:Access publicly supprted hsg for ppl w/disabil
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families

	Geographic Areas Affected	
	Associated Goals	AFH: Create supportive housing and reduce barriers AFH: Access to housing in high opportunity areas AFH: Address access to proficient schools
	Description	AFH Contributing Factor: The lack of a sufficient number of accessible units or lack of access to key programs and services poses barriers to individuals with disabilities seeking to live in publicly supported housing. For purposes of this assessment, publicly supported housing refers to housing units that are subsidized by federal, state, or local entities. "Accessible housing" refers to housing that accords individuals with disabilities equal opportunity to use and enjoy a dwelling. The concept of "access" here includes physical access for individuals with different types of disabilities (for example, ramps and other accessibility features for individuals with mobility impairments, visual alarms and signals for individuals who are deaf or hard of hearing, and audio signals, accessible signage, and other accessibility features for individuals who are blind or have low vision), as well as the provision of auxiliary aids and services to provide effective communication for individuals who are deaf or hard of hearing, are blind or have low vision, or individuals who have speech impairments. The concept of "access" here also includes programmatic access, which implicates such policies as application procedures, waitlist procedures, transfer procedures and reasonable accommodation procedures.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
16	**Priority Need Name**	AFH: Location Proficient Schools/Assignment Policy
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Families with Children Non-housing Community Development

	Geographic Areas Affected	
	Associated Goals	AFH: Improve educational outcomes for families
	Description	AFH Contributing Factor: The geographic relationship of proficient schools to housing, and the policies that govern attendance, are important components of fair housing choice. The quality of schools is often a major factor in deciding where to live and school quality is also a key component of economic mobility. Relevant factors to consider include whether proficient schools are clustered in a portion of the jurisdiction or region, the range of housing opportunities close to proficient schools, and whether the jurisdiction has policies that enable students to attend a school of choice regardless of place of residence. Policies to consider include, but are not limited to: inter-district transfer programs, limits on how many students from other areas a particular school will accept, and enrollment lotteries that do not provide access for the majority of children.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
17	**Priority Need Name**	AFH: Admissions, occupancy policies & procedures
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	AFH: Provide more housing choices for families

	Description	AFH Contributing Factor: The term "admissions and occupancy policies and procedures" refers here to the policies and procedures used by publicly supported housing providers that affect who lives in the housing, including policies and procedures related to marketing, advertising vacancies, applications, tenant selection, assignment, and maintained or terminated occupancy. Procedures that may relate to fair housing include, but are not limited to: • Admissions preferences (e.g. residency preference, preferences for local workforce, etc.) • Application, admissions, and waitlist policies (e.g. in-person application requirements, rules regarding applicant acceptance or rejection of units, waitlist time limitations, first come first serve, waitlist maintenance, etc.). • Income thresholds for new admissions or for continued eligibility. • Designations of housing developments (or portions of developments) for the elderly and/or persons with disabilities. • Occupancy limits. • Housing providers' policies for processing reasonable accommodations and modifications requests. • Credit or criminal record policies. • Eviction policies and procedures.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
18	**Priority Need Name**	AFH: Availability/Type of Public Transport.
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Access to high opportunity areas

	Description	AFH Contributing Factor: Public transportation is shared passenger transport service available for use by the general public, including buses, light rail, and rapid transit. Public transportation includes paratransit services for persons with disabilities. The availability, type, frequency, and reliability of public transportation affect which households are connected to community assets and economic opportunities. Transportation policies that are premised upon the use of a personal vehicle may impact public transportation. "Availability" as used here includes geographic proximity, cost, safety and accessibility, as well as whether the transportation connects individuals to places they need to go such as jobs, schools, retail establishments, and healthcare. "Type" refers to method of transportation such as bus or rail. "Frequency" refers to the interval at which the transportation runs. "Reliability" includes such factors as an assessment of how often trips are late or delayed, the frequency of outages, and whether the transportation functions in inclement weather.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
19	**Priority Need Name**	AFH: Transportation access for ppl w/disabilities
	Priority Level	High
	Population	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Access to high opportunity areas
	Description	AFH Contributing Factor: Individuals with disabilities may face unique barriers to accessing transportation, including both public and private transportation, such as buses, rail services, taxis, and para-transit. The term "access" in this context includes physical accessibility, policies, physical proximity, cost, safety, reliability, etc. It includes the lack of accessible bus stops, the failure to make audio announcements for persons who are blind or have low vision, and the denial of access to persons with service animals. The absence of or clustering of accessible transportation and other transportation barriers may limit the housing choice of individuals with disabilities.

	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
20	**Priority Need Name**	AFH: Impediments to mobility
	Priority Level	High
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH:Provide resources to stabilize at-risk renters AFH: Access to housing in high opportunity areas AFH: Support tenants access to affordable housing AFH: Promote financial security for low-income HHS AFH: Address access to proficient schools AFH: Economic mobility for low-income residents AFH: Initiatives supporting marginalized groups AFH:Strong community despite displacement pressure AFH: Improve educational outcomes for families AFH: Track/stay accountable to Comprehensive Plan AFH: Equitable investment across all communities AFH: Access to high opportunity areas AFH:Fair housing education to all involved parties

	Description	AFH Contributing Factor: The term "impediments to mobility" refers here to barriers faced by individuals and families when attempting to move to a neighborhood or area of their choice, especially integrated areas and areas of opportunity. This refers to both Housing Choice Vouchers and other public and private housing options. Many factors may impede mobility, including, but not limited to: • Lack of quality mobility counseling. Mobility counseling is designed to assist families in moving from high-poverty to low-poverty neighborhoods that have greater access to opportunity assets appropriate for each family (e.g. proficient schools for families with children or effective public transportation.). Mobility counseling can include a range of options including, assistance for families for "second moves" after they have accessed stable housing, and ongoing post-move support for families. • Lack of appropriate payment standards, including exception payment standards to the standard fair market rent (FMR). Because FMRs are generally set at the 40th percentile of the metropolitan-wide rent distribution, some of the most desirable neighborhoods do not have a significant number of units available in the FMR range. Exception payment standards are separate payment standard amounts within the basic range for a designated part of an FMR area. Small areas FMRs, which vary by zip code, may be used in the determination of potential exception payment standard levels to support a greater range of payment standards. • Jurisdictional fragmentation among multiple providers of publicly supported housing that serve single metropolitan areas and lack of regional cooperation mechanisms, including PHA jurisdictional limitations. • HCV portability issues that prevent a household from using a housing assistance voucher issued in one jurisdiction when moving to another jurisdiction where the program is administered by a different local PHA. • Lack of a consolidated waitlist for all assisted housing available in the metropolitan area. • Discrimination based on source of income, including SSDI, Housing Choice Vouchers, or other tenant-based rental assistance.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.

21	**Priority Need Name**	AFH: Scarcity/High Costs of Land
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	
	Associated Goals	AFH: Preserve and increase affordable housing AFH: Access to housing in high opportunity areas AFH: Initiatives supporting marginalized groups AFH: Equitable investment across all communities CPD: Affordable Commercial Opportunities
	Description	AFH Contributing Factor:
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
22	**Priority Need Name**	AFH: Private Discrimination
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	AFH: Support tenants access to affordable housing AFH: Pursue best practices to end biases AFH:Fair housing education to all involved parties AFH: Combat institutional racism and barriers

	Description	AFH Contributing Factor: The term "private discrimination" refers here to discrimination in the private housing market that is illegal under the Fair Housing Act or related civil rights statutes. This may include, but is not limited to, discrimination by landlords, property managers, home sellers, real estate agents, lenders, homeowners' associations, and condominium boards. Some examples of private discrimination include: • Refusal of housing providers to rent to individuals because of a protected characteristic. • The provision of disparate terms, conditions, or information related to the sale or rental of a dwelling to individuals with protected characteristics. • Steering of individuals with protected characteristics by a real estate agent to a particular neighborhood or area at the exclusion of other areas. • Failure to grant a reasonable accommodation or modification to persons with disabilities. • Prohibitions, restrictions, or limitations on the presence or activities of children within or around a dwelling. Useful references for the extent of private discrimination may be number and nature of complaints filed against housing providers in the jurisdiction, testing evidence, and unresolved violations of fair housing and civil rights laws.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
23	**Priority Need Name**	AFH: Lack of Educational/Employment Spprt for LMI
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	AFH: Promote financial security for low-income HHS AFH: Address access to proficient schools AFH: Economic mobility for low-income residents AFH: Initiatives supporting marginalized groups AFH:Strong community despite displacement pressure AFH: Improve educational outcomes for families AFH: Equitable investment across all communities CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities
	Description	AFH Contributing Factor:
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
24	**Priority Need Name**	AFH: Inaccessible Government Facilities/Services
	Priority Level	High
	Population	Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Increase access to government facilities CPD: Access to Nature and Physical Activities

	Description	AFH Contributing Factor: Inaccessible government facilities and services may pose a barrier to fair housing choice for individuals with disabilities by limiting access to important community assets such as public meetings, social services, libraries, and recreational facilities. Note that the concept of accessibility includes both physical access (including to websites and other forms of communication) as well as policies and procedures. While the Americans with Disabilities Act and related civil rights laws require that newly constructed and altered government facilities, as well as programs and services, be accessible to individuals with disabilities, these laws may not apply in all circumstances and/or may be inadequately enforced.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
25	**Priority Need Name**	AFH: Inaccessible Infrastructure
	Priority Level	High
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Increase access to government facilities CPD: Access to Nature and Physical Activities
	Description	AFH Contributing Factor: Many public buildings, sidewalks, pedestrian crossings, or other infrastructure components are inaccessible to individuals with disabilities including persons with mobility impairments, individuals who are deaf or hard of hearing, and persons who are blind or have low vision. These accessibility issues can limit realistic housing choice for individuals with disabilities. Inaccessibility is often manifest by the lack of curb cuts, lack of ramps, and the lack of audible pedestrian signals. While the Americans with Disabilities Act and related civil rights laws establish accessibility requirements for infrastructure, these laws do not apply everywhere and/or may be inadequately enforced.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
26	**Priority Need Name**	AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv

	Priority Level	High
	Population	Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Services to those with different abilities AFH: Partnerships to improve health outcomes
	Description	AFH Contributing Factor: What is "affordable" varies by the circumstances affecting the individual, and includes the cost of housing and services taken together. Integrated housing is housing where individuals with disabilities can live and interact with persons without disabilities to the fullest extent possible. In its 1991 rulemaking implementing Title II of the ADA, the U.S. Department of Justice defined "the most integrated setting appropriate to the needs of qualified individuals with disabilities" as "a setting that enables individuals with disabilities to interact with nondisabled persons to the fullest extent possible." By contrast, segregated settings are occupied exclusively or primarily by individuals with disabilities. Segregated settings sometimes have qualities of an institutional nature, including, but not limited to, regimentation in daily activities, lack of privacy or autonomy, policies limiting visitors, limits on individuals' ability to engage freely in community activities and manage their own activities of daily living, or daytime activities primarily with other individuals with disabilities. For purposes of this tool "supportive services" means medical and other voluntary supportive services available for targeted populations groups, such as individuals with mental illnesses, intellectual or developmental disabilities, and/or physical disabilities, in their own home or community (as opposed to institutional settings). Such services may include personal care, assistance with housekeeping, transportation, in-home meal service, integrated adult day services and other services. They also include assistance with activities of daily living such as bathing, dressing, and using the toilet, shopping, managing money or medications, and various household management activities, such as doing laundry.

	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
27	**Priority Need Name**	AFH: Reg. Barriers to Hsg/Serv to ppl w/Disability
	Priority Level	High
	Population	Extremely Low Low Moderate Chronic Homelessness Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	AFH: Housing for persons with different abilities

	Description	AFH Contributing Factor: Some local governments require special use permits for or place other restrictions on housing and supportive services for persons with disabilities, as opposed to allowing these uses as of right. These requirements sometimes apply to all groups of unrelated individuals living together or to some subset of unrelated individuals. Such restrictions may include, but are not limited to, dispersion requirements or limits on the number of individuals residing together. Because special use permits require specific approval by local bodies, they can enable community opposition to housing for persons with disabilities and lead to difficulty constructing this type of units in areas of opportunity or anywhere at all. Other restrictions that limit fair housing choice include requirements that life-safety features appropriate for large institutional settings be installed in housing where supportive services are provided to one or more individuals with disabilities. Note that the Fair Housing Act makes it unlawful to utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of persons without disabilities, to take action against, or deny a permit, for a home because of the disability of individuals who live or would live there, or to refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons or groups of persons with disabilities an equal opportunity to use and enjoy housing.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
28	**Priority Need Name**	AFH: Lack of Hsg Accessibility Modification Assist
	Priority Level	High
	Population	Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	AFH: Services to those with different abilities

	Description	AFH Contributing Factor: The term "housing accessibility modification" refers here to structural changes made to existing premises, occupied or to be occupied by a person with a disability, in order to afford such person full enjoyment and use of the premises. Housing accessibility modifications can include structural changes to interiors and exteriors of dwellings and to common and public use areas. Under the Fair Housing Act, landlords are required by fair housing laws to permit certain reasonable modifications to a housing unit, but are not required to pay for the modification unless the housing provider is a recipient of Federal financial assistance and therefore subject to Section 504 of the Rehabilitation Act or is covered by the Americans with Disabilities Act (in such cases the recipient must pay for the structural modification as a reasonable accommodation for an individual with disabilities). However, the cost of these modifications can be prohibitively expensive. Jurisdictions may consider establishing a modification fund to assist individuals with disabilities in paying for modifications or providing assistance to individuals applying for grants to pay for modifications.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
29	**Priority Need Name**	AFH:Lack Private Investmnt in Specific Neighborhoo
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Initiatives supporting marginalized groups AFH: Equitable investment across all communities CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities CPD: Access to Nature and Physical Activities

	Description	AFH Contributing Factor: The term "private investment" refers here to investment by non-governmental entities, such as corporations, financial institutions, individuals, philanthropies, and non-profits, in housing and community development infrastructure. Private investment can be used as a tool to advance fair housing, through innovative strategies such as mixed-use developments, targeted investment, and public-private partnerships. Private investments may include, but are not limited to: housing construction or rehabilitation; investment in businesses; the creation of community amenities, such as recreational facilities and providing social services; and economic development of the neighborhoods that creates jobs and increase access to amenities such as grocery stores, pharmacies, and banks. It should be noted that investment solely in housing construction or rehabilitation in areas that lack other types of investment may perpetuate fair housing issues. While "private investment" may include many types of investment, to achieve fair housing outcomes such investments should be strategic and part of a comprehensive community development strategy.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
30	**Priority Need Name**	AFH: Lack of State/Local Fair Housing Laws
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Combat institutional racism and barriers
	Description	AFH Contributing Factor: State and local fair housing laws are important to fair housing outcomes. Consider laws that are comparable or "substantially equivalent" to the Fair Housing Act or other relevant federal laws affecting fair housing laws, as well as those that include additional protections. Examples of state and local laws affecting fair housing include legislation banning source of income discrimination, protections for individuals based on sexual orientation, age, survivors of domestic violence, or other characteristics, mandates to construct affordable housing, and site selection policies. Also consider changes to existing State or local fair housing laws, including the proposed repeal or dilution of such legislation.

	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.
31	**Priority Need Name**	AFH: Location of Environmental Health Hazards
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	AFH: Equitable input to environmental issues AFH: All communities are environmentally sound AFH: Partnerships to improve health outcomes CPD: Access to Nature and Physical Activities
	Description	AFH Contributing Factor: The geographic relationship of environmental health hazards to housing is an important component of fair housing choice. When environmental health hazards are concentrated in particular areas, neighborhood health and safety may be compromised and patterns of segregation entrenched. Relevant factors to consider include the type and number of hazards, the degree of concentration or dispersion, and health effects such as asthma, cancer clusters, obesity, etc. Additionally, industrial siting policies and incentives for the location of housing may be relevant to this factor.
	Basis for Relative Priority	All Priorities Needs identified through the development and adoption of the 2017 City of Seattle and Seattle Housing Authority's Assessment of Fair Housing have been identified as a High Priority.

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

Influence of Market Conditions

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

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	Increasing population in Seattle has led to rapidly rising rents, which continue to rise even as housing construction has reached record levels. This development trend coincides with an increase in cost-burdened households and displacement of low-income residents and people of color to locations outside the city. As a result, the City has established a goal of adding 20,000 rent- and income-restricted housing units affordable to low-income individuals and families over the 10 years beginning of 2015. This goal includes housing created through the Mandatory Housing Affordability performance and payment options, the Multifamily Tax Exemption Program, and development and preservation funding through Seattle Housing Levy, Consolidated Plan sources, and other City-administered funding. City funding provides an opportunity to increase the availability of housing types and locations not typically provided in market rental development. OH Housing Funding Policies specifically prioritize housing production in locations that provide access to high opportunity, that provide frequent transit service, and that preserve housing in locations with high displacement risk. Policies also encourage units for large families that are not generally developed in private market housing. For housing projects that will provide on-site services for homeless or special needs residents, developments will include community and services spaces not generally available in existing buildings.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	The rising cost of construction materials and labor affects the entire housing market, but in particular low-income homeowners and owners of assisted low-income housing who have limited resources and rental income to finance necessary repairs. Higher cost can increase the need for City assistance with housing rehabilitation and necessary upgrades. For low-income homeowners, the City will continue to offer low-cost loans to low-income owners using Consolidated Plan and other fund sources and, with new funding authorized in the Housing Levy, will offer home repair grants to owners unable to access a loan. The Housing Levy also provides funding for improvements to existing low-income rental housing, with a goal of reinvestment in at least 350 units by 2023. In addition, housing renovation in the private market is often associated with rising rents and potential displacement of existing lower income residents. In response, the City is making rehabilitation funds available to private market owners who will retain a portion of the units at affordable rents when buildings are upgraded and therefore prevent displacement of low income tenants.
Acquisition, including preservation	The strong rental housing market is resulting in increased competition for existing buildings and housing development sites. With the approval of the 2016 Housing Levy, the City has now increased its efforts to assist project developers to secure sites in strategic locations. The City will provide low-cost acquisition and preservation loans up to a five-year term for future affordable rental or ownership development. The purpose of these loans is to secure sites that would otherwise become unavailable or too costly, and to acquire occupied buildings where feasible, to prevent displacement of existing low-income residents.

Table 3 – Influence of Market Conditions

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

Introduction

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

Anticipated Resources

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	9,034,070	400,000	0	9,434,070	32,985,711	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 2% reduction per year for the next 4 years from 2017 allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	2,488,471	0	0	2,488,471	9,257,800	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2017 allocation.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,032,386	0	0	2,032,386	8,544,232	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 2% increase per year for the next 4 years from 2017 allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	819,850	0	0	819,850	3,123,921	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2017 allocation.

Table 4 - Anticipated Resources

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

The City of Seattle relies on Consolidated Plan funds to provide a foundation for our community and economic development activities. However, they are by no means the only investments the City or the community at large make in programs and services to supp ort low- and moderate-income populations. Each of the three departments receiving the largest Consolidated Plan fund allocations anticipates sizable amounts of complementary funds from other sources to leverage the investment of HUD funds. The Office of Economic Development, for example, in 2018 received $8.7 million from the City's General Fund to support a healthy business environment that empowers businesses to develop, grow, and succeed. This $8.7 million is supplemented by $1.0 million in CDBG that will be used by OED for those same purposes. The Office of Housing received $3.3 million in HUD Consolidated Plan funds in 2018, and received $18 million from the Seattle Housing Levy for affordable housing

projects and activities. In August of 2016, the seven-year housing levy was renewed by Seattle voters which doubled the total effort to provide funds for affordable housing. It is expected to generate $290 million over the next seven years. The levy's goals are to produce and preserve 2,150 apartments affordable for at least 50 years, reinvest in 350 affordable apartments, provide rent assistance and other supports for 4,500 families to prevent homelessness, assist 280 low-income homeowners, and provide loans for acquisition and rental rehabilitation of existing affordable apartments. Additionally, the pattern of non-City funding from prior years is expected to continue, with tax credit equity investments accounting for roughly half (40% - 60%) of total annual investments in multifamily rental projects involving Office of Housing funding. Other funding sources include incentive zoning payments, the Washington State Housing Trust Fund, private bank and bond financing, and owner contributions and fundraising. The Human Services Department supplements its 2018 allocation of $8.6 million in Consolidated Plan funds for services supporting homeless and low-income persons and families with approximately $12 million in federal McKinney funding and nearly $22 million in local General Fund resources

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

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

In the first instance, a nearly-vacant four-story office building in North Seattle is owned by the City and the property is slated to become the new home of a police precinct in the next several years. However, no work on the property is scheduled until after 2016. In June of 2015, the City assisted the relocation of a shelter for homeless families to the vacant building as an interim location while the shelter provider seeks a permanent location. The shelter lost its lease on its former space in privately-held space. The no lease-cost occupancy of the City building runs through December 31, 2016. The initial occupancy load was approximately 50 beds, with plans in the works for an additional 50 pending interior improvements and permitting requirements.

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

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

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

In 2017, The City of Seattle Human Services Department has made up to $1.67M in funding available to create a Seattle navigation center intended to serve at least 75 people at a time. The funds will be awarded through an open and competitive request for qualification (RFQ) process. Nonprofit agencies and federally-recognized Indian tribes in the State of Washington are eligible to apply. The navigation center is modeled on the San Francisco Navigation Center which is a dormitory-style living facility that provides people living outside with shower, bathroom, laundry and dining facilities, and a place to store their belongings. Additionally, the navigation center will provide round-the-clock case management, mental and behavioral health services, and connections to benefit programs and housing all in one location. This funding intends that staff on site will offer support for basic needs like shelter, hygiene, meals, secure and accessible storage, case management, and supportive services including meaningful referrals substance abuse and mental health.

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF SEATTLE OFFICE OF HOUSING	Departments and agencies	Ownership Rental	Jurisdiction
City of Seattle Office of Economic Development	Departments and agencies	Economic Development	Jurisdiction
All Home	Continuum of care	Homelessness	Region

Table 5 - Institutional Delivery Structure

Note: IDIS e-template is not printing Table 56 accurately – update will occur when technical problem is resolved by HUD

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	

Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 6 - Homeless Prevention Services Summary

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

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CPD: Increase homeless services	2018	2022	Homeless				
2	CPD: Increase Small Business Assistance	2018	2022	Non-Housing Community Development		AFH:Lack of Public Investment in Specific Neighbs. AFH:Lack Private Investmnt in Specific Neighborhoo AFH: Lack of Educational/Employment Spprt for LMI		
3	CPD: Affordable Commercial Opportunities	2018	2022	Non-Housing Community Development		AFH:Lack of Public Investment in Specific Neighbs. AFH:Lack Private Investmnt in Specific Neighborhoo AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	CPD: Access to Nature and Physical Activities	2018	2022	Non-Housing Community Development		AFH:Lack of Public Investment in Specific Neighbs. AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services AFH:Lack Private Investmnt in Specific Neighborhoo AFH: Location of Environmental Health Hazards		
5	CPD: Increase Disaster Readiness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development				
6	AFH: Engage communities in civic participation	2018	2022	Outreach		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH:Lack of Public Investment in Specific Neighbs.		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	AFH: Equitable outreach efforts to support HALA	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH:Lack of Public Investment in Specific Neighbs. AFH: Land Use and Zoning Laws AFH: Community Opposition AFH: Insufficient Investment in Affordable Housing		Other: 3 Other
8	AFH: Provide housing/support services to seniors	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH:Lack of Afford. in-Home/Com Based Supprt Serv. AFH: Access to Medical Services		Other: 3 Other
9	AFH: Create supportive housing and reduce barriers	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs		AFH: Insufficient Investment in Affordable Housing AFH:Access publicly supprted hsg for ppl w/disabil		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	AFH: Services to those with different abilities	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Lack of Hsg Accessiblity Modification Assist AFH: Access to Medical Services		Other: 4 Other
11	AFH: Provide more housing choices for families	2018	2022	Affordable Housing Public Housing		AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures		Other: 4 Other
12	AFH: Dedicated resources for affordable housing	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing	CDBG: $25,000,000 HOME: $11,746,271	Rental units constructed: 110 Household Housing Unit Rental units rehabilitated: 130 Household Housing Unit Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	AFH:Provide resources to stabilize at-risk renters	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility		Other: 6 Other
14	AFH: Preserve and increase affordable housing	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Scarcity/High Costs of Land		Other: 6 Other
15	AFH: Access to housing in high opportunity areas	2018	2022	Affordable Housing Public Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH:Access publicly supprted hsg for ppl w/disabil AFH: Impediments to mobility AFH: Scarcity/High Costs of Land		Other: 6 Other
16	AFH:Increase housing options for homeless families	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes		Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	AFH: Promote equitable growth in new development	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing		Other: 1 Other
18	AFH: Support tenants access to affordable housing	2018	2022	Affordable Housing Public Housing		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Impediments to mobility AFH: Private Discrimination AFH: Marketing/Screening Practices in Private Hsg		Other: 3 Other
19	AFH: Promote financial security for low-income HHS	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		Other: 3 Other
20	AFH: Housing for persons with different abilities	2018	2022	Non-Homeless Special Needs		AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Reg. Barriers to Hsg/Serv to ppl w/Disability		Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	AFH: Address access to proficient schools	2018	2022	Non-Housing Community Development		AFH: Access to financial services AFH:Access publicly supprted hsg for ppl w/disabil AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		Other: 2 Other
22	AFH: Economic mobility for low-income residents	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		Other: 1 Other
23	AFH: Initiatives supporting marginalized groups	2018	2022	Non-Housing Community Development		AFH: Impediments to mobility AFH:Lack Private Investmnt in Specific Neighborhoo AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land		Other: 1 Other
24	AFH: Increase access to government facilities	2018	2022	Non-Housing Community Development		AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
25	AFH:Strong community despite displacement pressure	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		
26	AFH: Improve educational outcomes for families	2018	2022	Public Housing Non-Housing Community Development		AFH: Access to financial services AFH: Impediments to mobility AFH: Location Proficient Schools/Assignment Policy AFH: Lack of Educational/Employment Spprt for LMI		
27	AFH: Track/stay accountable to Comprehensive Plan	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Displacement due to economic pressure AFH:Lack of Public Investment in Specific Neighbs. AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing AFH: Impediments to mobility		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
28	AFH: Equitable input to environmental issues	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH:Lack of Public Investment in Specific Neighbs. AFH: Location of Environmental Health Hazards		
29	AFH: Equitable investment across all communities	2018	2022	Non-Housing Community Development		AFH: Impediments to mobility AFH:Lack Private Investmnt in Specific Neighborhoo AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land AFH:Historic Siting for Publicly Supported Housing AFH:Historic Disinvestment in Public Hsg Community		
30	AFH:Equitable access and amenities throughout city	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
31	AFH: All communities are environmentally sound	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		AFH: Displacement due to economic pressure AFH:Lack of Public Investment in Specific Neighbs. AFH: Location of Environmental Health Hazards		
32	AFH: Partnerships to improve health outcomes	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Location of Environmental Health Hazards AFH: Access to Medical Services		
33	AFH: Access to high opportunity areas	2018	2022	Non-Housing Community Development		AFH: Availability/Type of Public Transport. AFH: Impediments to mobility AFH: Transportation access for ppl w/disabilities		
34	AFH: Pursue best practices to end biases	2018	2022	Non-Housing Community Development		AFH: Private Discrimination AFH: Marketing/Screening Practices in Private Hsg		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
35	AFH:Fair housing education to all involved parties	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Impediments to mobility AFH: Private Discrimination AFH: Source of Income Discrimination		
36	AFH: Combat institutional racism and barriers	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Lack of State/Local Fair Housing Laws AFH: Private Discrimination AFH: Source of Income Discrimination		

Table 7 – Goals Summary

Goal Descriptions

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

6	**Goal Name**	AFH: Engage communities in civic participation

	Goal Description	Discussion: Engagement of underrepresented communities is critical to addressing past inequities in the City's approach to public policy. Without such efforts, communities with the most resources naturally gain greater access and influence over resources and decision-making. The City of Seattle works to expand equitable forms of outreach and engagement. DON leads a citywide effort to ensure timely implementation by all City departments of equitable outreach and engagement practices. DON is expanding the Clinic Outreach Model, which enables City staff to meet and provide community members with information about a variety public programs and resources in settings where individuals that haven't historically interacted with the City are already gathering. DON will host multiple clinic-style events in various locations across the City, ranging from topics such as HALA, Orca Lift and tenant protections to utility discounts. DON collects demographic information from participants at each community event (e.g., ethnicity, primary language spoken at home, past level of interaction with City government), and data/feedback from host organizations and presenters on topics including the number of attendees at each event, attendees' perceived level of comprehension of presentation material, the level of attendee engagement with presenters, and the presence of new vs. past/frequent participants in City outreach events. DON is expanding the City's use of Community Liaisons (formerly Public Outreach and Engagement Liaisons), including increasing their number, expanding their community and geographic representation, increasing the number of City projects engaging Community Liaisons, building Community Liaisons' capacity and skills through ongoing training opportunities, and establishing a process for assigning Community Liaisons to projects and evaluating their performance. SHA regularly engages with its residents. Two of the primary ways it does so is through the Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing Program Advisory Group. The former is comprised of Low-Income Public Housing (LIPH) residents, and the latter residents of the Seattle Senior Housing Program (SSHP. 1) In 2016, City expects to host ~11 community clinics that provide extensive language access services and each engage 50-150+ participants. It is estimated that an average of 50-75% of attendees to date have never previously participated in a City of Seattle outreach effort. In 2017, the City expects to expand the clinic events to include affordable housing, community health care, educational, and faith-based organizations/partnerships. 2) Increase the number of active Community Liaisons from 35 in 2015 to 60 in 2016. This program growth includes new community representation (e.g., Native American, Sikh, people experiencing homelessness) as well as new geographic/neighborhood representation. Aiming to add 30 more Community Liaisons to the program in 2017. Increase the number of City projects engaging Community Liaisons from 11 in 2015 to 60 in 2016 (does not include clinic events described above). In 2016, establish and launch systems for assigning project work to Community Liaisons, evaluating Community Liaison performance, and providing free, monthly, skill-based training opportunities

		through a "Community Liaisons Institute." 3) SHA will staff and engage with resident advisory committees, support resident leadership training, and provide staffing to facilitate community-driven initiatives and activities (ongoing)
7	**Goal Name**	AFH: Equitable outreach efforts to support HALA
	Goal Description	Discussion: Equitable engagement of communities is particularly critical to apply to the City's approach to land use policy, which has historically been subject to influence by community opposition. Such opponents have often been empowered to block changes under the guise of preserving neighborhood character, which can result in continued segregation and limited access to certain neighborhoods. To address this issue, the City of Seattle has initiated a multipronged, multifaceted outreach and engagement effort led by DON in support of the Mayor's Housing Affordability and Livability Agenda (HALA), which includes citywide town halls, neighborhood-oriented community meetings, focus groups, digital engagement, tabling at community events, and targeted outreach to underserved and underrepresented communities (including communities of color, faith communities, immigrant and refugees.) Successful implementation of zoning changes to support housing affordability will result in elevation of community voices that are facing displacement pressures, and increased access to housing opportunities for protected classes throughout the city. 1) Convene focus groups for community representatives to discuss the new, citywide Mandatory Housing Affordability program. Engage at least 5 people from around 30 neighborhoods for a total of 150 people and contract with a social justice group to support participants and establish a separate series of trainings for individuals that need additional background on land use, affordable housing and the types of City interventions possible. Provide translated materials, mobility access assistance and sign language interpretation. (January 2017). 2) Create materials that are easily accessible and approachable, provide translated documents in the top 7 languages, create an online dialogue tool that is accessible from both desktop computers and mobile phones, and develop a "Weekly Wonk" video series that highlights technical policy topics in short videos. (Ongoing) 3) Attend "lunch and learns" that include organizations serving underrepresented populations. Work with service providers in underserved communities to explore their interests in/concerns with existing and potential future housing policies. (September 2016-January 2017) 4) In future community planning efforts following HALA rezones, ensure the inclusion of renters, people of color, youth, and others who are often excluded by traditional neighborhood groups in the community engagement process.

8	**Goal Name**	AFH: Provide housing/support services to seniors

	Goal Description	Discussion: In the City of Seattle report Quiet Crisis, it was projected that by 2025 the number of seniors in King County will double and nearly 54,000 seniors will live in poverty. This is projected to result in a shortage of almost 16,000 publicly supported housing units or vouchers. Adding to these concerns were findings that only one-third to one-half of Baby Boomers would have sufficient finances to afford retirement and medical costs. The Seattle Housing Authority is engaged in a number of strategies to provide health and accessible housing for low-income seniors. These are captured primarily through the Aging in Place initiative. In 2017, SHA will continue offering, and potentially expand, case management; medical care; and health screenings to improve the ability of seniors to receive needed health care. This includes the on-site nursing program offered by Neighborcare, and funding to select a provider to continue socialization and health screenings in selected SSHP and LIPH buildings. SHA will establish a Volunteer Recognition Program to encourage volunteers to provide services to seniors including exercise and computer classes. SHA will also assess options to expand community services for low-income seniors in need of service-enriched housing, and the possibility of additional senior-specific units offered in SHA's housing stock. Additionally, SHA is collaborating with a number of partners in the area to improve services to low-income seniors. SHA will work with these organizations to determine how to best leverage the Affordable Care Act and Accountable Communities of Health to support the Aging in Place initiative. SHA along with Public Health – Seattle & King County and King County Housing Authority are working to develop an integrated data system to establish the regular exchange of health and housing data to better inform and identify interventions to improve the health outcomes of residents. Alongside these initiatives, SHA also provides vouchers to service providers offering affordable and assisted living units specifically meant to service elderly populations. In most cases, such providers have case managers and/or service coordinators onsite to assist seniors with activities of daily living. 1) City will adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. (2017) 2) SHA will support low income seniors through its Aging in Place initiative (ongoing). This includes: Explore how to leverage ACA and ACH (2017); - Implement data-sharing agreement between Seattle/King County Public Health, SHA, and King County Housing Authority (2017); Continue offering and expand community services, socialization, and exercise programs for seniors (ongoing); Continue providing senior-specific units, and vouchers to service providers serving this population (ongoing); Explore expansion of additional senior-specific units (2017) 3) As part of the Positive Aging Initiative, work to advance a regional effort to create a housing action plan to assess senior housing needs, and advance affordable housing strategies for older residents, including evaluating the feasibility of senior home-sharing options, such as: partnerships to increase the capacity and opportunity for short-term rentals; intergenerational home sharing programs; and communal housing for self-sufficient seniors.

9	**Goal Name**	AFH: Create supportive housing and reduce barriers
	Goal Description	Discussion: Homelessness is one of Seattle's most urgent fair housing challenges, with persons of color and people with disabilities representing a disproportionate share of those living without shelter. Seattle has been a national leader in the creation of permanent supportive housing for homeless individuals and families, particularly through "Housing First" models that eliminate barriers to entry. As the homeless crisis has grown, Seattle has renewed its commitment to expanding the stock of supportive housing through capital investments. Homeless families, individuals and youth have been and will remain priority populations for the Seattle Housing Levy. SHA has committed over 1,000 vouchers to these priorities as a part of the levy as well. In addition, Seattle is implementing coordinated entry systems that prioritize access by highly vulnerable homeless people, including those with disabilities. 1) Implement coordinated entry systems to increase access and reduce barriers for highly vulnerable homeless people, including those with disabilities (ongoing) 2) Continue to expand the stock of supportive housing through capital investments (ongoing) 3) Adopt policies prioritizing homeless families, individuals and youth for the Housing Levy (2017). 4) SHA will dedicate additional Housing Choice Vouchers, and continue to fund those previously committed, to Seattle's Housing Levy.

10	**Goal Name**	AFH: Services to those with different abilities
	Goal Description	Discussion: To address the disproportionate housing needs of people with disabilities, Seattle must increase its supply of affordable, accessible housing and support services. The City of Seattle is committed to this goal, and plans to adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. SHA also commits vouchers to service providers offering affordable and supportive housing to these populations through the Housing Levy. In order to provide accessible living spaces for low-income disabled individuals, Seattle Housing Authority will continue the conversion and constriction of units to meet UFAS standards. SHA is engaged in ongoing efforts to meet the requirements under the Voluntary Compliance Agreement (VCA) the agency signed with HUD. Under this agreement, reflecting its long-standing commitment to serving the disabled in barrier-free housing. Accessibility is also seen in the Yesler Terrace redevelopment, where all new units developed by SHA will be visitable by a person in a wheelchair. In addition to its adherence to the VCA, SHA provides physical modifications to ensure that individuals with a disability have reasonable accommodations. In 2017, SHA will hire a second Americans with Disabilities Act (ADA) coordinator to provide support to meet the needs of residents. SHA will also continue its partnership with Full Life Care and the City of Seattle Aging and Disability Services (ADS) to ensure that all SHA Public Housing buildings have access to case managers who assess the medical and mental health status of residents; make referrals for treatments; and assist residents. 1) SHA will continue the conversion and construction of UFAS units, and all new units at Yesler Terrace will be wheelchair accessible (ongoing). SHA will also hire a second Americans with Disabilities Act (ADA) coordinator (2017). 2) SHA will continue to invest in its partnerships with local non-profits and the City of Seattle Aging and Disability Services (ADS) to ensure all high-rise buildings (which serve more than 2,000 adults with disabilities) have access to case managers to ensure they receive the necessary supports and services (ongoing) 3) City will adopt policies prioritizing seniors and people with disabilities for the Housing Levy (2017).

11	**Goal Name**	AFH: Provide more housing choices for families
	Goal Description	Discussion: As noted in the demographic analysis, families with children comprise a smaller share of Seattle's population than in the region at large. One way to promote housing choices for families is to ensure there is an adequate supply of affordable, large units, particularly in family-friendly settings. OH will continue to prioritize funding for the production of family-sized units in projects designed with family-friendly amenities. In addition, OH will implement policies in the MHA and MFTE programs to encourage the production of larger units in private market projects. SHA is a major partner in providing affordable, family-friendly housing. While only 2% of the City's rental housing stock is 3- bedrooms or larger, SHA's housing stock is 19% 3+ bedrooms. As part of SHA's effort to serve families, SHA will explore the conversion of units in the Scattered Site portfolio into large bedroom units in recognition of the fact that low-income families face a scarcity of large bedroom units and extremely low vacancy rates in Seattle's private rental market. SHA will also participate in the "Creating Moves to Opportunity" pilot to increase the ability of families with children to reside in high opportunity neighborhoods. 1) Continue to fund the production of affordable projects with family-oriented housing units and amenities. (ongoing) 2) Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing) 3) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods (2017-2019) 4) SHA will continue to explore the conversion of units its Scattered Sites portfolio to family-sized units (2017) 5) In neighborhood planning efforts, continue to evaluate requirements and incentives to build more family friendly housing into market-rate multifamily residential development.

12	**Goal Name**	AFH: Dedicated resources for affordable housing
	Goal Description	Discussion: Investment in affordable housing is an essential mechanism for ensuring equitable access to housing for a range of protected classes. As state and federal resources have declined in recent years, the pace of affordable housing production has not kept up with demand. The result has been longer waitlists for affordable housing that leave lower-income residents with extremely limited housing choices, further exacerbating fair housing issues, such as the disproportionality of households of color who pay more than half of their incomes toward housing. To combat this reality, Seattle is taking steps to increase and diversify local funding streams for affordable housing, and advocate for more resources at the state and federal levels. Seattle is already a national leader in dedicating local resources to affordable housing, with a 30+ year track record of approving local levies to invest in affordable housing; now advancing even more ambitious plans for investment. Most recently, Seattle residents voted to double the size of the local Housing Levy to $290 million over 7 years. The Seattle City Council followed this with a measure to utilize $29 million in the City's bonding capacity to create more affordable housing. The City is also assessing its real estate inventory for affordable housing development opportunities, as well as working with other public agencies to identify suitable opportunities on publicly owned sites. At the State level, Seattle is actively advocating for authority to raise new revenues for affordable housing through a dedicated Real Estate Excise Tax (REET). Finally, both the City and Seattle Housing Authority continue to be actively engaged in advocating for the restoration of federal investment in affordable housing. 1) Continue effective implementation of the Seattle Housing Levy to ensure its continued success (2017-2023) 2) Pilot City bond financing for affordable housing (2017) 3) Implement assessment of City-owned property for affordable housing opportunities (ongoing). 4) Advocate for state authority to enact a REET for affordable housing (starting in 2016) 5) Advocate for greater federal investment in affordable housing (ongoing)

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

14	**Goal Name**	AFH: Preserve and increase affordable housing
	Goal Description	Discussion: The displacement of long-time residents from Seattle, particularly from communities of color, has been identified clearly and consistently by community members as an urgent crisis demanding action. In response to this reality, the City is taking a number of steps to combat and mitigate such displacement. The preservation and production of affordable housing is perhaps the most direct tool for combating the displacement of low-income residents from historic communities of color, particularly those that are likely to experience increased demand due to their proximity to transportation, employment and other amenities. While market rate housing is subject to dramatic price fluctuations (including owner-occupied housing where long-time property owners may be subject to dramatic property tax increases from rising land values), affordable housing provides a stable safety net by restricting rent increases, and limiting occupancy to those who need an affordable home. The City is utilizing a range of approaches to pursue this goal. First, the City is making strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacements. In addition, the City is intends to create a new loan program to provide low-cost rehab financing to owners in exchange for preserving affordable rents for 10 to 15 years. Third, the City is advocating for state authority to adopt a Preservation Tax Exemption that would encourage private owners to preserve affordable rents for a minimum of 15 years. The City is also structuring its proposed MHA program to scale requirements based on market conditions, with the intention of yielding more affordable housing where more development occurs. Finally, the City is taking advantage of opportunities to dedicate publicly owned property to affordable housing, particularly where major investments in public infrastructure such as transit are likely to increase property values and lead to more displacement. 1) Make strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacement. (ongoing) 2) City Staff will work with the Seattle Housing Authority to examine the feasibility of conducting an assessment of whether RCW 35.21.830 is a barrier to affirmatively promote fair housing in Seattle, in preparing for the next Fair Housing Assessment Plan (2017) 3) Provide financing to rehab and preserve affordable rents in existing housing. (starting in 2017) 4) Advocate for state authority for a Preservation Tax Exemption to incentivize landlords to preserve affordable rents in existing housing. (starting in 2016) 5) Scale MHA requirements to geographic areas of the city based on market conditions such that those areas with strong markets in which amount of redevelopment may be greater will yield larger contributions to affordable housing. (2017) 6) Partner with Sound Transit and other public agencies to dedicate land and other resources toward affordable housing development in areas near major transit investments. (ongoing)

15	**Goal Name**	AFH: Access to housing in high opportunity areas

	Goal Description	Discussion: Increasing access to historically exclusive neighborhoods is fundamental to reversing patterns of segregation and disparities in access to opportunity. These patterns are reinforced by a number of complex, interrelated factors including: the employment of marketing and screening practices that narrow housing access to select groups; the continuation of land use and zoning restrictions that preclude new and diverse types of housing in historically exclusive neighborhoods; a tight housing market that leaves those with fewer resources less able to compete; and the continuation of outright housing discrimination. Many of the neighborhoods in Seattle that were historically subject to racial covenants have failed to see significant changes in their racial makeup, even as Seattle has diversified, in part because of the limitations on the types of housing that may be built in such neighborhoods, in part because even the new housing that is produced is not affordable, and in part because even affordable units are not necessarily affirmatively marketed. Seattle is employing a range of strategies to increase access to historically exclusive areas that afford high opportunity to its residents, including: adopting zoning changes that will allow more diverse housing types and more multifamily housing; promoting affirmative marketing in affordable housing programs that are used by for-profit property owners; pursuing development opportunities on publicly owned land in strategic locations; and utilizing project-basing to create opportunities in areas less accessible to tenant-based voucher holders. SHA will participate in the national pilot "Creating Moves to Opportunity" that will increase the ability of families with children to reside in high opportunity neighborhoods. The pilot will include support strategies intended to increase a household's buying power. Additionally, HUD Fair Market Rents (FMR) have made it difficult for voucher holders to access units in such opportunity areas. In 2016, SHA increased the Voucher Payment Standard for Tenant-Based Vouchers in the Private Rental Market. This was done to increase the ability of voucher holders to compete in the private sector rental market. SHA will continue to evaluate the effectiveness of this adjustment in 2017. Moreover, the Yesler Terrace redevelopment continues to support programs offering educational, economic, and health care supports to those residents. Such efforts support access to opportunity not only for those residents, but the neighborhood as a whole. 1) Adopt zoning legislation that promotes development of more diverse housing types within urban villages, including increasing multifamily zoning to provide more affordable housing development opportunities. 2) Promote affirmative marketing of affordable housing units in the Multifamily Tax Exemption and incentive zoning/MHA programs. (2017-18) 3) Pursue development of affordable housing on surplus public property in key locations such as the former Fort Lawton Army base. 4) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods (2017-2019) 5) SHA will continue the redevelopment of

		Yesler Terrace, a Choice Neighborhoods Initiative (ongoing) 6) Consider and study MHA alternatives that increase affordable housing in areas with high access to opportunity and low risk of displacement.

16	**Goal Name**	AFH:Increase housing options for homeless families
	Goal Description	Discussion: HUD Map 14 validates that the census tracts with the lowest poverty exposure contain a lower percentage of racial minorities, and the census tracts with the highest exposure to poverty contain a higher percentage of racial minorities than is present in the population of Seattle as a whole. This pattern holds true for almost every factor called out in the AFH: access to jobs, proficient schools, and housing. The 2016 Point In Time count (a yearly survey of those unsheltered outside or in cars and tents) documented 4,505 people homeless in King County. Though almost any household in Seattle could experience homelessness through personal catastrophe or national level economic decline such as the Great Recession, it is well documented that the current homeless population is over-represented by adults and children of color. In fact, African Americans are five times more likely and Native American/Alaska Natives seven times more likely experience homelessness. Four of five children of color in King County experience homelessness and nearly 90% of families in emergency shelter and transitional housing are persons of color. The Seattle Human Services Department and Mayor have adopted the Pathways Home (Person Centered Plan to Support People Experiencing Homelessness) and Bridging the Gap (guiding interim expansion of services during State of Emergency declared by the City in 2015) to address this issue. See the full documents for details on critical initiatives and funding levels to implement both plans. 1) The Pathways Home Initiative is a comprehensive policy and investment framework that ensures the development of a homeless service delivery system focused on ending a people's experience of homeless through increasing access to housing. The primary principals of Pathways Home include creating a person-centered response to homelessness, investing in programs that are effective and addressing the racial disparities in homelessness. 2) Shift focus of emergency shelter from basic survival to placement of persons experiencing homelessness into permanent housing. Implement allocation of $1.3 million to leverage collaboration, partnerships, donations and other resources to develop 100 new 24/7 enhanced shelter beds for people living unsheltered. (2017) 3) Mayor's 2017-2018 budget includes an additional $7,684,354 to implement Pathways Home, including improve coordination and outreach, increase safe sleeping locations, shelter and housing options, and to facilitate those on waiting lists for homeless housing. 4) Create Navigation Center to bring adults living outdoors into the Center and work to transition them to stable housing within 30 days. The Center will be a low-barrier, comprehensive, dormitory-style program for people transitioning form encampments, with 24-hour access to shower, bathroom, laundry and dining facilities and round the clock case management mental and behavioral health services and access to public benefit programs and housing assistance all in one location. Center opening during the second quarter of 2017.

17	**Goal Name**	AFH: Promote equitable growth in new development
	Goal Description	Discussion: As economic growth in Seattle has fueled a major influx of new residents into the city, the city has experienced a development boom that has produced almost exclusively high-priced housing. At the same time, production has failed to keep up with demand, leading to rising prices in the existing housing stock. To address this crisis, Seattle is adopting a Mandatory Housing Affordability (MHA) program that will require new development in all neighborhoods in the city to contribute to affordable housing, and will create additional development capacity to accommodate more growth. The MHA program will apply to both commercial and residential development, and will include policies that promote the inclusion of affordable housing within private development, and the investment of developer payments in affordable housing in strategic locations across the city. Affordable units will be rent and income restricted, and will serve to households earning 60% AMI or lower. 1) Adopt zoning legislation to implement MHA in all areas of the City: a) U District - early 2017 b) Downtown/South Lake Union - mid-2017 c) Central Area/Chinatown International District - mid-2017 c) Uptown - late 2017 d) Citywide - early 2018 2) SHA will continue the redevelopment of Yesler Terrace, a Choice Neighborhoods Initiative (ongoing)

18	**Goal Name**	AFH: Support tenants access to affordable housing
	Goal Description	Discussion: A key strategic direction for the Seattle Housing Authority is expanding housing opportunities for low-income individuals. This not only means creating more affordable housing, but also diversifying housing choice. To do so, SHA will look to continue and further develop policies and programs that increase housing choice, demonstrate alternative housing models, and preserve and improve access to neighborhoods that are otherwise out of reach for low-income households. Low-income renters in Seattle face a number of challenges namely the high cost of rent and low vacancy rates. Other rental barriers, including eviction history, credit history, criminal history, and lack of resources for a deposit can make it even more difficult for households that must compete in the private market as well. SHA will continue to offer strategies to support voucher holders in locating a home. These include one-on-one assistance with housing counselors, landlord outreach to expand the pool of options, assistance with security deposits, and “Leasing for Success” workshops to educate voucher holders on the housing search process. Additionally, SHA will participate in the “Creating Moves to Opportunity” pilot that will assist families in finding a rental unit in high opportunity neighborhoods. 1) SHA will improve the quantity and quality of assistance provided to voucher holders through one-on-one and group assistance, dedicated staffing for landlord recruitment and timely inspections, and possible financial supports such as security deposit assistance. (ongoing and 2017 enhancements) 2) SHA will evaluate its payment standards annually utilizing multiple local market factors and will pilot a supplement to payment standards in opportunity neighborhoods for families with children. (2017) 3) SHA will seek to maintain, and possible expand, affordable units in neighborhoods that are otherwise very difficult for SHA's clients to access. (ongoing)

19	**Goal Name**	AFH: Promote financial security for low-income HHS
	Goal Description	Discussion: Homeownership remains a key tool for wealth-building and financial empowerment, yet the opportunity to purchase a home is increasingly remote for those with low incomes in today's real estate market. In implementing the 2017 Housing Levy, the Office of Housing will continue to invest local resources to promote sustainable homeownership for low-income buyers. These funds can support buyers competing with limited resources in the private market. In addition, they can be used as capital funds to leverage opportunities to develop new low-income ownership housing on public property. SHA is also engaged in programs to promote financial strength for its residents. In 2017, SHA will explore and, if there is support, develop a work-able resident incentive proposal, including a redesign of the Family Self-Sufficiency (FSS) financial model and replacement or renewal of the Savings Match program, to encourage economic advancement. 1) Provide resources to low-income homebuyers to purchase homes in Seattle (ongoing) 2) Utilize public property to develop low-income ownership models. (ongoing) 3) SHA will developing an incentive proposal to support residents seeking economic self-sufficiency (2017)
20	**Goal Name**	AFH: Housing for persons with different abilities
	Goal Description	Discussion: At present, the City has not compiled data that reflects housing units in Seattle that are permitted as ADA accessible housing units or estimating potentially modifiable units. Assuming the trend documented in the HUD study (which found serious lack of housing units nationally in current housing stock that is ADA accessible for people with primary mobility disabilities) applies to Seattle, that lack of accessible housing would validate the Seattle's Commission for People with Disabilities prioritization of accessible housing and transit as the highest needs in the community. Accessible housing is an issue for a significant and likely increasing number of people in Seattle as discussed in the Fair Housing Analysis. But for people with disabilities who are also overrepresented in lower income households, the dearth of affordable and accessible housing is particularly urgent and was validated by community consultation. Work with Seattle Department of Construction and Inspection services to determine method to identify ADA Class I permitted units for both rental and single family in the existing permits database. Determine cost and feasibility of creating an inventory and making list accessible to the public. If existing data cannot create historic inventory; plan for data collection going forward. Use this process as pilot for more systematic review of SDCIS policy and procedure to identify barriers to housing for people with disabilities and areas where focused practical policy & procedural changes could mitigate such barriers. Implement work group and craft initial recommendations in 2017.

21	**Goal Name**	AFH: Address access to proficient schools
	Goal Description	Discussion: Seattle Public Schools In the 2016-17 school year, the Seattle Public Schools continues its commitment to eliminating opportunity gaps across the district. Seattle Public Schools is leading the way to prepare students for college, career and life. Despite making promising progress continues to have unacceptable achievement gaps between white students and students of color. The good news is that since 2011, the number of gap eliminating schools has increased. There are now eight schools that are rapidly increasing achievement for students we have not historically served well using the Eliminating Opportunity Gaps principles. These schools focus on: data driven decisions; matching the right support and interventions to student need; teachers collaborating to innovate and problem solve; supporting leadership from strong instruction-focused principals; and partners working with staff to provide whole child supports, and teachers' unwavering belief in their students is reflected in the school culture, the rigor in the classroom and students' sense of belonging. (see Seattle Public Schools Eliminating Opportunity Gaps). In November 2011, Seattle voters approved the $231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals: 1) Improve children's readiness for school; 2) Enhance students' academic achievement and reduce the academic achievement gap; and 3) decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school. 1) Seattle Public Schools In the 2016-17 school year, the Seattle Public Schools continues its commitment to eliminating opportunity gaps across the district. 2) City Families and Education Levy allocations for 2017-18 are focused on supporting schools and students living in and near the R/ECAPS as identified in the AFH.

22	**Goal Name**	AFH: Economic mobility for low-income residents
	Goal Description	Discussion: Low-income individuals face numerous barriers to economic self-sufficiency. Low-income households experience high unemployment and underemployment rates. As seen in the AFFH data analysis, while many publicly support housing residents live in job-rich neighborhoods, the populace within them have difficulty connecting to the labor market. Seattle Housing Authority has long recognized these challenges, and the importance of supporting our residents toward self-sufficiency. Doing so not only improves the lives of those residents, but can also help them move on from public housing so more low-income families can be served. Throughout the years, SHA has engaged in numerous initiatives aimed at accomplishing these goals. SHA will launch, in mid-2017, a new Economic Advancement Program (EAP), which will house a number of workforce programs. Chief among them is the Workforce Opportunities System (WOS) pilot that connects residents to the local community college system to receive training leading to living wage employment. SHA will work with the Seattle College District (SCD) and the local Workforce Development Council to provide additional opportunities for its residents through WOS. SHA also offers the Industrial Sewing Class program at Yesler Terrace, which teach residents the skills necessary for employment in professional garment assembly. SHA partners with the Seattle Vocational Institute (SVI) to support SHA residents in finding careers in construction through the Pre-Apprenticeship Construction Training (PACT) program. The Section 3 Program provides job opportunities, as well as job shadowing, for low-income residents on SHA construction projects in partnership with construction contractors. 1) SHA will re-vamp its workforce services, programs, and incentives. Changes will build on participant feedback, evaluation of current offerings, community context, best practices, and the strengths of our community partners like the Workforce Development Council and Seattle Colleges (2018-20).
23	**Goal Name**	AFH: Initiatives supporting marginalized groups
	Goal Description	Discussion: The implementation of these initiatives represents a programmatic approach to supporting low income communities that is done in conjunction with the capital infrastructure created above. These programs directly strengthen the residents of these low-income communities through workforce development, complimentary educational programs and providing accessible resources and technical assistance. In doing so, we strengthen these communities and their residents, preventing displacement and removing barriers to mobility and promoting shared prosperity. Various Commercial Affordability and Workforce initiative targets throughout 2017.

24	**Goal Name**	AFH: Increase access to government facilities
	Goal Description	Discussion: The City completed an ADA program access assessment as a separate project in 2015 - 2016 with FAS as project manager. 2017 work includes forming a work team to prioritize and develop recommendation for addressing issues identified through the survey. AFH issues often intersect with ADA compliance particularly with regard to access to employment, government facilities, and accessibility for the public to government programs and services. Staff will coordinate to leverage the benefit of ADA compliance efforts for AFH protected classes as well. Work with City ADA Coordinators to integrate findings and recommendations of the 2016 city-wide internal departments ADA program access assessment questionnaires. Recommendations for changes in access in public facilities, programs and services, and effective communication issues are among the many areas covered by this survey. Determine those aspects of recommendations with high impact and high intersection with mitigating access to government services for people with disabilities and leverage implementation as appropriate with federal and other resources to advance improvements.
25	**Goal Name**	AFH:Strong community despite displacement pressure
	Goal Description	Discussion: Strategies in this goal includes restructuring decision making processes so that people of color and low-income communities impacted by displacement have real authority in planning and development decisions. This will include creating an Advisory board that has an open, inviting and transparent process to people new to the planning and development process. It will be structured to accommodate the schedule and location needs of those with the least flexibility. The goal is to increase opportunities for people color to sit at the decision-making table with public officials coming up with policies that affect them. Another strategy will be to make capacity building investments to elevate community voice and leadership in planning and development process by simultaneously supporting the growth of individual, organizational and coalition leadership capacity for communities of color to work together to understand concerns and effectively advocate for themselves and influence policy decisions. 1) Create an interim advisory board to recognize and build on low income communities and communities of color existing capacity for self-determination (2017) 2) Make capacity building investments to elevate leadership in planning and development (2017-2019) 3) Through Race and Social Justice Initiative (RSJI) make capacity building investment within government for staff to undertake equity work in a meaningful way 4) Through the equity analysis anticipate and prevent displacement of vulnerable residents, businesses and community organizations 5) Establish community stabilizing policies and investments

26	**Goal Name**	AFH: Improve educational outcomes for families

	Goal Description	Discussion: As seen from the AFFH data analysis, publicly supported housing residents are on average located in neighborhoods with marginally lower quality schools. SHA realizes the unique challenges faced by low-income residents in connecting to education and then excelling. Research has shown that low-income students perform worse academically than their wealthier peers. In 2011, the National Center for Education Statistics found that the reading and math scores for 4th and 8th grade students receiving Free or Reduced Lunch were nine to 12% lower on average than those not in the program. SHA is in a unique position to assist these children as it houses 12% (over 6,000) of all Seattle Public School (SPS) students. With support from the Bill & Melinda Gates Foundation, SHA and Seattle Public Schools formed a strategic partnership to improve the educational attainment of the youth both organizations serve. SHA and SPS have committed to employing new approaches guided by the following strategies: 1. Create a data-driven service delivery model that informs how SHA and Seattle Public Schools allocate resources to improve education outcomes for our shared students; 2. Develop dual-generation supports to improve education and skills attainment for youth and adults; and 3. Act as allies in bold policy and systems change to advance the well-being of shared students and families. In addition, SHA will undertake the Home from School pilot program at Bailey Gatzert elementary school in the Yesler neighborhood of Seattle. This will assist homeless families to secure housing and keep their children enrolled at Bailey Gatzert. SHA will secure housing within the school's catchment area for these families, providing them with a stable environment, supportive services. Households participating will also receive a number of support services. SHA supports the academic achievement of its residents in other ways as well. Residents are encouraged to apply for a number of college scholarships including the Dream Big and Washington State College Bound scholarships. SHA will expand support for families with older youth in 2017 through a Youth Navigator position that will focus in Rainier Vista around the issue of disengagement. This navigator will offer one-on-one support to youth and work to build relationships between parents and their child's school. At Yesler Terrace, SHA partners with Seattle University and other educational partners to provide youth tutoring; parent-child home visits; college preparation and academic services for middle and high school students; summer academic enrichment programs; and help for families and students in development of educational plans for their future goals. SHA will work with the City of Seattle, local partners, and HUD to promote digital access and training for all SHA tenants. In particular, this initiative will target school-age children. 1) SHA will leverage its partnership with Seattle Public Schools (SPS) to improve the educational outcomes of the students both organizations serve (2017) 2) SHA will evaluate and possibly continue or expand its Home from School pilot, supporting homeless families with students in target school(s) to access affordable housing that enables school, student, and family stability. (2017) 3) SHA is will promote access of its residents to higher education scholarship program and federal financial aid (ongoing, augmented services in 2017-18) 4) SHA will expand engagement opportunities

		for youth in its large family communities (ongoing, augmented services in 2017) 5) SHA will continue its partnership with Seattle University to provide a number of academic supports to families and their students in the Choice Neighborhoods zone. (2017 to 2019) 6) SHA will promote digital access and training for all SHA tenants including the continuation of free internet services for families (ongoing)
27	**Goal Name**	AFH: Track/stay accountable to Comprehensive Plan
	Goal Description	Discussion: The Equitable Development Indicators will be tailored to gauge progress on the goals identified in the Equitable Development Framework laid out in the City's Equitable Development Implementation Plan, a companion to the City's Comprehensive Plan. This Framework is closely allied with a balanced approach to affirmatively furthering fair housing that is described in the AFH Guidebook provided by HUD. For example, the goals included in the Equitable Development Framework include addressing the needs of marginalized populations and other communities vulnerable to displacement; prioritizing public investments, programs, and policies to meet the needs of marginalized populations and reduce racial disparities; and creating great neighborhoods throughout the city that provide equitable access to all. The Equitable Development Indicators will include metrics related to both place-based opportunity and affordable housing, and many of the indicators will focus on reduction of racial and ethnic disparities. The Comprehensive Plan Indicators will focus on development and quality of life in the City's Urban Villages. Monitoring will provide the City with insights into the degree of progress being made as well as ongoing challenges. Associated reports will provide city officials with information to help make policy, program, and investment decisions, and will help inform the City's ongoing. Develop and monitor community indicators of equitable development and progress in implementing Seattle's Comprehensive Plan. (Development of initial indicators in 2017, and monitoring reports on periodic, ongoing basis.)
28	**Goal Name**	AFH: Equitable input to environmental issues
	Goal Description	Discussion: The Environmental Justice Committee (EJC) will strive to help those most-affected by environmental inequities have ownership in decision-making, environmental program/policy design and Equity & Environment Agenda implementation while enhancing partnerships with City departments and better connecting community-based solutions into government. 1) Environmental Justice Committee- The EJC will launch in Feb. of 2017 and review 3 environmental programs or policies to ensure those that are most affected are centered in our environmental progress.

29	**Goal Name**	AFH: Equitable investment across all communities

	Goal Description	Discussion: Seattle is currently involved in two major initiatives to attract equitable investment and development to low income communities. These initiatives are aimed at creating the capital infrastructure that preserves and provides key amenities and services such as culture and arts, employment opportunities, health services as well as educational and workforce development. These strategies will strengthen communities and their residents by preventing displacement and removing barriers to mobility and promoting shared prosperity. The first initiative is the establishment of an Equitable Development Initiative (EDI) Fund to provide resources to communities that are at risk of displacement and have low access to opportunity as Seattle grows. In particular, the Fund is intended to stabilize and anchor communities through programs and developments that will serve a diversity of needs in a sustained manner including projects that: 1) Advance economic mobility and opportunity, 2) Prevent residential, commercial and cultural displacement, 3) Build on local cultural assets, 4) Promote transportation and connectivity, 5) Develop healthy and safe neighborhoods for everyone, and 6) Provide equitable access to all neighborhoods. The second initiative is the transformation of the public housing communities. Some of SHA's largest communities are found in Seattle's R/ECAP neighborhoods. Given that SHA predominantly serves communities of color from extremely low-income backgrounds, these developments contribute to that status. These developments include Yesler Terrace in downtown Seattle, High Point in West Seattle, and NewHolly in Beacon Hill. Three overarching goals guide the redevelopment plan: 1) to transform distressed public housing into energy-efficient, mixed-income housing that is physically and financially viable over the long term; 2) to support positive outcomes for families living in the area, particularly outcomes related to residents' health, safety, employment, and education; and 3) to transform neighborhoods of poverty into viable, mixed-income neighborhoods by improving local services and access to good schools, public transportation, and other public assets. The new Yesler Terrace will house more people than prior to redevelopment, with residential units, commercial retail and open public spaces. SHA offers services to support self-sufficiency and access to opportunity in three areas critical to overcoming poverty: 1) Improving educational achievement – SHA partners to provide programs for childcare, tutoring, and college preparation; 2) Increasing economic opportunities – SHA staff work with workforce development organizations and employers to connect residents to jobs and enter workforce training programs; and 3) Enhancing access to quality healthcare and healthy living resources – SHA partners to ensure residents can access quality care, and the Community Health Worker program offers residents assistance on navigating the healthcare system. SHA is also committed to using environmentally-friendly building techniques to produce healthy and quality housing. Through the Breathe Easy Program. All Seattle Housing-built apartments will contain Breathe Easy features such as energy recovery ventilators to filter incoming air, formaldehyde free and low off gassing paint and

		cabinetry, and no indoor low-pile carpeting. 1) Establishment of Equitable Development Initiative fund Q2 2017 and ongoing support of development projects. 2) Implementation of neighborhood transformation at Yesler Terrace, a Choice Neighborhoods Initiative through the development of a comprehensive neighborhood strategy to revitalize public and/or assisted housing units, while simultaneously directing the transformation of the surrounding neighborhood and positive outcomes for families (ongoing)
30	**Goal Name**	AFH:Equitable access and amenities throughout city
	Goal Description	Discussion: In this goal we will use an equity lens to prioritize investments based on need to achieve equitable outcomes. Decision making criteria for capital investments will be weighted to account for disparate outcomes experienced by communities of color. The EDI fund criteria will account for historic injustices (like redlining and racially restrictive policies) that led to current day disparities in neighborhoods like Central District, International District and South East Seattle. We will work with SDOT to have an equitable distribution of transportation investments that prioritize providing affordable and meaningful transportation options for people of color, low-income households, and renters because they have lower rates of car ownership and higher frequency of transit use. Public and private development in historically under invested areas is an opportunity to employ residents who are not fully participating in the economy. The City of Seattle Priority Hire agreement can ensure certain number of people from targeted zip codes with high unemployment are trained and hired to build new projects. The concentration of environmental hazards found more in low income communities has resulted in communities of color being more likely to be exposed to pollution which contributes to racial disparities in health outcomes. EDI will look at investments in environmentally sustainable development practices that can increase economic opportunity and self-determination of these communities. A potential unintended consequence of increasing housing choices in predominately white neighborhoods is the social and cultural isolation and assimilation of people of color as these areas desegregate, EDI will have a strategy ensuring investments in communities of color's social and cultural infrastructure is coupled with land-use and housing investments. 1) Distribute the benefits and burdens of growth equitably (2017 to 2019) 2) Connect workers of color to the broader economy 3) Prioritize rectifying environmental justice issues and foster pathways to employment 4) Invest in cultural institutions

31	**Goal Name**	AFH: All communities are environmentally sound
	Goal Description	Discussion: The Lower Duwamish Waterway (LDW) remains a treasure for the Seattle area despite a legacy of pollution. Once a meandering river, the LDW was dredged and straightened in the late 1800s to make way for large shipping vessels. Decades of polluting industry along its banks left significant contamination in the mud of the waterway and along its banks. The overarching goals for the Duwamish Valley Program are to: advance environmental justice; address racial and neighborhood-level disparities; reduce health inequities; support equitable development and community capacity-building; create stronger economic pathways and opportunity; and build trust in government by working together (across City departments, with external agencies, and with community). 1) The Lower Duwamish Waterway Superfund Clean Up Plan can be found here https://www3.epa.gov/region10/pdf/sites/ldw/ROD_final_11-21-2014.pdf From Seattle Public Utilities: (3) Duwamish Valley Program - Align and coordinate investments and programmatic efforts from 18 City departments and building external partnerships (with community, other public agencies, and philanthropic community) to create a shared vision and action plan the will serve as a roadmap to follow for years to come. The Duwamish Valley Action Plan is expected to be released in the fall of 2017. (2) Seattle Climate Preparedness Strategy has just gone under public comment and will look to be adopted in Q2 of 2017. Implementation will be on going through 2017. You can read the strategy here - http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf

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

33	**Goal Name**	AFH: Access to high opportunity areas

	Goal Description	Discussion: The Mayor and SDOT's goals with the 2015 Levy to Move Seattle levy are to further base investment priorities on objective data and need, thereby further minimizing privileged voices and economic power as the key determinant of public investment in Seattle while continuing to make up for past inequities in investment. Priorities for the 9-year, $930 Seattle Move million levy include: • Complete 7 Rapid Ride Bus Rapid Transit (BRT) projects in partnership with Metro Transit • In partnership with Sound Transit, provide funding for an infill Link light rail station at Graham Street in southeast Seattle • Fund a pedestrian and bicycle bridge over I-5 connecting North Seattle College to the Northgate light rail station • Implement the Accessible Mount Baker Phase project to improve bicycle, pedestrian and bus connections to the Mt Baker light rail station • Make bus service more reliable through a comprehensive transit improvement program to eliminate bottlenecks in key locations • Complete 12-15 corridor safety projects, improving safety for all travelers on high-crash streets • Complete 9-12 Safe Routes to School projects, with additional investment at schools in areas with the most barriers to children walking • Build over 50 miles of new protected bike lanes and 60 miles of neighborhood greenways • Repair up to 225 blocks of damaged sidewalks in urban villages and centers • Make curb ramp and crossing improvements at up to 750 intersections citywide • Seismically reinforce 16 vulnerable bridges • Repave up to 180 lane-miles of arterial streets • Repave 65 targeted locations every year, totaling an average of 7-8 arterial lane-miles per year • Work with employers to improve employee access to transit passes, bike share and car share memberships • Work with residents, landlords, and developers of new buildings to ensure access to transit, car share, bike share and other travel options • Build over 150 new blocks of sidewalks, filling in 75% of the sidewalk gaps on priority transit corridors citywide • Complete 20-35 neighborhood priority projects to improve safety, mobility and access and quality of life in those neighborhoods • Partner with Seattle Public Utilities to pave streets, provide new pedestrian infrastructure and crossings, and address drainage issues in flood-prone South Park

34	**Goal Name**	AFH: Pursue best practices to end biases
	Goal Description	Discussion: The City is committed to addressing bias that disproportionately affects these communities. These actions will help inform policies to increase housing access by groups with barriers. 1) Conduct a study on the housing needs of LGBTQ seniors (2017); (2) Issue affirmative marketing guidelines for private housing participating in City incentive programs and for City funded housing (2017); and (3) Provide trainings on how best to address bias when using criminal records in tenant screening (2017). (4) Support housing providers in reaching groups most impacted by displacement and gentrification. (2017) (5) Monitor Impact of City First Come First Served renters protection legislation which took effect in 2017 with the City Auditors Office. (2017)

35	**Goal Name**	AFH:Fair housing education to all involved parties
	Goal Description	Discussion: In addition to enforcement, fair housing education is essential tool to ensure compliance with fair housing laws, so that renters, real estate professionals, and owners/landlords understand their rights and responsibilities. SOCR conducts education and outreach directly through quarterly fair housing workshops for real estate professionals and housing providers and Civil Rights 101 workshops for renters, social service providers and the public. Workshops are free and language assistance and accommodations for people with disabilities are provided upon request. SOCR also supports community based organizations through grants made to the Tenants Union of WA, Solid Ground, Urban League of Metropolitan Seattle, and other organizations who provide fair housing training to their members and clients. SOCR ensures education when new housing protections are passed, or in response to significant test findings. The City is also looking to expand its educational tools. In 2017, the Seattle Department of Construction and Inspections (SDCI) will begin to develop a Renting in Seattle web portal to help renters and landlords navigate Seattle's rental regulations, as well as create new educational materials and coordinate outreach efforts. In addition, SDCI will work with OH, DON, HSD, SOCR, OIRA and the Customer Service Bureau to develop a proposal to launch a public facing tenant landlord resource center. Tenant education is also a critical component of fair housing. The Seattle Housing Authority provides education to low-income tenants through Ready to Rent Courses, which teach rental preparedness, housing search tips, tenant rights and responsibilities, and financial literacy. Information on the protections of the Fair Housing Act is also included in each orientation for voucher holders as well as legal remedies they make take if discrimination is encountered. 1) Provide quarterly fair housing workshops to housing providers and community (ongoing) 2) Educate public via campaigns (bus, social media) on new protection passed in 2016/17, or in response to significant testing findings 3) Create a Renting in Seattle web portal (beginning 2017) 4) Develop a proposal for a Tenant Landlord Resource Center (2017) 5) Provide fair housing awareness and resources to SHA residents, including through Ready to Rent courses (ongoing) 6) All Housing Choice Voucher orientations include instruction from SHA staff on Fair Housing Act protections (ongoing)

36	**Goal Name**	AFH: Combat institutional racism and barriers
	Goal Description	Discussion: Private discrimination continues to challenge protected classes seeking housing in Seattle, as evidenced by the result of fair housing testing conducted regularly by the Seattle Office for Civil Rights. The City of Seattle and the state of Washington have established a number of legal protections expanding upon the 1968 federal fair housing law. Within Washington, it is illegal to discriminate in housing on the basis of race, color, national origin, creed, sex, disability, familial status, marital status, sexual orientation, gender identity, and veteran/military status. The City of Seattle also forbids housing discrimination on the basis of age, political ideology, and Section 8 status. Most recently, Seattle adopted legislation to bar housing discrimination on the basis of source of income. Seattle is tackling the housing barriers faced by people with arrest and conviction records. Racial disparities in the criminal justice system have been well documented, with disproportionality in every facet of the system, from arrests to convictions and incarceration rates. These disparities have resulted in devastating impacts on communities of color, particularly African American and Native American communities. Practices such as blanket bans on renting to those with a past felony, or even unstated preferences for those without a criminal record, result in entire segments of the community having few to no options for housing, particularly in a highly competitive housing market such as Seattle. Seattle has recognized this as a priority and has begun addressing it with the adoption of fair chance employment legislation in 2013. This law limits the use of criminal records during the hiring and employment process, for instance, requiring employers to have a legitimate business reason for denying a job based on a conviction record. Seattle is now looking to adopt similar protections through the adoption of Fair Chance Housing legislation. Seattle actively conducts fair housing testing and pursues cases of fair housing violations. OCR recognizes the barriers to a complaint-based system. Fair housing testing is critical as it takes the onus off the individual to come forward. Proactive enforcement includes engaging directly with the community to determine needs and where to best focus strategic enforcement efforts. OCR commits to increasing mechanisms of accountability with the communities we serve. This includes supporting our four civil rights commissions, Seattle Commission for People with disAbilities, Seattle LGBTQ Commission, Seattle Women's Commission and the Seattle Human Rights Commission; as well as deepening our relationships with community-based organizations working to challenge institutional racism, homophobia, transphobia, ableism, ageism, sexism and other forms of institutional bias. 1) Conduct fair housing testing on an annual basis (ongoing) 2) Pass Fair Chance Housing legislation (2017) 3) Ensure accountable relationships with communities of color, people with disabilities, LGBTQ residents, immigrants and refugee residents, and other communities. 4) Implement and evaluate the City First In Time renter’s protections (2017)

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

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

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

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

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

Activities to Increase Resident Involvements

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

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

No

Plan to remove the 'troubled' designation

Not applicable.

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

Barriers to Affordable Housing

Results of the 2017 City and Seattle Housing Authority's Assessment of Fair Housing (http://www.seattle.gov/humanservices/funding-and-reports/resources/community-development-block-grant---assessment-of-fair-housing. **Segregation**: Seattle reflects historic patterns of racial and ethnic segregation with white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census Seattle became more racially diverse as more people move to Seattle. Comparing neighborhoods, integration increased especially in areas where multi-family housing exists. Between 1990 and 2010, the population of color in Seattle grew from roughly one-fourth to one third of the city's population. **Racially/Ethnically Concentrated Areas of Poverty** (R/ECAPS): In May 2017 Seattle had four R/ECAPs based on HUD's definition: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. R/ECAPs change over time because of fluctuating household income, growth in immigrant and refugee resettlement, or government actions like annexations. R/ECAP issues include: 1) disproportionate rates of people of color, foreign born people, families with children and people with disabilities who tend to be lower income; 2) these neighborhoods experience lack of opportunity compared to other areas of the City for employment, school proficiency, transit, exposure to environmental hazards, and to poverty. Fair housing challenge for these areas is to create opportunities for housing mobility and protect those that wish to stay in Seattle from displacement. Inequitable **Access to Opportunity**: the AFH documents a pattern of lack of opportunity for people in protected classes, regardless of where they live in the city. Generally, neighborhoods in the north end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty. **Disproportionate Housing Needs**: Most people in Seattle experience barriers in housing affordability; that alone is not defined as a fair housing issue. Where affordability disparately impacts people in protected classes, it rises to protection under the Fair Housing Act. For example, African-Americans in Seattle have the highest rate of severe housing cost burdens than any other race or ethnicity; 30% of Black households, spend at least half their income on housing. Homeownership among different race and ethnicities also differ; Whites are slightly more likely to own than rent, while only 22% of Black and 27% of Hispanic households own their home. Families in Seattle experience housing scarcity due to lack of low-cost larger housing. **Public Housing Analysis**: Nearly all SHA programs serve a greater share of households of color compared to the Seattle population, and compared to Seattle's low-income population. Elderly and people with disabilities and families with kids are overrepresented in public housing compared to the general population. SHA housing is integrated into both culturally similar neighborhoods as well as areas where public housing residents are a minority in majority White neighborhoods. **Disability and Access analysis**: Issues of lack of access and discrimination against people with disabilities receive less attention in the public and private sector than for other protected classes. There is a misperception that fewer people with disabilities rely on public and private systems.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

During our 2017 One Night Count 5,485 persons were found to be living unsheltered in our community. At the same time, our shelter utilization rate indicates that we have unutilized shelter capacity. Some people are making a choice to live outdoors rather than in shelter, which very clearly demonstrates that there are significant barriers to coming indoors for some people. In order to bring people inside and connect them with appropriate housing interventions, shelter must be a preferable option to living outdoors.

By embracing a housing first, low barrier, service-oriented shelter model, the City is committed to making shelter accessible and moving away from survival only shelter models to comprehensive shelters that focused on ending a person's homelessness.

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

for significant periods of time prior to entry. In addition to the 75 beds at the Navigation Center, the City of Seattle has also recently partnered with Compass Housing Alliance to open an additional 100 beds in another low barrier, 24/7 shelter. While the Navigation Center and Compass shelters are focused on improving the single adult shelter system, the Family shelter system is also expanding to meet additional needs. Family shelters are already offer many of the services and enhancements being put into place in the single adult system. Family shelter need is predominately increased capacity, which is happening through additional public and private investment.

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

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

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

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

contributes to reducing homelessness by assisting program participants in obtaining or maintaining stable permanent housing. All adult and family programs must focus on program exits to permanent housing. Programs focused on youth and young adults must demonstrate housing stability outcomes, as youth many not be developmentally prepared for permanent housing options. As a City dedicated to racial equity and social justice, we cannot ignore the fact that people of color are disproportionately represented in our homeless system. Because homelessness so disproportionately impacts persons of color, it is essential to use a racial equity lens when examining any programming and investments in this area.

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

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

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

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

use disorder treatment are required elements. The Medicaid Transformation Demonstration is a 5-year project, going through 2021.

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

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

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

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

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

For HCV households, SHA undertakes a number of strategies including:

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

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

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

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

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

The Office of Housing weatherization program is governed by the Washington State Department of Commerce, which sets all rules regarding lead paint. These rules can be found in the 2012 Weatherization Program Manual issued by the WA State Department of Commerce. Home Repair policies regarding lead paint are in the process of being formalized into written policies and procedures. SHA is committed to practices that provide increased access to safe, decent and affordable housing free from lead-based paint (LBP) hazards.

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

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

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

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

Reducing Homelessness

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

- Coordinate with the County jail system and housing providers to ensure those detained exit into housing whenever possible.
- Work with the State to support youth aging out of the foster care system to reduce exits to homelessness
- Fund the Coordinated Entry Assessment county-wide which provides prevention assistance to those trying to maintain housing to avoid entering homelessness.

Affordable Living Programs

- The Utility Discount Program (UDP) offers eligible households a 60% discount on their Seattle City Light bill and a 50% discount on their Seattle Public Utilities bill.
- Vehicle License Fee Rebate**.** In 2014, voters in the City of Seattle approved a car tab increase to pay for improved transit service. Vehicle License Fees increased to $80 per vehicle on June 1, 2015. However, the $20 Car Tab Rebate program provides income qualified vehicle owners a $20 rebate check.
- Child Care Nutrition Program provides meal reimbursements for approximately 160 family child care providers serving over 3,300 children birth to 13 years old in lower-income neighborhoods in the greater Seattle area.
- **Farm to Table** connects 80 preschools, after school, and family resource centers with over 50 farmers to purchase affordable, local produce and support cooking healthy nutritious meals. In 2015, 3,595 children were served.
- **Summer Food Service Program** helps provide healthy meals in the summer to approximately 4,000 low-income children and youth ages 1-18.

Employment & Education

- Mayor's Youth Employment Initiative (MYEI), which includes the Seattle Youth Employment Program (SYEP), to provide paid internship opportunities aimed at meeting the employment needs of underserved youth and young adults in our community.
- Upward Bound's year-round academic counseling and support program for low-income youth who

are the first generation in their families to attend college. UB staff work with teachers to maximize resources for students' academic success and college preparation, as well as a 6-week Summer Academy at Seattle University.

- Office of Economic Development's (OED) workforce development investments and business development programming. Contracts with community based organizations and in concert with local employers, promotes work readiness and career development for low-income adults to prepare for jobs in high demand sectors. OED offers technical assistance to new, and growing entrepreneurs to increase job opportunities.
- Parks and Recreation's Seattle Conservation Corps employs homeless adults in a year-long parks-based work training program. Participants are paid minimum wage for 40 hours/week with support services to transition from homelessness to being housed and employed full time.
- Office of Immigrant and Refugee Assistance's Ready to Work program focuses on immigrants and refugees in the workforce and provides English language training, computer literacy and case management for job seekers.

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

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

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

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

1. Investing, contracting and monitoring of funding in Homelessness Prevention programs that provide financial assistance and housing focused services, such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize and move them into housing. Prevention programs assist individuals, families, youth/young adults and special needs populations, including persons with HIV/AIDS, who are at greatest risk of becoming homeless. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local Housing Levy funding with federal funding, such as ESG, to support these prevention programs.

2. Planning, program development and system coordination in conjunction with the All Home/Continuum of Care on implementation of initiatives that prevent homeless families with children, homeless youth/young adults, chronically homeless individuals, and households at-risk of homelessness.
3. Coordinating homelessness prevention and discharge planning programs and protocols. Discharge planning/protocols in place for health care, mental health institutions, corrections, and foster care systems are included in Section MA-35 of the 2014 - 2017 Consolidated Plan, Special Needs Facilities and Services.

Finally, the 2018-22 CP fully integrates the 2017 City of Seattle and Seattle Housing Authority Assessment of Fair Housing's workplan. This work plan includes 32 separate goals for both public and private actions that are intended to:

- Dismantle patterns of segregation based on protected classes
- Reduce racial and/or ethnic concentrations of poverty (R/ECAPS).
- Identify and address disproportionate housing needs.
- Increase housing mobility from low to high-opportunity areas of the City for low-income households.
- Reduce disparities in housing choice and access to community assets based on protected classes.
- Equitably expand neighborhood assets and enhance quality of life for all.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Federal Grants Management Unit (FGMU) administers federally funded grant programs through Memorandums of Agreement (MOA) with City Departments who may then contract with community based non-profits and housing developers as sub-recipients. MOAs identify the responsibilities of these entities regarding the monitoring, compliance and reporting required by federal, state and local regulations. Each administering department follows policy and procedures for monitoring and compliance specific to that agencies policies and fiscal management practices though all are required to meet relevant federal grant requirements. For projects anticipated for funding in the 2018 Annual Action Plan the following applies:

Overall, CDBG, HOPWA, McKinney and ESG, contracts receive an on-site visit that includes comprehensive fiscal and program monitoring. Contracts are monitored annually, which averages one or more monitoring visits on site per award cycle. Monitoring visits are followed up with a written assessment and the review actions and any findings. CDBG projects are reviewed for eligibility, environmental and labor standards compliance. Protocols for CDBG emphasize IDIS reporting practices for timeliness and performance objectives. HOPWA and ESG procedures include monthly desk monitoring of performance reports, review of invoices, and periodic on-site monitoring to assess program quality and for data verification. Performance evaluation includes review of monthly, quarterly, and year end reports to verify that the target population is being served. The City is revising protocols for fiscal and contracts management to align with the new 2 CFR 200 grants based accounting regulations

The Office of Housing monitors HOME projects under the Rental Housing Program procedures. Staff review annual reports submitted by project owners and coordinates site visits and inspections with other funders. OH evaluates compliance and performance as it relates to occupancy restrictions and affordable units, affirmative marketing, nondiscrimination, and fiscal management standards. (See http://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingLevy A-F-Plan 2017-18.pdf.)

Parks Department procedures include routine, desk, on-site, agency self-assessment, comprehensive on-site and financial/administrative reviews that document program accomplishments and compliance with CDBG requirements. Parks collects data and verifies the income of program beneficiaries. Details can be found in the Memorandum of Agreement

between HSD's Federal Grants Management Unit, the Parks Department and the Seattle Conservation Corps.

The Office of Immigrant and Refugee Affairs' (OIRA) contracts with a CBDO for service delivery. The contract language requires compliance with CDBG regulations. Monitoring occurs via Quarterly Dashboard and year- end report review and quarterly meetings between OIRA, the CDBO, and it subcontractors.

The Office of Economic Development (OED) conducts annual monitoring of agencies to ensure compliance with HUD requirements using a three-level monitoring system: on-going program monitoring, on-site review and an in-depth agency review. For details regarding OED's monitoring policies see http://bit.ly/2ybDGNN.

Seattle Housing Authority monitors projects monthly. Women and minority business enterprise protocols apply when subcontractors are hired which then generate annual utilization total dollars spent with WMBE's and Section 3 firms reports. For details see https://www.seattlehousing.org/do-business-with-ushttps://www.seattlehousing.org/do-business-with-ushttps.

Office of Planning and Development Equitable Development Initiative activities will utilize the existing contract templates and best practices of the administering departments to satisfy compliance requirements.

Expected Resources

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

Introduction

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	9,034,070	400,000	0	9,434,070	32,985,711	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 2% reduction per year for the next 4 years from 2017 allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,488,471	0	0	2,488,471	9,257,800	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2017 allocation.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	2,032,386	0	0	2,032,386	8,544,232	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 2% increase per year for the next 4 years from 2017 allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	819,850	0	0	819,850	3,123,921	Revenue based on assumptions and available public information regarding the proposed 2018 budget; for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2017 allocation.

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

The City of Seattle relies on Consolidated Plan funds to provide a foundation for our community and economic development activities. However, they are by no means the only investments the City or the community at large make in programs and services to support low- and moderate-income populations. Each of the three departments receiving the largest Consolidated Plan fund allocations anticipates sizable amounts of complementary funds from other sources to leverage the investment of HUD funds.

The Office of Economic Development, for example, in 2018 received $8.7 million from the City's General Fund to support a healthy business environment that empowers businesses to develop, grow, and succeed. This $8.7 million is supplemented by $1.0 million in CDBG that will be used by OED for those same purposes.

The Office of Housing received $3.3 million in HUD Consolidated Plan funds in 2018, and received $18 million from the Seattle Housing Levy for affordable housing projects and activities. In August of 2016, the seven-year housing levy was renewed by Seattle voters which doubled the total effort to provide funds for affordable housing. It is expected to generate $290 million over the next seven years. The levy's goals are to produce and preserve 2,150 apartments affordable for at least 50 years, reinvest in 350 affordable apartments, provide rent assistance and other supports for 4,500 families to prevent homelessness, assist 280 low-income homeowners, and provide loans for acquisition and rental rehabilitation of existing affordable apartments. Additionally, the pattern of non-City funding from prior years is expected to continue, with tax credit equity investments accounting for roughly half (40% - 60%) of total annual investments in multifamily rental projects involving Office of Housing funding. Other funding sources include incentive zoning payments, the Washington State Housing Trust Fund, private bank and bond financing, and owner contributions and fundraising.

The Human Services Department supplements its 2018 allocation of $8.6 million in Consolidated Plan funds for services supporting homeless and low-income persons and families with approximately $12 million in federal McKinney funding and nearly $22 million in local General Fund resources.

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

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

In the first instance, a nearly-vacant four-story office building in North Seattle is owned by the City and the property is slated to become the new home of a police precinct in the next several years. However, no work on the property is scheduled until after 2016. In June of 2015, the City assisted the relocation of a shelter for homeless families to the vacant building as an interim location while the shelter provider seeks a permanent location. The shelter lost its lease on its former space in privately-held space. The no lease-cost occupancy of the City building runs through December 31, 2016. The initial occupancy load was approximately 50 beds, with plans in the works for an additional 50 pending interior improvements and permitting requirements.

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

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

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

In 2017, The City of Seattle Human Services Department has made up to $1.67M in funding available to create a Seattle navigation center intended to serve at least 75 people at a time. The funds will be awarded through an open and competitive request for qualification (RFQ) process. Nonprofit agencies and federally-recognized Indian tribes in the State of Washington are eligible to apply. The navigation center is modeled on the San Francisco Navigation Center which is a dormitory-style living facility that provides people living outside with shower, bathroom, laundry and dining facilities, and a place to store their belongings. Additionally, the navigation center will provide round-the-clock case management,

mental and behavioral health services, and connections to benefit programs and housing all in one location. This funding intends that staff on site will offer support for basic needs like shelter, hygiene, meals, secure and accessible storage, case management, and supportive services including meaningful referrals substance abuse and mental health.

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CPD: Increase homeless services	2018	2022	Homeless			CDBG: $3,311,628 HOPWA: $2,032,386 ESG: $808,890	Homeless Person Overnight Shelter: 500 Persons Assisted
2	CPD: Increase Small Business Assistance	2018	2022	Non-Housing Community Development		AFH:Lack of Public Investment in Specific Neighbs. AFH:Lack Private Investmnt in Specific Neighborhoo AFH: Lack of Educational/Employment Spprt for LMI	CDBG: $1,241,675	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	CPD: Afforable Commercial Opportunities	2018	2022	Non-Housing Community Development		AFH:Lack of Public Investment in Specific Neighbs. AFH:Lack Private Investmnt in Specific Neighborhoo AFH: Lack of Educational/Employment Spprt for LMI AFH: Scarcity/High Costs of Land	CDBG: $122,000	
4	CPD: Access to Nature and Physical Activities	2018	2022	Non-Housing Community Development		AFH:Lack of Public Investment in Specific Neighbs. AFH: Inaccessible Infrastructure	CDBG: $800,000	
5	CPD: Increase Disaster Readiness	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Inaccessible Infrastructure AFH: Inaccessible Government Facilities/Services		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	AFH: Engage communities in civic participation	2018	2022	Outreach		AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH:Lack of Public Investment in Specific Neighbs.		
7	AFH: Provide housing/support services to seniors	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs Non-Housing Community Development		AFH: Lack of Hsg Accessibility Modification Assist	CDBG: $449,917	Homeowner Housing Rehabilitated: 550 Household Housing Unit
8	AFH: Services to those with different abilities	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Lack of Hsg Accessiblity Modification Assist AFH: Access to Medical Services		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	AFH: Provide more housing choices for families	2018	2022	Affordable Housing Public Housing		AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures		
10	AFH:Provide resources to stabilize at-risk renters	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility		
11	AFH: Preserve and increase affordable housing	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Scarcity/High Costs of Land		
12	AFH:Increase housing options for homeless families	2018	2022	Affordable Housing		AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes		
13	AFH: Promote equitable growth in new development	2018	2022	Affordable Housing Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
14	AFH: Promote financial security for low-income HHS	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		
15	AFH: Economic mobility for low-income residents	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		
16	AFH:Strong community despite displacement pressure	2018	2022	Non-Housing Community Development		AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	AFH: Track/stay accountable to Comprehensive Plan	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Displacement due to economic pressure AFH:Lack of Public Investment in Specific Neighbs. AFH: Land Use and Zoning Laws AFH: Insufficient Investment in Affordable Housing AFH: Impediments to mobility		
18	AFH: All communities are environmentally sound	2018	2022	Non-Homeless Special Needs Non-Housing Community Development		AFH: Displacement due to economic pressure AFH:Lack of Public Investment in Specific Neighbs. AFH: Location of Environmental Health Hazards		
19	AFH: Pursue best practices to end biases	2018	2022	Non-Housing Community Development		AFH: Private Discrimination AFH: Marketing/Screening Practices in Private Hsg		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
20	AFH: Combat institutional racism and barriers	2018	2022	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		AFH: Lack of State/Local Fair Housing Laws AFH: Private Discrimination AFH: Source of Income Discrimination		
21	AFH: Create supportive housing and reduce barriers	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs		AFH: Insufficient Investment in Affordable Housing AFH:Access publicly supprted hsg for ppl w/disabil		

Table 2 – Goals Summary

Goal Descriptions

1	**Goal Name**	CPD: Increase homeless services
	Goal Description	Increase non-housing services and supports to assist homeless individuals and families to stabilize as rapidly as possible.
2	**Goal Name**	CPD: Increase Small Business Assistance
	Goal Description	Increase access to financial and technical assistance to small businesses, particularly microenterprises that do not have equitable access to conventional financing and consulting resources, and who are at greater risk of displacement.

3	**Goal Name**	CPD: Afforable Commercial Opportunities
	Goal Description	Develop financing that incentivizes creation of affordable commercial space (including, but not limited to, tenant improvement financing)
4	**Goal Name**	CPD: Access to Nature and Physical Activities
	Goal Description	Enhance equitable access to nature and physical activity opportunities for people in protected classes throughout the City.
5	**Goal Name**	CPD: Increase Disaster Readiness
	Goal Description	Increase the City's readiness for disaster prevention, recovery, and resiliency. Ensure needs of vulnerable individuals and families in protected classes are integrated disaster plans and activities.

6	**Goal Name**	AFH: Engage communities in civic participation

	Goal Description	Discussion: Engagement of underrepresented communities is critical to addressing past inequities in the City's approach to public policy. Without such efforts, communities with the most resources naturally gain greater access and influence over resources and decision-making. The City of Seattle is currently working to expand equitable forms of outreach and engagement, as reflected in the Mayor's Executive Order (EO) on Outreach and Engagement, which directed DON to lead a citywide effort that results in the timely implementation by all City departments of equitable outreach and engagement practices. DON is expanding the Clinic Outreach Model, which enables City staff to meet and provide community members with information about a variety public programs and resources in settings where individuals that haven't historically interacted with the City are already gathering. DON is currently working to host multiple clinic-style events in various locations across the City, ranging from topics such as HALA, Orca Lift and tenant protections to utility discounts. DON also collects demographic information from participants at each community event (e.g., ethnicity, primary language spoken at home, past level of interaction with City government), and collects data and feedback from host organizations and presenters on topics including the number of attendees at each event, attendees' perceived level of comprehension of presentation material, the level of attendee engagement with presenters, and the presence of new vs. past/frequent participants in City outreach events. DON is expanding the City's use of Community Liaisons (formerly Public Outreach and Engagement Liaisons), including increasing their number, expanding their community and geographic representation, increasing the number of City projects engaging Community Liaisons, building Community Liaisons' capacity and skills through ongoing training opportunities, and establishing a process for assigning Community Liaisons to projects and evaluating their performance. SHA regularly engages with its residents. Two of the primary ways it does so is through the Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing Program Advisory Group. The former is comprised of Low-Income Public Housing (LIPH) residents, and the latter residents of the Seattle Senior Housing Program (SSHP). Each group meets throughout the year to review major policy drafts, and discuss with SHA staff. Additionally, SHA staff engages with resident councils, and provide resident leadership opportunities. 1) In 2016, City expects to host ~11 community clinics that provide extensive language access services and each engage 50-150+ participants. It is estimated that an average of 50-75% of attendees to date have never previously participated in a City of Seattle outreach effort. In 2017, the City expects to expand the clinic events to include affordable housing, community health care, educational, and faith-based organizations/partnerships. 2) Increase the number of active Community Liaisons from 35 in 2015 to 60 in 2016. This program growth includes new community representation (e.g., Native American, Sikh, people experiencing homelessness) as well as new geographic/neighborhood representation. Aiming to add 30 more Community Liaisons to the program in 2017. Increase the number of City projects engaging Community Liaisons from 11 in 2015 to 60 in 2016 (does not include

		clinic events described above). In 2016, establish and launch systems for assigning project work to Community Liaisons, evaluating Community Liaison performance, and providing free, monthly, skill-based training opportunities through a "Community Liaisons Institute." 3) SHA will staff and engage with resident advisory committees, support resident leadership training, and provide staffing to facilitate community-driven initiatives and activities (ongoing)

7	**Goal Name**	AFH: Provide housing/support services to seniors

	Goal Description	Discussion: In the City of Seattle report Quiet Crisis, it was projected that by 2025 the number of seniors in King County will double and nearly 54,000 seniors will live in poverty. This is projected to result in a shortage of almost 16,000 publicly supported housing units or vouchers. Adding to these concerns were findings that only one-third to one-half of Baby Boomers would have sufficient finances to afford retirement and medical costs. The Seattle Housing Authority is engaged in a number of strategies to provide health and accessible housing for low-income seniors. These are captured primarily through the Aging in Place initiative. In 2017, SHA will continue offering, and potentially expand, case management; medical care; and health screenings to improve the ability of seniors to receive needed health care. This includes the on-site nursing program offered by Neighborcare, and funding to select a provider to continue socialization and health screenings in selected SSHP and LIPH buildings. SHA will establish a Volunteer Recognition Program to encourage volunteers to provide services to seniors including exercise and computer classes. SHA will also assess options to expand community services for low-income seniors in need of service-enriched housing, and the possibility of additional senior-specific units offered in SHA's housing stock. Additionally, SHA is collaborating with a number of partners in the area to improve services to low-income seniors. SHA will work with these organizations to determine how to best leverage the Affordable Care Act and Accountable Communities of Health to support the Aging in Place initiative. SHA along with Public Health – Seattle & King County and King County Housing Authority are working to develop an integrated data system to establish the regular exchange of health and housing data to better inform and identify interventions to improve the health outcomes of residents. Alongside these initiatives, SHA also provides vouchers to service providers offering affordable and assisted living units specifically meant to service elderly populations. In most cases, such providers have case managers and/or service coordinators onsite to assist seniors with activities of daily living. 1) City will adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. (2017) 2) SHA will support low income seniors through its Aging in Place initiative (ongoing). This includes: Explore how to leverage ACA and ACH (2017); - Implement data-sharing agreement between Seattle/King County Public Health, SHA, and King County Housing Authority (2017); Continue offering and expand community services, socialization, and exercise programs for seniors (ongoing); Continue providing senior-specific units, and vouchers to service providers serving this population (ongoing); Explore expansion of additional senior-specific units (2017) 3) As part of the Positive Aging Initiative, work to advance a regional effort to create a housing action plan to assess senior housing needs, and advance affordable housing strategies for older residents, including evaluating the feasibility of senior home-sharing options, such as: partnerships to increase the capacity and opportunity for short-term rentals; intergenerational home sharing programs; and communal housing for self-sufficient seniors.

8	**Goal Name**	AFH: Services to those with different abilities
	Goal Description	Discussion: To address the disproportionate housing needs of people with disabilities, Seattle must increase its supply of affordable, accessible housing and support services. The City of Seattle is committed to this goal, and plans to adopt policies prioritizing seniors and people with disabilities in the next Housing Levy. SHA also commits vouchers to service providers offering affordable and supportive housing to these populations through the Housing Levy. In order to provide accessible living spaces for low-income disabled individuals, Seattle Housing Authority will continue the conversion and constriction of units to meet UFAS standards. SHA is engaged in ongoing efforts to meet the requirements under the Voluntary Compliance Agreement (VCA) the agency signed with HUD. Under this agreement, reflecting its long-standing commitment to serving the disabled in barrier-free housing. Accessibility is also seen in the Yesler Terrace redevelopment, where all new units developed by SHA will be visit able by a person in a wheelchair. In addition to its adherence to the VCA, SHA provides physical modifications to ensure that individuals with a disability have reasonable accommodations. In 2017, SHA will hire a second Americans with Disabilities Act (ADA) coordinator to provide support to meet the needs of residents. SHA will also continue its partnership with Full Life Care and the City of Seattle Aging and Disability Services (ADS) to ensure that all SHA Public Housing buildings have access to case managers who assess the medical and mental health status of residents; make referrals for treatments; and assist residents. 1) SHA will continue the conversion and construction of UFAS units, and all new units at Yesler Terrace will be wheelchair accessible (ongoing). SHA will also hire a second Americans with Disabilities Act (ADA) coordinator (2017). 2) SHA will continue to invest in its partnerships with local non-profits and the City of Seattle Aging and Disability Services (ADS) to ensure all high-rise buildings (which serve more than 2,000 adults with disabilities) have access to case managers to ensure they receive the necessary supports and services (ongoing) 3) City will adopt policies prioritizing seniors and people with disabilities for the Housing Levy (2017).

9	**Goal Name**	AFH: Provide more housing choices for families
	Goal Description	Discussion: Families with children comprise a smaller share of Seattle's population than in the region at large. One way to promote housing choices for families is to ensure there is an adequate supply of affordable, large units, particularly in family-friendly settings. OH will continue to prioritize funding for the production of family-sized units in projects designed with family-friendly amenities. In addition, OH will implement policies in the MHA and MFTE programs to encourage the production of larger units in private market projects. SHA is a major partner in providing affordable, family-friendly housing. While only 2% of the City's rental housing stock is 3- bedrooms or larger, SHA's housing stock is 19% 3+ bedrooms. As part of SHA's effort to serve families, SHA will explore the conversion of units in the Scattered Site portfolio into large bedroom units in recognition of the fact that low-income families face a scarcity of large bedroom units and extremely low vacancy rates in Seattle’s private rental market. SHA will also participate in the “Creating Moves to Opportunity” pilot to increase the ability of families with children to reside in high opportunity neighborhoods. 1) Continue to fund the production of affordable projects with family-oriented housing units and amenities. (ongoing) 2) Encourage the production of larger, family-friendly units in private market projects, including through consideration of zoning and development incentives/requirements. (ongoing) 3) SHA will undertake additional efforts to better enable families with children to access rental units in high opportunity areas through a range of services and financial assistance to reduce barriers to leasing in targeted neighborhoods (2017-2019) 4) SHA will continue to explore the conversion of units its Scattered Sites portfolio to family-sized units (2017) 5) In neighborhood planning efforts, continue to evaluate requirements and incentives to build more family friendly housing into market-rate multifamily residential development.

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

11	**Goal Name**	AFH: Preserve and increase affordable housing
	Goal Description	Discussion: The displacement of long-time residents from Seattle, particularly from communities of color, has been identified clearly and consistently by community members as an urgent crisis demanding action. In response to this reality, the City is taking a number of steps to combat and mitigate such displacement. The preservation and production of affordable housing is perhaps the most direct tool for combating the displacement of low-income residents from historic communities of color, particularly those that are likely to experience increased demand due to their proximity to transportation, employment and other amenities. While market rate housing is subject to dramatic price fluctuations (including owner-occupied housing where long-time property owners may be subject to dramatic property tax increases from rising land values), affordable housing provides a stable safety net by restricting rent increases, and limiting occupancy to those who need an affordable home. The City is utilizing a range of approaches to pursue this goal. First, the City is making strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacements. In addition, the City intends to create a new loan program to provide low-cost rehab financing to owners in exchange for preserving affordable rents for 10 to 15 years. Third, the City is advocating for state authority to adopt a Preservation Tax Exemption that would encourage private owners to preserve affordable rents for a minimum of 15 years. The City is also structuring its proposed MHA program to scale requirements based on market conditions, with the intention of yielding more affordable housing where more development occurs. Finally, the City is taking advantage of opportunities to dedicate publicly owned property to affordable housing, particularly where major investments in public infrastructure such as transit are likely to increase property values and lead to more displacement. 1) Make strategic investments in the production and preservation of long-term affordable housing in areas where residents are at high risk of displacement. (ongoing) 2) City Staff will work with the Seattle Housing Authority to examine the feasibility of conducting an assessment of whether RCW 35.21.830 is a barrier to affirmatively promote fair housing in Seattle, in preparing for the next Fair Housing Assessment Plan (2017) 3) Provide financing to rehab and preserve affordable rents in existing housing. (starting in 2017) 4) Advocate for state authority for a Preservation Tax Exemption to incentivize landlords to preserve affordable rents in existing housing. (starting in 2016) 5) Scale MHA requirements to geographic areas of the city based on market conditions such that those areas with strong markets in which amount of redevelopment may be greater will yield larger contributions to affordable housing. (2017) 6) Partner with Sound Transit and other public agencies to dedicate land and other resources toward affordable housing development in areas near major transit investments. (ongoing)

12	**Goal Name**	AFH:Increase housing options for homeless families
	Goal Description	Discussion: HUD Map 14 validates that the census tracts with the lowest poverty exposure contain a lower percentage of racial minorities, and the census tracts with the highest exposure to poverty contain a higher percentage of racial minorities than is present in the population of Seattle as a whole. This pattern holds true for almost every factor called out in the AFH: access to jobs, proficient schools, and housing. The 2016 Point In Time count (a yearly survey of those unsheltered outside or in cars and tents) documented 4,505 people homeless in King County. Though almost any household in Seattle could experience homelessness through personal catastrophe or national level economic decline such as the Great Recession, it is well documented that the current homeless population is over-represented by adults and children of color. In fact, African Americans are five times more likely and Native American/Alaska Natives seven times more likely experience homelessness. Four of five children of color in King County experience homelessness and nearly 90% of families in emergency shelter and transitional housing are persons of color. The Seattle Human Services Department and Mayor have adopted the Pathways Home (Person Centered Plan to Support People Experiencing Homelessness) and Bridging the Gap (guiding interim expansion of services during State of Emergency declared by the City in 2015) to address this issue. See the full documents for details on critical initiatives and funding levels to implement both plans. 1) The Pathways Home Initiative is a comprehensive policy and investment framework that ensures the development of a homeless service delivery system focused on ending a people's experience of homeless through increasing access to housing. The primary principals of Pathways Home include creating a person-centered response to homelessness, investing in programs that are effective and addressing the racial disparities in homelessness. 2) Shift focus of emergency shelter from basic survival to placement of persons experiencing homelessness into permanent housing. Implement allocation of $1.3 million to leverage collaboration, partnerships, donations and other resources to develop 100 new 24/7 enhanced shelter beds for people living unsheltered. (2017) 3) Mayor's 2017-2018 budget includes an additional $7,684,354 to implement Pathways Home, including improve coordination and outreach, increase safe sleeping locations, shelter and housing options, and to facilitate those on waiting lists for homeless housing. 4) Create Navigation Center to bring adults living outdoors into the Center and work to transition them to stable housing within 30 days. The Center will be a low-barrier, comprehensive, dormitory-style program for people transitioning form encampments, with 24-hour access to shower, bathroom, laundry and dining facilities and round the clock case management mental and behavioral health services and access to public benefit programs and housing assistance all in one location. Center opening during the second quarter of 2017.

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

15	**Goal Name**	AFH: Economic mobility for low-income residents
	Goal Description	Discussion: Low-income individuals face numerous barriers to economic self-sufficiency. Low-income households experience high unemployment and underemployment rates. As seen in the AFFH data analysis, while many publicly support housing residents live in job-rich neighborhoods, the populace within them have difficulty connecting to the labor market. Seattle Housing Authority has long recognized these challenges, and the importance of supporting our residents toward self-sufficiency. Doing so not only improves the lives of those residents, but can also help them move on from public housing so more low-income families can be served. Throughout the years, SHA has engaged in numerous initiatives aimed at accomplishing these goals. SHA will launch, in mid-2017, a new Economic Advancement Program (EAP), which will house a number of workforce programs. Chief among them is the Workforce Opportunities System (WOS) pilot that connects residents to the local community college system to receive training leading to living wage employment. SHA will work with the Seattle College District (SCD) and the local Workforce Development Council to provide additional opportunities for its residents through WOS. SHA also offers the Industrial Sewing Class program at Yesler Terrace, which teach residents the skills necessary for employment in professional garment assembly. SHA partners with the Seattle Vocational Institute (SVI) to support SHA residents in finding careers in construction through the Pre-Apprenticeship Construction Training (PACT) program. The Section 3 Program provides job opportunities, as well as job shadowing, for low-income residents on SHA construction projects in partnership with construction contractors. 1) SHA will re-vamp its workforce services, programs, and incentives. Changes will build on participant feedback, evaluation of current offerings, community context, best practices, and the strengths of our community partners like the Workforce Development Council and Seattle Colleges (2018-20).

16	**Goal Name**	AFH:Strong community despite displacement pressure
	Goal Description	Discussion: Strategies in this goal includes restructuring decision making processes so that people of color and low-income communities impacted by displacement have real authority in planning and development decisions. This will include creating an Advisory board that has an open, inviting and transparent process to people new to the planning and development process. It will be structured to accommodate the schedule and location needs of those with the least flexibility. The goal is to increase opportunities for people color to sit at the decision-making table with public officials coming up with policies that affect them. Another strategy will be to make capacity building investments to elevate community voice and leadership in planning and development process by simultaneously supporting the growth of individual, organizational and coalition leadership capacity for communities of color to work together to understand concerns and effectively advocate for themselves and influence policy decisions. 1) Create an interim advisory board to recognize and build on low income communities and communities of color existing capacity for self-determination (2017) 2) Make capacity building investments to elevate leadership in planning and development (2017-2019) 3) Through Race and Social Justice Initiative (RSJI) make capacity building investment within government for staff to undertake equity work in a meaningful way 4) Through the equity analysis anticipate and prevent displacement of vulnerable residents, businesses and community organizations 5) Establish community stabilizing policies and investments

17	**Goal Name**	AFH: Track/stay accountable to Comprehensive Plan
	Goal Description	Discussion: The Equitable Development Indicators will be tailored to gauge progress on the goals identified in the Equitable Development Framework laid out in the City's Equitable Development Implementation Plan, a companion to the City's Comprehensive Plan. This Framework is closely allied with a balanced approach to affirmatively furthering fair housing that is described in the AFH Guidebook provided by HUD. For example, the goals included in the Equitable Development Framework include addressing the needs of marginalized populations and other communities vulnerable to displacement; prioritizing public investments, programs, and policies to meet the needs of marginalized populations and reduce racial disparities; and creating great neighborhoods throughout the city that provide equitable access to all. The Equitable Development Indicators will include metrics related to both place-based opportunity and affordable housing, and many of the indicators will focus on reduction of racial and ethnic disparities. The Comprehensive Plan Indicators will focus on development and quality of life in the City's Urban Villages. Monitoring will provide the City with insights into the degree of progress being made as well as ongoing challenges. Associated reports will provide city officials with information to help make policy, program, and investment decisions, and will help inform the City's ongoing. Develop and monitor community indicators of equitable development and progress in implementing Seattle's Comprehensive Plan. (Development of initial indicators in 2017, and monitoring reports on periodic, ongoing basis.)

18	**Goal Name**	AFH: All communities are environmentally sound
	Goal Description	Discussion: The Lower Duwamish Waterway (LDW) remains a treasure for the Seattle area despite a legacy of pollution. Once a meandering river, the LDW was dredged and straightened in the late 1800s to make way for large shipping vessels. Decades of polluting industry along its banks left significant contamination in the mud of the waterway and along its banks. The overarching goals for the Duwamish Valley Program are to: advance environmental justice; address racial and neighborhood-level disparities; reduce health inequities; support equitable development and community capacity-building; create stronger economic pathways and opportunity; and build trust in government by working together (across City departments, with external agencies, and with community). (1) The Lower Duwamish Waterway Superfund Clean Up Plan can be found here https://www3.epa.gov/region10/pdf/sites/ldw/ROD_final_11-21-2014.pdf (2) Seattle Climate Preparedness Strategy has just gone under public comment and will look to be adopted in Q2 of 2017. Implementation will be on going through 2017. You can read the strategy here - http://www.seattle.gov/Documents/Departments/OSE/ClimateDocs/SEAClimatePreparedness_Draft_Oct2016.pdf (3) Duwamish Valley Program - Align and coordinate investments and programmatic efforts from 18 City departments and building external partnerships (with community, other public agencies, and philanthropic community) to create a shared vision and action plan the will serve as a roadmap to follow for years to come. The Duwamish Valley Action Plan is expected to be released in the fall of 2017.

19	**Goal Name**	AFH: Pursue best practices to end biases
	Goal Description	Discussion: The City is committed to addressing bias that disproportionately affects these communities. These actions will help inform policies to increase housing access by groups with barriers. (1) Conduct a study on the housing needs of LGBTQ seniors (2017); (2) Issue affirmative marketing guidelines for private housing participating in City incentive programs and for City funded housing (2017); and (3) Provide trainings on how best to address bias when using criminal records in tenant screening (2017). (4) Support housing providers in reaching groups most impacted by displacement and gentrification. (2017) (5) Monitor Impact of City First Come First Served renters protection legislation which took effect in 2017 with the City Auditors Office. (2017)

20	**Goal Name**	AFH: Combat institutional racism and barriers
	Goal Description	Discussion: Private discrimination continues to challenge protected classes seeking housing in Seattle, as evidenced by the result of fair housing testing conducted regularly by the Seattle Office for Civil Rights. The City of Seattle and the state of Washington have established a number of legal protections expanding upon the 1968 federal fair housing law. Within Washington, it is illegal to discriminate in housing on the basis of race, color, national origin, creed, sex, disability, familial status, marital status, sexual orientation, gender identity, and veteran/military status. The City of Seattle also forbids housing discrimination on the basis of age, political ideology, and Section 8 status. Most recently, Seattle adopted legislation to bar housing discrimination on the basis of source of income. Seattle is tackling the housing barriers faced by people with arrest and conviction records. Racial disparities in the criminal justice system have been well documented, with disproportionality in every facet of the system, from arrests to convictions and incarceration rates. These disparities have resulted in devastating impacts on communities of color, particularly African American and Native American communities. Practices such as blanket bans on renting to those with a past felony, or even unstated preferences for those without a criminal record, result in entire segments of the community having few to no options for housing, particularly in a highly competitive housing market such as Seattle. Seattle has recognized this as a priority and has begun addressing it with the adoption of fair chance employment legislation in 2013. This law limits the use of criminal records during the hiring and employment process, for instance, requiring employers to have a legitimate business reason for denying a job based on a conviction record. Seattle is now looking to adopt similar protections through the adoption of Fair Chance Housing legislation. Seattle actively conducts fair housing testing and pursues cases of fair housing violations. OCR recognizes the barriers to a complaint-based system. Fair housing testing is critical as it takes the onus off the individual to come forward. Proactive enforcement includes engaging directly with the community to determine needs and where to best focus strategic enforcement efforts. OCR commits to increasing mechanisms of accountability with the communities we serve. This includes supporting our four civil rights commissions, Seattle Commission for People with disAbilities, Seattle LGBTQ Commission, Seattle Women's Commission and the Seattle Human Rights Commission; as well as deepening our relationships with community-based organizations working to challenge institutional racism, homophobia, transphobia, ableism, ageism, sexism and other forms of institutional bias. 1) Conduct fair housing testing on an annual basis (ongoing) 2) Pass Fair Chance Housing legislation (2017) 3) Ensure accountable relationships with communities of color, people with disabilities, LGBTQ residents, immigrants and refugee residents, and other communities. 4) Implement and evaluate the City First In Time renter's protections (2017)

21	**Goal Name**	AFH: Create supportive housing and reduce barriers
	Goal Description	Discussion: Homelessness is one of Seattle's most urgent fair housing challenges, with persons of color and people with disabilities representing a disproportionate share of those living without shelter. Seattle has been a national leader in the creation of permanent supportive housing for homeless individuals and families, particularly through "Housing First" models that eliminate barriers to entry. As the homeless crisis has grown, Seattle has renewed its commitment to expanding the stock of supportive housing through capital investments. Homeless families, individuals and youth have been and will remain priority populations for the Seattle Housing Levy. SHA has committed over 1,000 vouchers to these priorities as a part of the levy as well. In addition, Seattle is implementing coordinated entry systems that prioritize access by highly vulnerable homeless people, including those with disabilities. 1) Implement coordinated entry systems to increase access and reduce barriers for highly vulnerable homeless people, including those with disabilities (ongoing) 2) Continue to expand the stock of supportive housing through capital investments (ongoing) 3) Adopt policies prioritizing homeless families, individuals and youth for the Housing Levy (2017). 4) SHA will dedicate additional Housing Choice Vouchers, and continue to fund those previously committed, to Seattle's Housing Levy.

Projects

AP-35 Projects – 91.220(d)

Introduction

This annual action plan is developed in the context of the City of Seattle's overall budget of $4.4 billion, of which $1 billion is from our local General Fund. Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds gives us the greatest opportunity to achieve the City's goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG-funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes expected by the Human Services Department, the funding department for these activities

Projects

#	Project Name
1	HSD 2018 CDBG Administration, Planning & Indirect
2	HSD 2018 Homeless Services
3	HSD 2018 Emergency Solutions Grant Program Activities
4	Project 1: 2016-2019 City of Seattle WAH16-F001 (SEATTLE)
5	HSD 2018 Minor Home Repair
6	OH 2018 Home Repair Program & Staffing
7	OH 2018 Homebuyer Education and Counseling
8	OH 2018 Rental Housing Program and Staffing
9	OH 2018 OH Staffing, Administration & Planning
10	OED 2018 Neighborhood Business District - Only in Seattle
11	OED 2018 Microenterprise Financing
12	OED 2018 Business Technical Assistance
13	OED 2018 Alpha Cine
14	Parks 2018 Parks Upgrade Project
15	OIRA 2018 Ready to Work
16	OPCD 2018 Equitable Development Initiative

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.

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

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

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

If increases are not substantial or significant enough to enhance or fund an activity, funds may be placed in contingency for programming late in the year or in the next program year.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	HSD 2018 CDBG Administration, Planning & Indirect
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $1,047,706
	Description	Provide internal staffing capacity to adequately and effectively administer the Consolidated Plan funds, particularly the CDBG program, and to monitor eligibility, labor standards, and environmental compliance. Maintain data integrity of IDIS data. CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Development of the Consolidated Plan, annual CAPER, annual action plans and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide support for continued integration and implementation of the 2017 Assessment of Fair Housing and the 2018-2022 Consolidated Plan. Charges consistent with approved indirect cost allocation plan.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.
	Location Description	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104
	Planned Activities	Provide internal staffing capacity to adequately and effectively manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan.
2	**Project Name**	HSD 2018 Homeless Services
	Target Area	
	Goals Supported	CPD: Increase homeless services CPD: Increase Disaster Readiness AFH: Provide more housing choices for families
	Needs Addressed	AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures
	Funding	CDBG: $3,311,628

	Description	Via subrecipients provide assistance to persons experience homelessness or at-risk of homelessness; including emergency overnight shelter, day center / outreach activities, and assistance to transitional or more stable housing
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 3,800 individuals will benefit from the CDBG funding.
	Location Description	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. RFP for homeless services to be awarded in November 2017 will determine exact activities and the associated location of the services.
	Planned Activities	Provide program administration and, via subrecipients, provides emergency shelter, day center / outreach activities, and homelessness prevention services.
3	**Project Name**	HSD 2018 Emergency Solutions Grant Program Activities
	Target Area	
	Goals Supported	CPD: Increase homeless services AFH:Provide resources to stabilize at-risk renters
	Needs Addressed	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility
	Funding	CDBG: $808,890
	Description	Provides emergency shelter, day center / outreach activities, and homelessness prevention services
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 4,800 individuals will benefit from the ESG funding.
	Location Description	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. RFP for homeless services to be awarded in November 2017 will determine exact activities and the associated location of the services.
	Planned Activities	Emergency shelter, counseling, case management, outreach to homeless persons / day center services, homelessness prevention
4	**Project Name**	Project 1: 2016-2019 City of Seattle WAH16-F001 (SEATTLE)
	Target Area	
	Goals Supported	CPD: Increase homeless services AFH: Provide more housing choices for families AFH:Provide resources to stabilize at-risk renters
	Needs Addressed	AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Admissions, occupancy policies & procedures AFH: Impediments to mobility
	Funding	HOPWA: $2,032,386
	Description	Allocate funds to project sponsors to provide the most effective mix of activities to serve persons living with AIDS and their families.
	Target Date	12/31/2019

	Estimate the number and type of families that will benefit from the proposed activities	moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 500 households will benefit from the HOPWA funding.
	Location Description	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. RFP for homeless services to be awarded in November 2017 will determine exact activities and the associated location of the services.
	Planned Activities	Housing, case management, support services
5	**Project Name**	HSD 2018 Minor Home Repair
	Target Area	
	Goals Supported	AFH: Provide housing/support services to seniors AFH:Provide resources to stabilize at-risk renters AFH: Preserve and increase affordable housing AFH: Promote financial security for low-income HHS
	Needs Addressed	AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Impediments to mobility AFH: Scarcity/High Costs of Land AFH: Lack of Hsg Accessiblity Modification Assist
	Funding	CDBG: $449,917
	Description	Via subrecipient agreement with Senior Services of Seattle / King County, provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts. It is estimated that 2018 will see 550 homeowners assisted with this minor home repair program enabling the homeowner to stay in their home longer, as well as preserve older housing stock in Seattle. This program has been funded for many years with CDBG funding and historically assisted a majority of households of color throughout Seattle. Specifically, 67% of 556 households assisted in 2016 identified as households of color; 65% of 623 for 2015, 64% of 673 in 2014, and 65% of 682 in 2013, and 66% of 709 households in 2012. It is anticipated that a similar percentage of households assisted will also identify as households of color in 2018. Historically this program has assisted homeowners of which 85% identify as senior and of which over 60% are Female Heads of Household. Additionally, over 80% of the households have incomes that are half (50%) of Area Median Income; a 2-person household makes less than $38,400 annually in 2017.
	Location Description	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104. The program benefits low-moderate income homeowners throughout Seattle. Applicants apply for assistance, at which individual eligibility is determined.
	Planned Activities	The Minor Home Repair program serves younger disabled homeowners, low-income family homeowners, and older adults homeowners who are faced with the challenge of affording home repairs. Subrecipient staff provide parts and labor to make minor home repairs for homeowners who are on limited incomes. Subrecipient staff conduct an assessment and implementation of minor repairs on owner-occupied housing. Repairs include, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and window panes, building wheelchair ramps, and installing grab bars.
6	**Project Name**	OH 2018 Home Repair Program & Staffing
	Target Area	
	Goals Supported	AFH:Provide resources to stabilize at-risk renters

	Needs Addressed	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility
	Funding	CDBG: $610,202
	Description	Provide major home repair financial assistance to qualifying low- and moderate-income homeowners, to help them maintain their homes so that they can continue to live there.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 30 homeowners will receive financial assistance for major home repair. Assisted households typically include seniors and others on low, fixed incomes. The Home Repair Loan Program helps prevent displacement of low-income homeowners by helping them remain safely in their homes. Homeowners of color are more likely than their white counterparts to be severely cost burdened, meaning that they pay more than 50% of their income towards housing. Therefore, homeowners of color may be more likely to not have access to resources needed for critical home repairs like roof replacements or side sewers.
	Location Description	Homeowners will apply to the Office of Housing for home repair loans throughout 2018. Project locations will be reported after home repair loans are completed.
	Planned Activities	Financial assistance in the form of loans to qualifying homeowners. Program development, fiscal management, and data reporting activities in support of the Home Repair Program.
7	**Project Name**	OH 2018 Homebuyer Education and Counseling
	Target Area	
	Goals Supported	AFH: Promote financial security for low-income HHS
	Needs Addressed	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Lack of Educational/Employment Spprt for LMI
	Funding	CDBG: $216,989

	Description	Support CBDO costs of providing education for first-time low- and moderate-income homebuyers
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	These services are affirmatively marketed in order to make them available to homebuyers and homeowners of color and other historically disadvantaged Seattle residents. Ensuring that racial minorities and others who have been systematically shut out of the housing market have access to education, counseling and purchase assistance is a key tenent of this program. When low-income people and people of color have the opportunity to purchase homes at affordable prices or stay in their homes due to post-purchase counseling or foreclosure prevention resources this increases racial equity and decreases race and class disparities. It is estimated that 900 households will benefit from this program. 400 households will attend workshops and/or receive counseling services: 180 households will attend first-time homebuyer workshops; and 220 households will receive pre- and post-purchase counseling or foreclosure prevention counseling Because of these services, 10 low- to moderate income homeowners will receive foreclosure prevention assistance, and 10 low- to moderate income homebuyers will receive financial assistance to purchase a home. Additionally, at least 500 households will receive information and referrals regarding homeownership
	Location Description	Services will be provided to homebuyers and homeowners throughout the city, by phone and in person.
	Planned Activities	Homebuyer counseling and education services; homeowner counseling and foreclosure prevention
8	**Project Name**	OH 2018 Rental Housing Program and Staffing
	Target Area	
	Goals Supported	AFH: Provide housing/support services to seniors AFH: Create supportive housing and reduce barriers AFH: Services to those with different abilities AFH: Provide more housing choices for families

	Needs Addressed	AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH:Lack of Afford. in-Home/Com Based Supprt Serv. AFH: Access to Medical Services AFH:Access publicly supprted hsg for ppl w/disabil AFH: Admissions, occupancy policies & procedures AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Lack of Hsg Accessiblity Modification Assist
	Funding	CDBG: $570,217 HOME: $2,462,246
	Description	Provide financial assistance for the preservation and development of multifamily rental affordable housing.
	Target Date	12/31/2021
	Estimate the number and type of families that will benefit from the proposed activities	Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2017. An estimated 57 households will be assisted, of whom an estimated 20 will be homeless households. Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system.
	Location Description	Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2017. Project locations will be determined at that time.

	Planned Activities	Capital financing related to construction, acquisition and rehabilitation of affordable rental housing for low-income households. Rental Housing Program staffing.
9	**Project Name**	OH 2018 OH Staffing, Administration & Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $151,139 HOME: $226,225
	Description	Support OH staff costs associated with CDBG and HOME program planning administration, and contracted services.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds in the Office of Housing are specifically intended to address affordable housing needs that benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.
	Location Description	City of Seattle, Office of Housing, 700 5th Ave, Seattle, WA 98104
	Planned Activities	Provide internal staffing capacity to adequately and effectively manage and administer the HOME and CDBG funds that the Office of Housing manages; including program planning, administration and contracted services.
10	**Project Name**	OED 2018 Neighborhood Business District - Only in Seattle
	Target Area	

	Goals Supported	CPD: Increase Small Business Assistance CPD: Affordable Commercial Opportunities
	Needs Addressed	AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI AFH:Lack Private Investmnt in Specific Neighborhoo
	Funding	CDBG: $851,675
	Description	The Only in Seattle Initiative provides grants and services to foster inclusive neighborhood business districts that allow small businesses to thrive. The Initiative focuses on supporting district stakeholders to organize around a common vision for their district and take action. Includes planning and administration that supports the Only in Seattle Initiative.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Two staff people and 1 or 2 consultants will provide support, assistance and oversight in approximately 9 business districts. 1,500 small businesses are located within the business districts served with CDBG and benefit from the work. Seattle is experiencing rapid redevelopment, particularly in urban villages and business districts. Although some areas of Seattle have not seen the same level of redevelopment, particularly in areas of historic disinvestment, the rapid rise in real estate costs has pushed higher income people into these less-expensive areas and pushed lower-income residents and businesses out of Seattle. The projects in the Only in Seattle program focus on preventing displacement of small businesses of color. This is accomplished by organizing district stakeholders to create a shared vision, developing strategies to address priorities and intentionally reaching out to businesses and connecting them to services. This allows local businesses, property owners, residents and organizations to drive changes and develop local support for businesses.
	Location Description	RFP occurs in November 2017 to determine final neighborhoods, but the program has consistently supported the following business districts to implement comprehensive commercial district strategies: Beacon Hill, Capitol Hill, Central Area, Chinatown-ID and Little Saigon, Hillman City, Lake City, Othello, Rainier Beach, South Park

	Planned Activities	Racial Equity in Business Districts Project: This project includes supporting several business districts to conduct in-language outreach to local small businesses, to learn challenges they are facing and support with services. The project also includes a training cohort in racial equity and implicit bias to build awareness and provide tools for business district leaders to build more equitable organizations and practices. In 2018, approximately 3-5 business districts will receive outreach support and 15-20 business district leaders will receive training. Comprehensive Commercial District Strategies: Approximately 9 business districts receive CDBG support to develop and implement plans. Typical outcomes include, connecting businesses to technical assistance, conducting community and cultural events, improving district safety, conducting cleanups, improving and activating public spaces in the district and building strong business district organizations.
11	**Project Name**	OED 2018 Microenterprise Financing
	Target Area	
	Goals Supported	CPD: Increase Small Business Assistance CPD: Afforable Commercial Opportunities
	Needs Addressed	AFH: Access to financial services AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI
	Funding	CDBG: $122,000
	Description	Provide financial assistance to qualifying microenterprises and small businesses for job creation and retention and services to disadvantaged communities.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 45 microenterprises will be supported with financing.

	Location Description	Financing will be provided citywide to low- and moderate-income owned businesses (microenterprises). The program prioritizes outreach for financing to women, minority and immigrant owned businesses.
	Planned Activities	Provide financing to microenterprises in the form of Individual Development Accounts for Businesses, a form of matched savings program that combines business savings, technical assistance and matching funds (i.e., CDBG funds). Financing will also be provided as interest subsidy on microenterprise loans.
12	**Project Name**	OED 2018 Business Technical Assistance
	Target Area	
	Goals Supported	CPD: Increase Small Business Assistance
	Needs Addressed	AFH: Lack of Educational/Employment Spprt for LMI
	Funding	CDBG: $390,000
	Description	Support subrecipient to deliver technical assistance in the form of business assistance, marketing support, and one-on-one technical support to small business entrepreneurs in the retail, restaurant or service sectors that are located in low- and moderate-income neighborhoods.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 small businesses will be supported with technical assistance. This program prioritizes outreach for business technical assistance to women, minority and immigrant owned businesses.
	Location Description	Business technical assistance will be provided citywide to low- and moderate-income owned businesses (microenterprises), businesses located in low- and moderate-income areas and immigrant owned businesses.
	Planned Activities	Provide technical assistance in the form of classroom based training, small group instruction and 1-on-1 technical support regarding business planning, operations management, fiscal management, marketing and creation of affordable commercial space.

13	**Project Name**	OED 2018 Alpha Cine
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $74,597
	Description	Repayment of CDBG-backed Section 108 loan for Alpha Cine project
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	1 annual repayment for the Section 108 loan on a business that subsequently closed.
	Location Description	City of Seattle, Office of Economic Development, 700 5th Ave, Seattle, WA 98104
	Planned Activities	Repayment of Section 108 loan on a business that subsequently closed.
14	**Project Name**	Parks 2018 Parks Upgrade Project
	Target Area	
	Goals Supported	CPD: Access to Nature and Physical Activities AFH: Economic mobility for low-income residents AFH: All communities are environmentally sound
	Needs Addressed	AFH: Displacement due to economic pressure AFH:Lack of Public Investment in Specific Neighbs. AFH: Impediments to mobility AFH: Inaccessible Government Facilities/Services AFH: Inaccessible Infrastructure AFH: Location of Environmental Health Hazards

	Funding	CDBG: $808,000
	Description	Provide capital improvements and renovation in neighborhood parks serving qualifying low- and moderate-income neighborhoods and ADA Improvements.
	Target Date	12/31/2018
	Estimate the number and type of families that will benefit from the proposed activities	Park improvements occur in parks that serve low income neighborhoods. The neighborhoods disproportionally 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	Location for park improvements to be determined in early 2018.
	Planned Activities	Installation of up to 9 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
15	**Project Name**	OIRA 2018 Ready to Work
	Target Area	
	Goals Supported	AFH: Economic mobility for low-income residents
	Needs Addressed	AFH: Lack of Educational/Employment Spprt for LMI
	Funding	CDBG: $400,000
	Description	Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO Provide ESL and job skills training for persons with limited English proficiency via a CBDO.
	Target Date	12/31/2018

	Estimate the number and type of families that will benefit from the proposed activities	The total number of families served will be 150. All of the participants will be English language learners in need of stable employment and ongoing access to English language learning 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	Classes and services will be provided at 1.) Asian Counseling and Referral Service, 3629 Martin Luther King Dr. South, Seattle, WA 98144 and 2.) Rainier Beach Public Library, 9125 Rainier Ave. South, Seattle, WA 98119
	Planned Activities	Via a CBDO, and subcontracted CBOs, provide English language learning classes and employment services including: outreach, learning assessments, classroom instruction, case management, educational and career planning, job placement and employer engagement to support the program.
16	**Project Name**	OPCD 2018 Equitable Development Initiative
	Target Area	
	Goals Supported	AFH: Engage communities in civic participation AFH: Promote equitable growth in new development AFH:Strong community despite displacement pressure AFH: Track/stay accountable to Comprehensive Plan AFH: Pursue best practices to end biases
	Needs Addressed	
	Funding	CDBG: $430,000
	Description	Provide support for community-based organizations pursuing investment strategies that will mitigate displacement within high-risk neighborhoods.
	Target Date	12/31/2021

	Estimate the number and type of families that will benefit from the proposed activities	Funding will be awarded to eligible organizations through a competitive Notice of Funds Availability (NOFA) process in early 2018. CDBG funds will support at least 1 neighborhood with pursuing an anti-displacement strategy. The EDI Fund addresses displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The EDI fosters community leadership and supports organizations to promote equitable access to housing, jobs, education, parks, cultural expression, healthy food and other community needs and amenities. The EDI Framework integrates people and place to create strong communities and people, as well as great places with equitable access. The Framework, with its equity drivers and outcomes, functions as an analytical tool to guide implementation to reduce disparities and achieve equitable outcomes for marginalized populations. The following are the indicators that inform the displacement Risk Index that EDI projects are focusing on: 1. People of color: Percentage of population that is not non-Hispanic White 2. Linguistic isolation: Percentage of households in which no one 14 and over speaks English only or no one 14 and over speaks both a language other than English and English "very well" 3. Low educational attainment: Percentage of population 25 years or older who lack a Bachelor's degree 4. Rental tenancy: Percentage of population in occupied housing units that are renters 5. Housing cost-burdened households: Percentage of households with income below 80% of AMI that are cost burdened (> 30% of income on housing) and Percentage of households with income below 80% of AMI that are severely cost burdened (> 50% of income on housing) 6. Household income: Percentage of population with income below 200% of poverty level 7. Proximity to transit: Number of unique transit trips within 0.25-mile walking distance of a location

	Location Description	High displacement risk / low access to opportunity (ex. Rainier Beach, Othello, South Park, Highland Park) High displacement risk / high access to opportunity (ex. Chinatown/International District, Central Area(23rd and Union-Jackson), Lake City and North Gate)
	Planned Activities	Equitable Development Projects are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and a community driven priority to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process in 2018.

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

Currently there are no official HUD designated geographic priority areas (e.g. NRSAs or Brownfields). Program activities are funded City-wide based on eligibility and program priorities set through sub-recipient department's policies. However, activities funded with HUD grants under this CP will be evaluated for responsiveness to other City initiatives including:

1. Disparities identified through the 2017 City and Seattle Housing Authority's Assessment of Fair Housing. The AFH focuses on geographic equity of access to private and publicly supported housing, services and community assets. Projects may balance City-wide housing opportunity and services and/or a project may address a Racial/Ethnically Concentrated Areas of Poverty. Activities that improve access or reduce barriers for people with different abilities could also rank highly. Activities may be system-level improvements not tied to specific locations (e.g. Move Seattle transit projects); but highest priority will be reserved for HUD eligible activities that address disparate impact on people in protected classes ***regardless*** of location.

2. The Economic Equity Development Initiative (EDI) addresses disparities in communities of color (which may also represent LMI areas). Based on the City's ongoing commitment to operationalizing Race and Social Justice principles, EDI activities focus on ***community generated*** priorities for facilities improvements, job development, and economic parity.

3. Mandatory Housing Affordability (MHA) implementation. The MHA is being implemented through a series of upzones in all multifamily and commercial zones and all City-designated urban villages. [http://www.seattle.gov/hala/about/mandatory-housing-affordability-(mha)] All multifamily and commercial developments will be required to produce affordable housing either on site or by providing funds for assisted housing development. Areas responding to MHA zoning changes may rise in priorities for investment of HUD federal grants so long as they meet the criteria of direct benefit to LMI households.

4. Affordable Housing Development and Preservation. The Office of Housing encourages project locations that afford low-income residents the greatest access to opportunities such as jobs, quality education, parks and open space, and services. Housing development that supports community development investments that improve the quality of life in low-income communities, and where revitalization trends are leading to the displacement of low-income residents are also a priority. OH criteria to evaluate project locations will be published in annual Notices of Fund Availability (NOFA) documents as funds are available from CDBG/HOME, Housing Levy and other resources. Geographic priorities policies can be found at [seattle.gov/housing].

5. Multifamily Tax Exemption Program (MFTE). The City promotes affordable housing development

through land use incentives and requirements. MFTE provides a 12-year property tax exemption on residential improvements for developments that provide 20% of units as rent and income restricted. This program successfully produces below-market rents, allowing low-wage workers and voucher-holders to access housing.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

See answer to question one above. Given the rapidly changing nature of the City; where activities impact HUD identified Racial/Ethnically concentrated area of Poverty (R/ECAPS) the City seeks a broader approach to those neighborhoods. The 2017 Assessment of Fair Housing suggests analysis beyond current R/ECAPs to areas that are ***close to*** meeting the R/ECAP criteria ***or have evolved out of*** R/ECAP status.

- Areas of micro-segregation and economic disadvantage can be masked with data at the Census Tract level.
- A Census Tract can land inside or outside of the criteria for R/ECAPs as an artifact of the high margins of error in the ACS estimates used to test for R/ECAP status. (The tract-level margins of error for poverty rate HUD used to identify R/ECAPs averages +/- 9 to 10 percentage points.)
- Former R/ECAPs may be rapidly gentrifying areas with high displacement risk. Example: in 1990, Census Tract 87 in the Central Area/Squire Park area was a R/ECAP; as of the 2009-2013 5-year ACS, this Census Tracts was no longer a R/ECAP.

Discussion

Regardless of focus on a geographic area this Consolidated Plan will prioritize projects that meet one or more of the following criteria:

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The goal numbers presented here reflect activities to be funded with federal funds through the Seattle Office of Housing (OH) and Human Services Department (HSD). OH funds production and preservation of affordable rental housing, including rehabilitation of existing low-income housing. OH also funds rehabilitation of owner-occupied homes. HSD funds rental assistance such as rapid rehousing programs for homeless households with a variety of federal sources, as well as minor home repair for low- and moderate-income homeowners. The rental assistance goal excludes certain homelessness prevention activities funded by HSD using non-federal fund sources.

One Year Goals for the Number of Households to be Supported	
Homeless	37
Non-Homeless	600
Special-Needs	0
Total	637

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	22
Rehab of Existing Units	606
Acquisition of Existing Units	0
Total	628

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

Discussion

Affordable housing assistance programs implement many of the goals of the 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 [http://www.seattle.gov/Documents/Departments/Housing/Researchers/HousingFundingPolicies_2017.pdf].

The funding supports housing that will serve seniors and people with disabilities; low-wage workers and their families; and adults, families and youth/young adults experiencing homelessness, including chronically homeless people with disabilities. Housing is funded throughout the city, meeting fair

housing goals to increase housing options in areas that afford access to opportunity, as well as preserve and increase housing in areas where residents are at high risk of displacement. Rehabilitation funding is also available for existing low-income rental housing needing major systems upgrades to extend the life of buildings that serve extremely low-income residents.

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

AP-60 Public Housing – 91.220(h)

Introduction

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

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

In 2018, Seattle Housing Authority anticipates addressing elevators and roofs at several properties. Additional capital projects that are planned for 2018 include interior and exterior rehabilitation, replacement of fans, windows, and appliances, and security and accessibility upgrades at various properties. In addition, design work will begin to redevelop the Lam Bow apartment complex following the fire that destroyed one building in 2016.

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

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

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

Seattle Housing Authority is not a troubled PHA.

Discussion

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

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

Introduction

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

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

· Homelessness Prevention – Providing diversion assistance to prevent people from becoming homeless and needing to enter the shelter;

· Homeless Intervention Services – Connecting people who are homeless with rapid rehousing and housing navigation resources to increase safety and access to housing;

· Housing Placement, Stabilization, and Support – Moving people rapidly into housing and providing support when needed to remain in housing. Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

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

1. Continuous improvement in conjunction with the All Home the Seattle/King County Continuum of Care Lead, to implement CEA coordinated entry and assessment for all.

2. Implementing recommendations from Pathways Home and Outreach workgroup to ensure comprehensive outreach services are provided.

All homeless projects funded by the City of Seattle are required to participate in the CEA system, except for confidential shelters for victims of domestic violence. Assessment for DV confidential shelters is managed through a separate coordinated system called Day One. Investing, contracting and monitoring of funding for outreach services and day centers, drop-in centers, hygiene service centers and shelter programs adheres to department strategies in Pathways Home. These programs are responsible for reaching out to homeless persons and assessing individual needs for intervention services, referrals to shelter and access to housing.

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

including

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

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

1. Planning and program development, in conjunction with All Home the Seattle/King County Continuum of Care Lead, to implement coordinated entry and assessment (CEA) for all populations, including families, youth/young adults and single adults.

2. Implementation of outreach continuum workgroup recommendations to ensure that outreach providers can connect people living unsheltered to the full array of services needed to end their homeless situation.

All projects funded by the City of Seattle that are serving homeless individuals are required to participate in the CEA system which is integrated with HMIS, except for confidential shelters for victims of domestic violence. Assessment for DV confidential shelters is managed through a separate coordinated system called Day One. HSD is conducting a competitive funding process for outreach services and day centers, drop-in centers, hygiene service centers and shelter programs in 2017. These programs are responsible for reaching out to homeless persons and assessing individual needs for intervention services, referrals to shelter and access to housing. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary.

City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle HSD Webpage. Addressing the emergency shelter and transitional housing needs of homeless persons).

Addressing the emergency shelter and transitional housing needs of homeless persons

1. Increasing access to shelter services to move people inside more quickly via an expanded outreach effort dedicated to working with people living in encampments throughout the City. The navigation team is composed of 12 Seattle police officers and 8 outreach workers. The team is deployed daily to encampments throughout the City to address public health and safety risks, connect people with shelter options, refer to services for MH/SU, and housing navigation.

2. Pay for performance expectations of contracted service providers to increase exits to permanent housing will be implemented in contracts. Contracted providers must meet minimum standards to ensure full quarterly reimbursement for services. Standards for ES are 40% of singles move to PH, 65% of families move to PH, 35% of YYA move to PH. Length of stay target is 90 days or less, return rate to

homelessness target is less than 10% of families and 20% of YYA return.

3. Increasing training and support of service providers in shelter to address the needs of long term shelter stayers, through critical time intervention and motivation interviewing. These trainings are emerging best practices identified by NAEH and a critical component of our systems transformation work under the Pathways Home framework.

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

1. Investing, contracting and monitoring of funding in housing placement, stabilization & support services. This includes financial assistance via rapid rehousing, housing navigation services designed to move a homeless household quickly into permanent, “non- time-limited” housing; and housing focused services such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize, move into housing.

Programs are designed to rapidly rehouse and stabilize homeless individuals, families, and youth/young adults and special needs populations, including persons with HIV/AIDS, in housing with the most appropriate level and duration of service intervention(s). Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle HSD Webpage.

2. Planning, program development and system coordination in conjunction with the All Home the CoC Lead to implement initiatives aimed at reducing homelessness among families with children, youth/young adults, chronically homeless individuals, and persons living with HIV/AIDS (HIV/AIDS Housing Committee and Ryan White Planning and Implementation groups).

3. Implementation of Pathways Home the city's strategic plan to address homelessness.

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

1. Investing, contracting and monitoring of funding in Homelessness Prevention programs that provide

financial assistance and housing services, such as case management, search and placement services for short-term or ongoing support to households to stabilize, move into housing. Prevention programs assist individuals, families, youth/young adults and special needs populations, including persons with HIV/AIDS, who are at greatest risk of becoming homeless. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary.

City of Seattle also provides local Housing Levy funding with federal funding, such as ESG to support these prevention programs (listed and updated on the city of Seattle HSD Webpage.

2. Planning, program development and system coordination in conjunction with All Home, the CoC lead on implementation of initiatives that prevent homeless families with children, homeless youth/young adults, chronically homeless individuals, and households at-risk of homelessness. Coordinating homelessness prevention and discharge planning programs and protocols. Discharge planning/protocols in place for health care, mental health institutions, corrections, and foster care systems are included in Section MA-35, Special Needs Facilities and Services.

Discussion

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

HSD makes funding awards through procurement processes called Requests for Investments (RFIs). An RFI is an open and competitive funding allocation process in which HSD will set the desired outcomes and agencies respond by submitting a proposal requesting an investment to achieve these outcomes by providing specific program or project services.

The specific requirements for requests for funding will be detailed in procurement materials. Funding opportunities and materials are posted on the HSD Funding Opportunities web page. Requests for Investments indicate the amount and type of funding anticipated for specific investment areas, investment outcomes, priorities for investments and program models, eligible activities and performance requirements for contracts awarded through the RFI. All agencies submitting proposals for investment through the competitive RFI demonstrate their ability to deliver established outcomes for clients by providing specific services.

Applications in each process are reviewed for ability to deliver services that meet investment outcomes and goals. Applicants are also asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model.

AP-70 HOPWA Goals - 91.220 (l)(3)

One-year goals for the number of households to be provided housing using HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	96
Tenant-based rental assistance	58
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	112
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	266

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

Introduction:

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

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

HUD requires the full integration of the 2017 AFH results, goals and adopted work plan (as approved by HUD - Fair Housing Equal Opportunity Office in July 25th, 2017) as an on-going part of the regular HUD reporting and allocation cycle for federal HUD grants governed by this 2018-2022 Consolidated Plan. The CP Goals, Project Activities for the 2018 Annual Action Plan, housing and services needs assessments and market analysis components and all questions related to barriers to affordable housing are now "answered" by the detailed report which can be accessed at http://www.seattle.gov/humanservices/funding-and-reports/resources/community-development-block-grant---assessment-of-fair-housing.

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

HUD requires the AFH to address prioritized Contributing Factors (which include public and private action or inaction regarding public polices, land use controls, tax policies affecting land zoning ordinances, growth limitations, etc.) by developing fair housing Goals and Objectives which the City adopted via the AFH; to eliminate or mitigate the fair housing issues and conditions identified in the

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

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

Discussion:

As the City and SHA proceed with implementation of the 2017 Assessment of Fair Housing Goals and Priorities it will take into consideration the following challenges which require balancing potentially competing strategies.

- HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not “prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patters of segregation, promote fair housing choice, and

foster inclusive communities free from discrimination." However, HUD makes it clear that "for a balanced approach to be successful, it must affirmatively further fair housing…specific to local context, including the actions a program participant has taken in the past."

- Jurisdictions are to balance place-based strategies (to create equity, reduce poverty and mitigate displacement risk) and housing mobility strategies (to encourage integration and provide people in protected classes more options for housing city-wide). HUD describes place-based strategies as "making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity" and "maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs." Housing mobility strategies include "developing affordable housing in areas of opportunity to combat segregation and promote integration."
- The challenge of grantees to influence and/or change policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.
- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low and moderate-income people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.
- It is also clear that the federal government's role is changing. Shifting priorities in direct federal allocations; decreasing priority for enforcement of fair housing violations; and cuts in funds for domestic programs which directly impact protected classes will leave cities in a vacuum of resources to address the issues identified in Assessments.

AP-85 Other Actions – 91.220(k)

Introduction:

Because of the duplicative nature of the following questions, instructions have been provided and hyperlinks to guide the reader to more detail in responding to these overarching questions.

Actions planned to address obstacles to meeting underserved needs

In the context, of meeting unmet or underserved needs, broadly, please see the strategic plans and initiatives relied upon as documented in PR-10 and PR-15 of this report and accompanying narratives. Details provided regarding the Homeless Investments "Pathways Home" plan, the City's Housing Affordability and Livability (HALA) initiatives, the City's Economic Equity Development Plan (EDI) and for the 2017 Assessment of Fair Housing for the City and Seattle Housing Authority respond to this question and can be found throughout the Needs Assessment and Market Analysis sections of this plan.

Actions planned to foster and maintain affordable housing

Please see section PR-10, PR-15, and the Needs Assessment and Market Analysis elements of this report for 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 for details on the scope of LBP hazard in Seattle's housing stock and for actions planned by the City Office of Housing, the Seattle Housing Authority and during our environmental reviews of federally funded capital project for LBP removal.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

Please refer to SP-40 for a description and issues regarding development of institutional structure to carry-out the work of the federal grants activities funded by the City of Seattle.

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

Please refer to PR-10 for previously provided answer the answer to a very similar question. In addition, the City's Human Services Department (particularly the Homeless Strategies and Investment division),

the Office of Housing and Seattle Housing Authority have consistent interaction, project teams, and collaboration on RFPs, contracting, monitoring and joint reporting which sustains the commitment to our coordination.

Discussion:

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

Program Specific Requirements

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

Introduction:

The Seattle Human Services Department makes funding awards through procurement processes called Requests for Investments (RFIs). An RFI is an open and competitive funding allocation process in which HSD will set the desired outcomes and agencies respond by submitting a proposal requesting an investment to achieve these outcomes by providing specific program or project services. The specific requirements for requests for funding will be detailed in procurement materials. Funding opportunities and materials are posted on the HSD Web page: http://www.seattle.gov/humanservices/funding/. See specifically the 2017 Homeless Investments RFP at http://www.seattle.gov/Documents/Departments/HomelessInvestmentsRFP/Homeless%20Investments%20-%20Guidelines%20and%20Application%20Instructions(2).pdf.

Requests for Investments indicate the amount and type of funding anticipated for specific investment areas, investment outcomes, priorities for investments and program models, eligible activities and performance requirements for contracts awarded through the RFI. All agencies submitting proposals for investment through the competitive RFI will demonstrate their ability to deliver established outcomes for clients by providing specific services.

Applications in each process will be reviewed for ability to deliver services that meet investment outcomes and goals. Applicants will also be asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model. Funding will be provided in the form of a contract between the recipient agency and the Seattle Human Services Department. The contract contains terms and conditions of funding, reporting and invoicing requirements, performance expectations and service delivery levels, record keeping responsibilities, and consent to on site monitoring as requested by the City.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	2,400,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**2,400,000**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

   No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   US Department of Housing and Urban Development rules limit the maximum eligible sales price for HOME-assisted ownership housing to $373,000 for homes in Seattle. In Seattle's high cost market, there is extremely limited inventory available for income-eligible buyers. The City could request a waiver to increase the maximum sales price based on a market study reflecting the higher median sales price; however, HUD requires this study to be updated on an annual basis and the City cannot justify the costs at this time. Therefore, Seattle will use HOME funds solely for rental housing activities.

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

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

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that

will be used under 24 CFR 92.206(b), are as follows:

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

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

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

   ESG will be governed by the requirements, priorities, and contract processes as for all other fund sources included in the 2017 Homelessness Investments RFP described in question #1 Introduction above.

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

   The Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment system for all population groups. The system has been operational under a new platform since June of 2016. The CEA system is managed by King County. CEA serves all people (single adults, young adults, couples, families, and veterans) experiencing homelessness in the following situations:

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

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

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

   For the first time in over a decade, The City of Seattle Human Services Department is facilitating an open and competitive funding process for homelessness services and support. The Homeless Investments RFP seeks applications from agencies that provide services that support movement toward and access to permanent housing for people experiencing homelessness. $30 million in

funding is available through this RFP. Awards will be given to service providers that demonstrate the ability to address the RFP Program Areas: Homelessness Prevention, Diversion, Outreach & Engagement, Emergency Services, Transitional Housing, Rapid Re-Housing and Permanent Supportive Housing, and to deliver person-centered services, show results, and address racial disparities.

For details about the Homeless Investments and other City Human Services Department allocation processes please visit: http://www.seattle.gov/homeless-investments-rfp webpage.

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

The Seattle / King County Continuum of Care (CoC) includes King County plus the cities of Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline and already includes consumer input in its operations. The lead agency for the CoC is the Committee to End Homelessness, a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Ten-Year Plan to End Homelessness in King County. ESG funding decisions are coordinated with the CEH, as lead CoC agency, and its Funders Group. In 2016, the CEH rebranded itself to become All Home King County, but it remains the home of the Seattle/King County CoC. For more information about All Home and its structure please visit its webpage at About All Home http://allhomekc.org/about/.

All Home's vision is that homelessness is RARE in King County, racial DISPARITIES are eliminated, and if one becomes homeless, it is BRIEF and only a ONE-TIME occurrence. All Home's role is to lead the Seattle/King County Continuum of Care in realizing this vision by:

•Developing a common agenda and plan of action,

•Building the capacity of funders and providers to implement,

•Measuring results, monitoring performance, and holding funders/providers accountable, and

•Communicating transparently and continuously

All Home brings together local governments, religious institutions, non-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. As a critical part of that consultation, All Home includes the Consumer Advisory Council who mission is to Educate. Advocate. Inform Change. The Consumer Advisory Council (CAC) serves as a forum to incorporate consumer feedback within policy and strategic decisions and action items under the Strategic Plan. Consumers ensure that the effort

to end homelessness in King County incorporates the expertise of people who experience homelessness – including those who are at risk of becoming homeless or were formerly homeless – at all levels of implementation, evaluation, and plan revision.

5. Describe performance standards for evaluating ESG.

The City is combining ESG funding with multiple fund sources in the 2017 Homeless Investments RFP. Part of the RFP requirements are "Appendix E - Minimum Performance and Target Performance Standards for sub-recipients (see full document at http://www.seattle.gov/Documents/Departments/HomelessInvestmentsRFP/Appendix%20E%20-%20Minimum%20Performance%20Standards%20and%20Target%20Performance%20Standards.pdf. This document also includes System wide (for the Human Services Department), minimum and Core Outcomes for funded services to benefit homeless people by program type. Examples of performance measurements include Exit Rate to Permanent Housing, comparison of Length of Stay (days), Return Rate to Homelessness, Entries from Homelessness and Utilization Rate for singles and families and youth and Young Adults.