

CITY OF SEATTLE

City Council

Agenda

Public Hearing

Monday, May 4, 2020

2:00 PM

Remote Meeting. Call listen line at 206-684-8566 or access Seattle Channel online.

M. Lorena González, President Lisa Herbold, Member Debora Juarez, Member Andrew J. Lewis, Member Tammy J. Morales, Member Teresa Mosqueda, Member Alex Pedersen, Member Kshama Sawant, Member Dan Strauss, Member Chair Info:206-684-8809; Lorena.González@seattle.gov

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CITY OF SEATTLE

City Council Agenda Public Hearing May 4, 2020 - 2:00 PM

Meeting Location:

Remote Meeting. Call listen line at 206-684-8566 or access Seattle Channel online.

Committee Website:

http://www.seattle.gov/council

In-person attendance is currently prohibited per the Washington Governor's Proclamation No. 20-28.1 until May 4, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.

> Register online to speak during the Public Comment period and for the Public Hearing on Council Bill 119785 at the 2:00 p.m. City Council meeting at http://www.seattle.gov/council/committees/public-comment.

Sign-up registration will begin two hours before the 2:00 p.m. meeting start time and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to all Councilmembers at <u>Council@seattle.gov</u> Sign-up to provide Public Comment at the meeting at <u>http://www.seattle.gov/council/committees/public-comment</u> Watch live streaming video of the meeting at <u>http://www.seattle.gov/council/watch-council-live</u> Listen to the meeting by calling the Council Chamber Listen Line at 206-684-8566

A. CALL TO ORDER

B. ROLL CALL

C. PRESENTATIONS

D. APPROVAL OF THE JOURNAL

Min 278 April 20, 2020

Attachments: Minutes

Min 279 April 27, 2020

Attachments: Minutes

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

IRC 253 May 4, 2020

Attachments: Introduction and Referral Calendar

F. APPROVAL OF THE AGENDA

G. PUBLIC COMMENT

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at <u>http://www.seattle.gov/council/committees/public-comment</u>.

Sign-up registration will begin two hours before the 2:00 p.m. meeting start time and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

H. PAYMENT OF BILLS

These are the only Bills which the City Charter allows to be introduced and passed at the same meeting. <u>CB 119786</u> AN ORDINANCE appropriating money to pay certain audited claims for the week of April 20, 2020 through April 24, 2020 and ordering the payment thereof.

I. COMMITTEE REPORTS

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

CITY COUNCIL:

1. <u>CB 119785</u> AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2020 Annual Action Plan to the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; amending Ordinance 126000 which adopted the 2020 Budget, by modifying appropriations to various departments and budget control levels in the 2020 Adopted Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

Attachments: Att 1 – 2020 Annual Action Plan

<u>Supporting</u>

<u>Documents:</u>

<u>Summary and Fiscal Note</u> <u>Central Staff Memo</u> Proposed Substitute - Att 1

Public Hearing

Register online to speak during this Public Hearing at <u>http://www.seattle.gov/council/committees/public-comment.</u>

Sign-up registration will begin two hours before the 2:00 p.m. meeting start time and registration will end at the conclusion of the Public Hearing during the meeting. Speakers must be registered in order to be recognized by the Chair.

If you are unable to participate remotely, please submit written comments to all Councilmembers at <u>Council@seattle.gov</u>.

City Council		Agenda	May 4, 2020
2.	<u>CB 119783</u>	AN ORDINANCE related to the City's response to the 2020 COVID-19 crisis; amending Ordinance 126000, which adop 2020 Budget; accepting funding from non-City sources; cha appropriations to various departments and budget control le from various funds in the Budget; declaring an emergency; a establishing an immediate effective date, all by a 3/4 vote of Council.	nging vels, and and
	<u>Supporting</u> <u>Documents:</u>	Summary and Fiscal Note	
3.	<u>CB 119784</u>	AN ORDINANCE relating to termination of residential rental tenancies; providing a defense to evictions occurring within months after the termination of the Mayor's residential evictimoratorium as amended by Resolution 31938; amending Se 22.206.160 of the Seattle Municipal Code; declaring an emerand establishing an immediate effective date; all by a 3/4 vo City Council.	six on ection ergency;
	Supporting		
	<u>Documents:</u>	Summary and Fiscal Note	
		Central Staff Memo	
		Proposed Amendment 1	
		Proposed Amendment 2 Proposed Amendment 3a	
		Proposed Amendment 3b	
		Proposed Amendment 4	
4.	<u>CB 119780</u>	AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance Administrative Services to negotiate and execute a real prop lease with Epic Life Church, for a site located at 10503 Inter Avenue N; and ratifying and confirming certain prior acts.	and perty

Attachments: Att 1 - FS 31 Interim Site Lease

<u>Supporting</u>

Documents: Summary and Fiscal Note Summary Att 1 - Fire Station 31 Sites Central Staff Memo

City Council		Agenda	May 4, 2020
5.	<u>CB 119782</u>	AN ORDINANCE relating to the financing of fire facilities; creation for depositing proceeds of Limited Tax General Obligate Bonds in 2021; authorizing the loan of funds in the amount of \$8,200,000 from the Construction and Inspections Fund to the Multipurpose LTGO Bond Fund for bridge financing of the F Station 31 Replacement Project; amending Ordinance 1260 which adopted the 2020 Budget, including the 2020-2025 Ca Improvement Program, changing appropriations to various departments and budget control levels, and from various fur Budget; and ratifying and confirming certain prior acts; all by vote of the City Council.	tion of he 2021 ire 00, apital nds in the
	<u>Attachments:</u>	Att A - Fire Station Fire Station 31 Replacement CIP Project Page	
	<u>Supporting</u> Documents:	Summary and Fiscal Note Central Staff Memo	
6.	<u>CB 119781</u>	AN ORDINANCE relating to the Seattle Department of Final Administrative Services; authorizing the acquisition of real p being identified in King County Records as Parcels AA, BB, and DD of City of Seattle Short Subdivision No. 3025019, ar Parcel Y of Seattle Lot Boundary Adjustment No. 3026183; authorizing acceptance and recording of deeds for general municipal purposes including, but not limited to, the construct Fire Station 31; and ratifying and confirming certain prior action	roperty CC, nd ction of

<u>Supporting</u>

 Documents:
 Summary and Fiscal Note

 Summary Att 1 - Fire Station 31 Sites

 Central Staff Memo

J. ADOPTION OF OTHER RESOLUTIONS

- K. OTHER BUSINESS
- L. ADJOURNMENT

6



Legislation Text

File #: Min 278, Version: 1

April 20, 2020

7

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Monday, April 20, 2020

2:00 PM

Remote Meeting. Call listen line at 206-684-8566 or access Seattle Channel online.

City Council

M. Lorena González, President Lisa Herbold, Member Debora Juarez, Member Andrew J. Lewis, Member Tammy J. Morales, Member Teresa Mosqueda, Member Alex Pedersen, Member Kshama Sawant, Member Dan Strauss, Member Chair Info:206-684-8809; Lorena.González@seattle.gov *In-person attendance is currently prohibited per the Washington Governor's Proclamation No. 20-28 until April 23, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.*

A. CALL TO ORDER

The City Council of The City of Seattle met remotely pursuant to Washington State Governor's Proclamation 20-28 and guidance provided by the Attorney General's Office, on April 20, 2020, pursuant to the provisions of the City Charter. The meeting was called to order at 2:04 p.m., with Council President González presiding.

B. ROLL CALL

The following Councilmembers were present and participating by electronically:

Present: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

C. PRESENTATIONS

There were none.

D. APPROVAL OF THE JOURNAL

Min 277 April 13, 2020

Motion was made, duly seconded and carried, to adopt the proposed Minutes by the following vote, and the President signed the Minutes:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

IRC 251 April 20, 2020

Motion was made, duly seconded and carried, to adopt the proposed Introduction and Referral Calendar (IRC) by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

F. APPROVAL OF THE AGENDA

Motion was made, duly seconded and carried, to adopt the proposed Agenda.

G. PUBLIC COMMENT

By unanimous consent, the Council Rules were suspended to extend the Public Comment period for an additional 10 minutes.

Lisa Howard addressed the Council regarding Agenda item 1, Council Bill 119769.

Brady Nordstrom addressed the Council regarding Agenda item 1, Council Bill 119769.

Megan Kruse addressed the Council regarding Agenda item 1, Council Bill 119769.

Alice Lockhart addressed the Council regarding Agenda item 1, Council Bill 119769.

Emily McArthur addressed the Council regarding a non-Agenda item.

Nancy Helm addressed the Council regarding Agenda item 1, Council Bill 119769.

Suzanne Grant addressed the Council regarding Agenda item 1, Council Bill 119769.

Matt Hutchins addressed the Council regarding Agenda item 1, Council Bill 119769.

Michael Winkler-Chin addressed the Council regarding Agenda item 1, Council Bill 119769.

Colleen McAleer addressed the Council regarding Agenda item 1, Council Bill 119769.

Robert Turk addressed the Council regarding Agenda item 1, Council Bill 119769.

Erika Johnson addressed the Council regarding Agenda item 1, Council Bill 119769.

Freya Johnson addressed the Council regarding Agenda item 1, Council Bill 119769.

Eva Metz addressed the Council regarding a non-Agenda item.

Jack McCullough addressed the Council regarding Agenda item 1, Council Bill 119769.

Derek Lum addressed the Council regarding Agenda item 1, Council Bill 119769.

Patience Malaba addressed the Council regarding Agenda item 1, Council Bill 119769.

By unanimous consent, the Council Rules were suspended to extend the Public Comment period to allow the remainder speakers listed below to address the Council.

Ana Bonilla addressed the Council regarding Agenda item 1, Council Bill 119769.

David Moehring addressed the Council regarding Agenda item 1, Council Bill 119769.

Tawni Bates addressed the Council regarding Agenda item 1, Council Bill 119769.

Sara Patton addressed the Council regarding Agenda item 1, Council Bill 119769.

Joe Kunzler addressed the Council regarding a non-Agenda item.

David Garrity addressed the Council regarding Agenda item 1, Council Bill 119769.

David Della addressed the Council regarding Agenda item 1, Council Bill 119769.

Andrew Grant Houston addressed the Council regarding Agenda item 1, Council Bill 119769.

H. PAYMENT OF BILLS

<u>CB 119777</u> AN ORDINANCE appropriating money to pay certain audited claims for the week of April 6, 2020 through April 10, 2020 and ordering the payment thereof.

Motion was made and duly seconded to pass Council Bill 119777.

The Motion carried, the Council Bill (CB) was passed by the following vote, and the President signed the Bill:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

I. COMMITTEE REPORTS

<u>CITY COUNCIL:</u>

1. <u>CB 119769</u> AN ORDINANCE relating to land use review decision and meeting procedures; temporarily modifying and suspending procedures in Titles 23 and 25 of the Seattle Municipal Code and amending Chapters 23.41, 23.49, 23.66, 23.79, 25.12, 25.16, 25.20, 25.21, 25.22, 25.24, and 25.30 of the Seattle Municipal Code, consistent with the Governor's proclamations and the Mayor's proclamation of civil emergency on March 3, 2020; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

ACTION 1:

Motion was made and duly second to pass Council Bill 119769.

ACTION 2:

By unanimous consent, Council Rule III.A.7, relating to amendments presented to the City Council at least two hours before the meeting, was suspended to allow consideration of an amendment to Council Bill 119769.

ACTION 3:

Motion was made by Councilmember Strauss, duly seconded and carried, to amend Council Bill 119769, by substituting version 2 for version 1a.

ACTION 4:

Motion was made by Councilmember Herbold and duly seconded, to amend Council Bill 119769, as shown in Attachment 1 to the Minutes.

The Motion failed by the following vote:

In favor: 4 - Herbold, Lewis, Pedersen, Strauss Opposed: 5 - González, Juarez, Morales, Mosqueda, Sawant

ACTION 5:

Motion was made and duly seconded to pass Council Bill 119769 as amended.

The Motion failed and the Council Bill (CB) was not passed by the following vote:

In Favor: 6 - González, Juarez, Lewis, Mosqueda, Sawant, Strauss

Opposed: 3 - Herbold, Morales, Pedersen

Motion was made by Councilmember Herbold and duly seconded to reconsider passage of Council Bill 119769.

Pursuant to the City Charter, Article IV, Section 10, the Motion was held until the next City Council meeting.

2. <u>CF 314428</u> Full unit lot subdivision of Noren Development, LLC to subdivide one parcel into 21 unit lots at 8559 Mary Avenue NW (Project No. 3020999; Type III).

Motion was made and duly seconded to file Clerk File 314428.

The Motion carried, and the Clerk File (CF) was filed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

3. <u>CB 119776</u> AN ORDINANCE approving and confirming the plat of "Verona-Roy" in portions of the Southwest Quarter of Southwest Quarter of Section 36, Township 26 North, Range 3 East, W.M. in King County, Washington.

Motion was made and duly seconded to pass Council Bill 119776.

The Motion carried, the Council Bill (CB) was passed by the following vote, and the President signed the Bill:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

J. ADOPTION OF OTHER RESOLUTIONS

There were none.

K. OTHER BUSINESS

There was none.

L. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 4:25 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on May 4, 2020.

M. Lorena González, Council President of the City Council

Monica Martinez Simmons, City Clerk

Att 1 - Action 4 of CB 119769

City Council Meeting Minutes of April 20, 2020

Att 1 - Action 4 of CB 119769

Amend Sections 1 and 2 as follows:

Section 1. The City Council finds and declares that:

O. The ordinance also provides an exemption from design review for certain affordable housing projects, if they can file a building permit application in the next six months. The Office of Housing is funding a number of affordable housing projects that will serve populations particularly impacted by the COVID-19 pandemic, including seniors and people at risk of or exiting homelessness, and that are far into the permitting process. These projects are currently subject to administrative design review, which allows certain departures to be granted from provisions of the Land Use Code. Exempting these projects from design review and allowing limited departures to be granted outside of the design review process will shorten the time required for these projects to complete the permitting process, advancing the date by which they can be constructed, and the allowed departures seek to increase the number of affordable units created. Finishing these projects as soon as possible and maximizing the ability of vulnerable populations to access affordable housing is critical to the City's recovery from the COVID-19 pandemic.

[Reletter Section 1]

Section 2. Subsection 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.41.004 Applicability

E. Temporary provisions for affordable housing projects

<u>1. Notwithstanding any contrary provision of Title 23, a project subject to</u> <u>administrative design review according to subsection 23.41.004.A.5 shall be exempt from design</u> <u>review if the applicant files a complete building permit application while this ordinance is in</u> <u>effect, except that the applicant may elect to have the project be subject to design review</u> <u>notwithstanding the preceding exemption.</u>

2. Requests for departures. If a project is exempt from design review according to subsection 23.41.004.E.1, the Director may consider requests for departures from the following development standards in Title 23:

a. Requirements for bike rooms and the quantity of bike parking;

b. Requirements for the size of parking spaces;

c. Requirements for overhead weather protection;

d. Requirements for façade openings, articulation, and modulation and art on the facades of buildings but not including limitations on structure width;

e. Requirements for the size and design of common recreational areas, amenity areas, community rooms, and similar indoor amenities but not including any required outdoor open space;

f. Requirements related to residential uses, transparency, blank facades, and floor to floor height at street level, except as otherwise limited in subsection 23.41.012.B; and

g. Other similar standards as determined by the Director, not including those listed in subsection 23.41.012.B, that pertain to the interior of the building and do not affect the size of the building envelope.

3. Departures decision. Requests for departures according to subsection 23.41.004.E.2 shall be evaluated by the Director, in consultation with the Office of Housing, in light of the particular population designed to be served by the project, and may be granted by the Director as a Type I decision if the departure would not impact the overall height, bulk, and scale of the proposed building and would result in additional housing units meeting the standards of subsection 23.41.004.A.5 being constructed.



Legislation Text

File #: Min 279, Version: 1

April 27, 2020

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Monday, April 27, 2020

2:00 PM

Remote Meeting. Call listen line at 206-684-8566 or access Seattle Channel online.

City Council

M. Lorena González, President Lisa Herbold, Member Debora Juarez, Member Andrew J. Lewis, Member Tammy J. Morales, Member Teresa Mosqueda, Member Alex Pedersen, Member Kshama Sawant, Member Dan Strauss, Member Chair Info:206-684-8809; Lorena.González@seattle.gov *In-person attendance is currently prohibited per the Washington Governor's Proclamation No. 20-28.1 until May 4, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.*

A. CALL TO ORDER

The City Council of The City of Seattle met remotely pursuant to Washington State Governor's Proclamation 20-28.1 and guidance provided by the Attorney General's Office, on April 27, 2020, pursuant to the provisions of the City Charter. The meeting was called to order at 2:05 p.m., with Council President González presiding.

B. ROLL CALL

The following Councilmembers were present and participating by electronically:

Present: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

C. PRESENTATIONS

Councilmember Herbold presented a Proclamation recognizing April 2020 as Sexual Assault Awareness Month. By unanimous consent, the Council Rules were suspended to allow Councilmember Herbold to present the Proclamation, and to allow Idabelle Fosser, Seattle Women's Commission, Alicia Glenwell, Coalition Ending Gender-Based Violence, and Kalayo Pestano, API Chaya, to address the Council.

D. APPROVAL OF THE JOURNAL

There were no Minutes presented for approval.

E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR

IRC 252 April 27, 2020

ACTION 1:

Motion was made and duly seconded to adopt the proposed Introduction and Referral Calendar.

ACTION 2:

Motion was made by Councilmember González, duly seconded and carried, to amend the proposed Introduction and Referral Calendar by introducing Resolution 31945, and by referring it to the City Council for consideration at today's City Council meeting.

Resolution 31945, A RESOLUTION ratifying and confirming the April 24, 2020, emergency order relating to capping restaurant delivery and pick-up commission fees.

ACTION 3:

Motion was made and duly seconded to adopt the proposed Introduction and Referral Calendar as amended.

The Motion carried, and the Introduction & Referral Calendar (IRC) was adopted as amended by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

F. APPROVAL OF THE AGENDA

Motion was made, duly seconded and carried, to adopt the proposed Agenda.

G. PUBLIC COMMENT

Ryan DiRaimo addressed the Council regarding Agenda item 1, Council Bill 119769.

Jessa Timmer addressed the Council regarding Agenda item 1, Council Bill 119769.

Cory Crocker addressed the Council regarding Introduction and Referral Calendar item 12, Council Bill 119779.

Derek Lum addressed the Council regarding Agenda item 1, Council Bill 119769.

Megan Kruse addressed the Council regarding Agenda item 1, Council Bill 119769.

Justin Allegro addressed the Council regarding Agenda item 1, Council Bill 119769.

Rick McLaughlin addressed the Council regarding Agenda item 1, Council Bill 119769.

Suzanne addressed the Council regarding Agenda item 1, Council Bill 119769.

Marty Kooistra addressed the Council regarding Agenda item 1, Council Bill 119769.

June BlueSpruce addressed the Council regarding Agenda item 1, Council Bill 119769.

Christine Vaughan addressed the Council regarding Agenda item 1, Council Bill 119769.

Bradley Khouri addressed the Council regarding Agenda item 1, Council Bill 119769.

By unanimous consent, the Council Rules were suspended to extend the Public Comment period for an additional 20 minutes.

Colleen McAleer addressed the Council regarding Agenda item 1, Council Bill 119769.

Betty Lau addressed the Council regarding Agenda item 1, Council Bill

119769.

Andrew Grant Houston addressed the Council regarding Agenda item 1, Council Bill 119769.

Ana Bonilla addressed the Council regarding Agenda item 1, Council Bill 119769.

Martin Westerman addressed the Council regarding Agenda item 1, Council Bill 119769.

Mary Schlater addressed the Council regarding Agenda item 1, Council Bill 119769.

Naomi See addressed the Council regarding Agenda item 1, Council Bill 119769.

Brandon Pettit addressed the Council regarding Agenda item 14, Resolution 31945.

Ruth Danner addressed the Council regarding Agenda item 1, Council Bill 119769.

H. PAYMENT OF BILLS

<u>CB 119778</u> AN ORDINANCE appropriating money to pay certain audited claims for the week of April 13, 2020 through April 17, 2020 and ordering the payment thereof.

Motion was made and duly seconded to pass Council Bill 119778.

The Motion carried, the Council Bill (CB) was passed by the following vote, and the President signed the Bill:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

I. COMMITTEE REPORTS

CITY COUNCIL:

1. <u>CB 119769</u> AN ORDINANCE relating to land use review decision and meeting procedures; temporarily modifying and suspending procedures in Titles 23 and 25 of the Seattle Municipal Code and amending Chapters 23.41, 23.49, 23.66, 23.79, 25.12, 25.16, 25.20, 25.21, 25.22, 25.24, and 25.30 of the Seattle Municipal Code, consistent with the Governor's proclamations and the Mayor's proclamation of civil emergency on March 3, 2020; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

ACTION 1:

The Motion to reconsider passage of Council Bill 119769 was called up.

The Motion to reconsider passage of Council Bill 119769 was adopted by the following vote:

In Favor: 7 - González, Juarez, Lewis, Morales, Mosqueda, Sawant Strauss Opposed: 2 - Herbold, Pedersen

ACTION 2:

Motion was made by Councilmember Morales, duly seconded and carried, to amend Council Bill 119769, as shown in Attachment 1 to the Minutes.

ACTION 3:

Motion was made by Councilmember Lewis and duly seconded, to amend Council Bill 119769, Section 2, by amending Seattle Municipal Code Section 23.41.004, as shown in Attachment 2 to the Minutes.

The Motion failed by the following vote:

In Favor: 3 - Herbold, Lewis, Pedersen Opposed: 6 - González, Juarez, Morales, Mosqueda, Sawant, Strauss

ACTION 4:

Motion was made and duly seconded to pass Council Bill 119769 as amended.

The Motion carried, the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

- In Favor: 7 González, Juarez, Lewis, Morales, Mosqueda, Sawant, Strauss
- **Opposed:** 2 Herbold, Pedersen

2. <u>Appt 01575</u> Appointment of Scott Haskins as member, City Light Review Panel, for a term to April 11, 2023.

Motion was made and duly seconded to confirm Appointment 01575.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

3. <u>Appt 01577</u> Appointment of Estela Ortega as member, Working Group for Performance Auditing.

Motion was made and duly seconded to confirm Appointment 01577.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

4. <u>Appt 01578</u> Appointment of Cheryle A. Broom as member, the Working Group for Performance Auditing.

Motion was made and duly seconded to confirm Appointment 01578.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

5. <u>Appt 01579</u> Appointment of LaVonne Griffin-Valade as member, Working Group for Performance Auditing.

Motion was made and duly seconded to confirm Appointment 01579

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

6. <u>Appt 01580</u> Appointment of Shaun Van Eyk as member, Working Group for Performance Auditing.

Motion was made and duly seconded to confirm Appointment 01580.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

7. <u>Appt 01581</u> Appointment of Justin Marlowe as member, Working Group for Performance Auditing.

Motion was made and duly seconded to confirm Appointment 01581.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

8. <u>Appt 01582</u> Appointment of Bob Thomas as member, Working Group for Performance Auditing.

Motion was made and duly seconded to confirm Appointment 01582.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

9. <u>Appt 01583</u> Appointment of Andrew J. Lewis as Chair, Working Group for Performance Auditing.

Motion was made and duly seconded to confirm Appointment 01583.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

10. <u>Appt 01568</u> Appointment of Rebecca Finkel as member, Sweetened Beverage Tax Community Advisory Board, for a term to August 31, 2023.

Motion was made and duly seconded to confirm Appointment 01568.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

11. <u>Appt 01558</u> Appointment of Barbara Baquero as member, Sweetened Beverage Tax Community Advisory Board, for a term to August 31, 2023.

Motion was made and duly seconded to confirm Appointment 01558.

The Motion carried, and the Appointment (Appt) was confirmed by the following vote:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

J. ADOPTION OF OTHER RESOLUTIONS

12. <u>Res 31943</u> A RESOLUTION to initiate a University District Business Improvement Area.

Motion was made and duly seconded to adopt Resolution 31943.

The Motion carried, the Resolution (Res) was adopted by the following vote, and the President signed the Resolution:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

13. <u>Res 31944</u> A RESOLUTION of intention to establish a University District Parking and Business Improvement Area and fix a date and place for a hearing thereon.

Motion was made and duly seconded to adopt Resolution 31944.

The Motion carried, the Resolution (Res) was adopted by the following vote, and the President signed the Resolution:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

14. <u>Res 31945</u> A RESOLUTION modifying the April 24, 2020, emergency order relating to capping restaurant delivery and pick-up commission fees.

ACTION 1:

Motion was made and duly seconded to adopt Resolution 31945.

ACTION 2:

By unanimous consent, Council Rule III.A.7, relating to amendments presented to the City Council at least two hours before the meeting, was suspended to allow consideration of an amendment to Resolution 31945.

ACTION 3:

Motion was made by Councilmember Morales, duly seconded and carried, to amend Resolution 31945, by substituting version 2 for version 1b, which includes a new Exhibit B.

ACTION 4:

Motion was made and duly seconded to adopt Resolution 31945 as amended.

The Motion carried, the Resolution (Res) was adopted as amended by the following vote, and the President signed the Resolution:

In Favor: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

K. OTHER BUSINESS

There was none.

L. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 4:36 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on May 4, 2020.

M. Lorena González, Council President of the City Council

Monica Martinez Simmons, City Clerk

Att 1 - Action 2 of Council Bill 119769 Att 2 - Action 3 of Council Bill 119769

Att 1 - Action 2 of CB 119769

Amend Sections 9, 27, 28, 29, 30, 36, 5 and 6, as follows:

* * *

Section 9. Section 23.66.030 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.66.030 Certificates of approval-Application, review and appeals

* * *

D. Review

1. Review when no special review board is established

a. When there is no special review board, the Department of

Neighborhoods Director shall, within 30 days of a determination that an application for a certificate of approval is complete, determine whether the proposed action is consistent with the use and development standards for the district and shall, within 15 additional days, issue, issue with conditions, or deny the requested certificate of approval.

b. A copy of the Department of Neighborhoods Director's decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the Director's decision also shall be provided to any person who, prior to the rendering of the decision, made a written request to receive notice of the decision or submitted written substantive comments on the application.

2. Review when special review board is established

a. When a special review board has been established, the board shall hold a public meeting to receive comments on certificate of approval applications.

b. Notice of the board's public meeting shall be posted in two prominent locations in the district at least three days prior to the meeting.

c. The board, after reviewing the application and considering the information received at the public meeting, shall make a written recommendation to the Department of Neighborhoods Director to grant, grant with conditions, or deny the certificate of approval application based upon the consistency of the proposed action with the requirements of this Chapter 23.66, the district use and development standards, and the purposes for creating the district. The board shall make its recommendation within 30 days of the receipt of a completed application by the board staff, except that the applicant may waive the deadlines in writing for the special review board to make a recommendation or the Director of the Department of Neighborhoods to make a decision, if the applicant also waives any deadlines on the review or issuance of related permits that are under review by the Seattle Department of Construction and Inspections.

d. The Department of Neighborhoods Director shall, within 15 days of receiving the board's recommendation, issue or deny a certificate of approval or issue an approval with conditions.

e. A copy of the decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the decision shall be provided to any person who, prior to the rendering of the decision, made a written request for notice of the decision, or submitted substantive written comments on the application.

3. <u>Notwithstanding any contrary provision of Section 23.66.020 or Title 23, while this</u> ordinance is in effect, applications for certificates of approval, in the Pioneer Square Preservation <u>District</u>, whether pending or filed during the foregoing period, for the following items shall be <u>subject to the process in subsection 23.66.030.D.1 rather than the process in subsection</u> <u>23.66.030.D.2:</u>

a. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels, weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, or telecommunication elements necessary for the normal operation of the site, building, or structure.

b. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, and security system equipment.

c. Installation, removal, or alteration of exterior or interior signage.

d. Installation, removal, or alteration of awnings or canopies.

e. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

<u>f. Alteration to interior or exterior paint colors and other finishes when painting a</u> previously painted or otherwise finished material.

g. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings. h. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

i. Right-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

j. Installation of improvements for accessibility compliance.

Installation, removal, or alteration of fire and life safety equipment.

k. Installation, removal, or alteration of fire and life safety equipment.

1. Emergency repairs that are not already considered in-kind repair, if the

proposed replacement material used for the repair is compatible with the historic building fabric.

<u>m. Change of use, establishment of a new use, or expansion of use, if use is a</u> preferred use per Chapter 23.66 or applicable district rules.

n. The alteration of existing doors and windows, including changing a door to a window or a window to a door, as long as the proposed alterations are sympathetic to and do not destroy historic building materials.

o. Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials.

p. In the Pioneer Square Special Review District, installation of a penthouse, where the penthouse complies with the applicable Secretary of Interior Standard for Rehabilitation and National Parks Service Preservation Brief 14.

<u>4.</u> A decision denying a certificate of approval shall state the specific reasons for the denial and explain why the proposed changes are inconsistent with the requirements of this Subchapter I and adopted use and development standards for the district. Section 27. All public meetings of the Landmarks Preservation Board provided for in Sections 25.12.380, 25.12.390, 25.12.420, 25.12.500, 25.12.520, and 25.12.720 of the Seattle Municipal Code are suspended until the earlier of (a) 60 days after the effective date of this ordinance; (b) the date the Department places in operation a system, consistent with applicable statutory requirements, for holding meetings of the Landmarks Preservation Board, Landmark District Boards, Special Review District Boards and Historical Commissions that do not involve in-person contact but that do provide access to all interested parties in languages commonly spoken in the area; or (c) the date when the Landmarks Preservation Board resumes meetings involving in-person contact consistent with applicable statutory and public health requirements.

* * *

Section 28. All public meetings provided for in Sections and subsections 23.66.030.D.2, 23.69.032, 23.76.015, 23.78.010, 23.79.008, 25.16.100, 25.20.090.A, 25.21.110.A, 25.22.110.A, 25.24.070.A, and 25.30.090.A of the Seattle Municipal Code are suspended until the earlier of (a) 60 days after the effective date of this ordinance; (b) the date the City places in operation a system, consistent with applicable statutory requirements, for holding meetings of the Landmarks Preservation Board, Landmark District Boards, Special Review District Boards Pioneer Square Preservation Board, Historical Commissions, and other review bodiesDevelopment Standard Advisory Committees without in-person contact but that do provide access to all interested parties in languages commonly spoken in the area; or (c) the date when the meetings can resume with in-person contact consistent with applicable statutory and public health requirements.

Section 29. The time periods provided for in Sections and subsections 23.66.030.D.2, 23.79.008.D, 25.12.730, 25.16.100.A, 25.20.090.A, 25.20.100.A, 25.21.110.A, 25.21.120, 25.22.110.A, 25.22.120, 25.24.070.A, 25.30.090.A, and 25.30.100 of the Seattle Municipal

Code, to the extent those periods are linked to public meetings suspended according to sections 25 and 26 of this ordinance or to actions that depend on the occurrence of such public meetings, are suspended and tolled for the period of time during which those meetings are suspended according to sections $\frac{25-27}{20}$ and $\frac{26-28}{20}$ of this ordinance.

Section 30. The requirements of Sections and subsections 25.12.770, 25.12.850.B, and 25.30.070 of the Seattle Municipal Code wherein approval is deemed to be granted or work may proceed if a decision is not issued in a given time, or a proceeding terminates upon the failure of an event to occur, are suspended for the period of time during which any meeting relevant to the matter in question is suspended according to sections 25 and 26 of this ordinance and any time limit leading to automatic approval or termination under those provisions is tolled for the period of time during which such a meeting is suspended according to sections 25-27 and 26-28 of this ordinance.

* * *

Section 36. When meetings of the International Special Review District Board, Landmarks Preservation Board and other Historic, Landmarks, and Special Review District Boards and Commissions resume, the Council requests that those boards and commissions <u>apply</u> <u>an equity lens and prioritize projects with without strong community support opposition in</u> scheduling their agendas, to the extent possible taking into account existing rules and <u>regulations</u>.

* * *

Section 5. Subsection 23.41.016.B of the Seattle Municipal Code, which section was last amended by Ordinance 125429, is amended as follows:

23.41.016 Administrative design review process

* * *

B. Community outreach

1. Applicants shall prepare a community outreach. The outreach plan shall include, at minimum, the following outreach methods: printed, electronic or digital, and inperson; except that, while this ordinance is in effect, a high impact electronic or digital outreach method from Seattle Department of Construction and Inspections Director's Rule 4-2018, or its successor rule, that is not already being used to meet the electronic or digital outreach requirement, shall satisfy the requirement for in-person outreach methods regardless of the contents of an outreach plan, and a project may proceed to the early design guidance process be scheduled for an early design guidance meeting, to the extent such a meeting may be held according to subsection 23.41.004.D, notwithstanding a lack of in-person outreach.

* * *

Section 6. Subsection 23.41.018.B of the Seattle Municipal Code, which section was last amended by Ordinance 125429, is amended as follows:

23.41.018 Streamlined administrative design review (SDR) process

* * *

B. Community outreach

1. Applicants shall prepare a community outreach. The outreach plan shall include, at minimum, the following outreach methods: printed, electronic or digital, and inperson: except that, while this ordinance is in effect, a high impact electronic or digital outreach method from Seattle Department of Construction and Inspections Director's Rule 4-2018, or its successor rule, that is not already being used to meet the electronic or digital outreach requirement, shall satisfy the requirement for in-person outreach methods regardless of the contents of an outreach plan, and a project may proceed to the early design guidance process be scheduled for an early design guidance meeting, to the extent such a meeting may be held according to subsection 23.41.004.D, notwithstanding a lack of in-person outreach.

Att 2 - Action 3 of CB 119769

Amend Section 2, as follows:

Section 2. Subsection 23.41.004 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.41.004 Applicability

A. Design review required

1. Subject to the exemptions in subsection 23.41.004.B, design review is required in the following areas or zones when development is proposed that exceeds a threshold in Table A or Table B for 23.41.004:

- a. Multifamily;
- b. Commercial;
- c. Seattle Mixed;
- d. Downtown; and
- e. Stadium Transition Area Overlay District as shown in Map A for

23.74.004, when the width of the lot exceeds 120 feet on any street frontage.

2. Subject to the exemptions in subsection 23.41.004.B, design review is required in the following areas or zones when commercial or institution development is proposed that exceeds a threshold in Table A or Table B for 23.41.004:

- a. Industrial Buffer; and
- b. Industrial Commercial.

This amendment would exclude projects in the Living Building Pilot from the option to elect administrative design review, if the project has (1) completed early design guidance under a design review board and (2) filed a Master Use Permit application. Changes are shown in <u>track changes</u>.

3. The gross floor area of the following uses is not included in the total gross floor

area of a development for purposes of determining if a threshold is exceeded:

a. Religious facilities;

b. Elementary and secondary schools;

c. Uses associated with a Major Institution Master Plan (MIMP); or

d. Development of a major institution use within a Major Institution

Overlay (MIO) district.

4. Any development proposal participating in the Living Building Pilot Program according to Section 23.40.060, regardless of size or site characteristics, is subject to full design review according to Section 23.41.014.

5. Any development proposal, regardless of size or site characteristics, is subject to the administrative design review process according to Section 23.41.016 if it receives public funding or an allocation of federal low-income housing tax credits, and is subject to a regulatory agreement, covenant or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, U.S. Department of Housing and Urban Development, or other similar entity as approved by the Director of Housing, which restricts at least 40 percent of the units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged, for a minimum period of 40 years.

6. Any development proposal that is located in a Master Planned Community zone and that includes a request for departures, regardless of size or site characteristics, is subject

This amendment would exclude projects in the Living Building Pilot from the option to elect administrative design review, if the project has (1) completed early design guidance under a design review board and (2) filed a Master Use Permit application. Changes are shown in <u>track changes</u>.

to full design review according to Section 23.41.014. If a development proposal in a Master

Planned Community zone does not include a request for departures, the applicable design review

procedures are in Section 23.41.020.

7. Subject to the exemptions in subsection 23.41.004.B, design review is required for additions to existing structures when the size of the proposed addition or expansion exceeds a threshold in Table A or Table B for 23.41.004. Administrative design review, as described in Section 23.41.016, is required for certain other additions to existing structures according to rules promulgated by the Director.

* * *

C. Optional design review

1. Design review. Development proposals that are not subject to design review may elect to be reviewed pursuant to the full, administrative, or streamlined design review process if:

a. The development proposal is in any zone or area identified in subsection 23.41.004.A.1 or 23.41.004.A.2 or in the Stadium Transition Area Overlay District, except development that is within a Master Planned Community zone is not eligible for optional design review; and

b. The development proposal does not include the uses listed in subsection 23.41.004.A.3.

2. Administrative design review. According to the applicable process described in Section 23.41.016, administrative design review is optional for a development proposal that is

This amendment would exclude projects in the Living Building Pilot from the option to elect administrative design review, if the project has (1) completed early design guidance under a design review board and (2) filed a Master Use Permit application. Changes are shown in <u>track changes</u>.

not otherwise subject to this Chapter 23.41 and is on a site that contains an exceptional tree, as

defined in Section 25.11.020, when the ability to depart from development standards may result

in protection of the tree as provided in Sections 25.11.070 and 25.11.080.

D. Temporary provisions for shifting projects to administrative design review

1. The provisions of this subsection 23.41.004.D apply notwithstanding any

contrary provision of this Title 23.

2. The provisions of this subsection 23.41.004.D apply from the effective date of this ordinance until the earlier of: (a) 180 days after the effective date of this ordinance; (b) the date when the Department places in operation a system, consistent with applicable statutory requirements, for holding meetings of the Design Review Board that do not involve in-person contact; or (c) the date when the Design Review Board resumes meetings involving in-person contact consistent with applicable statutory and public health requirements.

3. While the provisions of this subsection 23.41.004.D apply according to subsection 23.41.004.D.2,

a. Except for projects subject to the full design review process according to subsection 23.41.004.A.4 that have (i) completed early design guidance and (ii) applied for a Master Use Permit, All projects that are subject to the full design review process according to Section 23.41.014 shall, if the applicant elects, be processed through the administrative design review process according to Section 23.41.016 if (i) a Design Review Board meeting for the project has been cancelled due to the need to avoid in-person contact, or (ii) the project is otherwise ready to be scheduled for a Design Review Board meeting but such a meeting cannot

This amendment would exclude projects in the Living Building Pilot from the option to elect administrative design review, if the project has (1) completed early design guidance under a design review board and (2) filed a Master Use Permit application. Changes are shown in <u>track changes</u>.

be scheduled due to the need to avoid in-person contact and the lack of an operational system for

holding meetings of the Design Review Board that do not involve in-person contact.

b. If an applicant makes the election described in subsection

i. The project has completed early design guidance under

23.41.004.D.3.a, all early design guidance and recommendation processes, to the extent not completed under administrative design review, shall be shifted back to the full design review process at the time set forth in subsection 23.41.004.D.2, except that an applicant may elect to have its project continue in administrative design review through the entire period this ordinance is effective, notwithstanding that the Design Review Board has started holding meetings as described in subsections 23.41.004.D.2.b or 23.41.004.D.2.c, if:

administrative design review prior to the Design Review Board starting to hold meetings as described in subsections 23.41.004.D.2.b or 23.41.004.D.2.c, or

<u>ii. The Director determines that a return to full design review would preclude review</u> from being completed in the time required by Section 23.76.005.

<u>c. An applicant may make the election described in subsection</u> 23.41.004.D.3.a notwithstanding that this subsection 23.41.004.D became effective after the applicant's application vested according to Section 23.76.026.



Legislation Text

File #: IRC 253, Version: 1

May 4, 2020



Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Re	cord No.	Title	Committee Referral		
	By: Mosqueda				
1.	<u>CB 119786</u>	AN ORDINANCE appropriating money to pay certain audited claims for the week of April 20, 2020 through April 24, 2020 and ordering the payment thereof.	City Council		
	By: Morales				
2.	<u>CB 119787</u>	AN ORDINANCE relating to the use of eviction records; regulating the use of eviction history in residential housing; prohibiting landlords from considering evictions related to COVID-19 during and after the civil emergency; amending the title of Chapter 14.09 and Sections 14.09.005, 14.09.010, 14.09.020, and 14.09.030 of, and adding a new Section 14.09.026 to, the Seattle Municipal Code; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.	City Council		
	By: González				
3.	<u>CB 119788</u>	AN ORDINANCE relating to residential rental agreements; allowing residential tenants to pay rent in installments when the tenant is unable to timely pay rent; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.	City Council		
	By: Pedersen				
4.	<u>Appt 01576</u>	Appointment of Jennifer E. Lee as member, Community Surveillance Working Group, for a term to December 31, 2021.	City Council		
	By: No Sponsor Required				
5.	<u>CF 314449</u>	Full unit lot subdivision of Isola Real Estate V, LLC, to subdivide one development site into 34 unit lots at 7118	City Council		

Beacon Avenue S. (Project No. 3030861; Type III).



Legislation Text

File #: CB 119786, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL

AN ORDINANCE appropriating money to pay certain audited claims for the week of April 20, 2020 through April 24, 2020 and ordering the payment thereof.
 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Payment of the sum of \$23,252,634.60 on PeopleSoft 9.2 mechanical warrants numbered

4100333234- 4100335394 plus manual or cancellation issues for claims, E-Payables of \$55,401.83 on

PeopleSoft 9.2 9100006132- 9100006189 and Electronic Financial Transactions (EFT) in the amount of

\$31,278,067.97 are presented for ratification by the City Council per RCW 42.24.180.

Section 2. Any act consistent with the authority of this ordinance taken prior to its effective date is

hereby ratified and confirmed.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if

not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by

Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 4th day of May 2020 and signed by me in open session in authentication of its passage this 4th day of May 2020.

President _____ of the City Council

Approved by me this	day	of	, 2020.
		Jenny A. Durkan, Mayor	
Filed by me this	day of		_, 2020.
		Monica Martinez Simmor	ns, City Clerk

(Seal)



Legislation Text

File #: CB 119785, Version: 1

CITY OF SEATTLE

ORDINANCE

COUNCIL BILL

AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2020 Annual Action Plan to the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; amending Ordinance 126000 which adopted the 2020 Budget, by modifying appropriations to various departments and budget control levels in the 2020 Adopted Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

WHEREAS, the United States Department of Housing and Urban Development (HUD) has required each local

jurisdiction seeking certain federal assistance to provide an annual action plan for its current

Consolidated Plan for Housing and Community Development, which guides the allocation of funds

from the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships

(HOME) Program, Emergency Solutions Grant (ESG) Program, and Housing Opportunities for Persons

with AIDS (HOPWA) Program; and

WHEREAS, Ordinance 125647 adopted the City's 2018 - 2022 Consolidated Plan for Housing and Community

Development ("the Consolidated Plan"); and

WHEREAS, the Mayor has proposed a 2020 Annual Action Plan (AAP) to the Consolidated Plan; and

WHEREAS, a draft version of the AAP was released for public view and comment in December 2019; and a

second public hearing is anticipated in a late April 2020 Council session; and

WHEREAS, the AAP was developed with input from a number of publicly vetted needs assessments and policy

documents, and the AAP was available for public review and comment for 30 days prior to the passage of this ordinance; and

WHEREAS, an additional five-day comment period was provided regarding the funding changes proposed for the City's COVID-19 response efforts in accordance with HUD's March 31, 2020 Guidance Memo titled *Availability of Waivers of Community Planning and Development (CPD) Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID-19 and Mitigate Economic Impacts Caused by COVID-19*; and

WHEREAS, Ordinance 126000 adopted the City's 2020 Annual Budget based upon assumptions developed in 2019 about CDBG, HOME, ESG, and HOPWA grant amounts from HUD; and

WHEREAS, the actual 2020 grant amounts from HUD differ from those assumptions;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares that:

A. Governor's Proclamation 20-28 prohibits all action of agencies, as defined in RCW 42.30.020, unless the action is 1) necessary and routine; or 2) necessary in response to the COVID-19 public health emergency.

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

C. This legislation adopting the Annual Action Plan is a routine part of implementing the City's intent to fund specific projects in 2020 using federal grant allocations and the Plan serves as the application to HUD for these purposes.

D. Up to \$2,810,400 of proposed 2020 Annual Plan funding is targeted for small business stabilization grants of up to \$10,000 each as necessary to mitigate the impact of the COVID-19 virus outbreak on low- and moderate-income businessowners.

Section 2. The Seattle City Council adopts the 2020 Annual Action Plan to the 2018 - 2022 Consolidated Plan for Housing and Community Development (AAP), attached to this ordinance as Attachment 1.

Section 3. The Mayor and the Director of Human Services (Director) or their designees are authorized: to submit the adopted AAP, together with any necessary supplementary material, to the United States Department of Housing and Urban Development (HUD) as the application by the City for financial assistance under certain HUD programs; to represent the City in seeking HUD approval of the AAP; to make and submit to HUD such modifications to the AAP as HUD may require, provided that no substantial policy changes are involved; and to sign and deliver on behalf of the City such assurances and certifications as may be necessary to obtain HUD approval. The Director or Director's designee is further authorized to make such technical and conforming changes to the AAP as may be deemed reasonably necessary, and to amend the AAP, if necessary or appropriate under federal regulations, to reflect funding of specific activities, final appropriations in any Adopted Budget or amendments to an Adopted Budget, or changes in activities that are consistent with the policies and priorities established in the City's 2019 - 2022 Consolidated Plan for Housing and Community Development (Consolidated Plan). Any substantial amendment as defined by the Citizen Participation Plan of the Consolidated Plan shall require approval by the Council by ordinance or resolution.

Section 4. The allocations set forth in the AAP do not constitute appropriations and are not final decisions to undertake any project or to award any subgrant or contract. The authority of the respective City departments and offices to implement the activities set forth in the AAP is subject to sufficient appropriations in the City of Seattle 2020 Budget, as amended by this ordinance or in any separate ordinance. Implementation of any specific project or program is also subject to a final determination by the appropriate office or department after completion of any necessary review under environmental and related laws. No part of the AAP is intended to confer any legal rights or entitlements on any persons, groups, or entities.

Section 5. The Mayor or the Mayor's designee is authorized to execute, deliver, and perform for and on

behalf of The City of Seattle such agreements as are reasonably necessary to accept financial assistance from HUD for the following grant programs up to the maximum amounts listed below:

Community Development Block Grant (CDBG) \$9,588,335

HOME Investment Partnership (HOME)\$3,390,613

Housing Opportunities for Persons with AIDS (HOPWA) \$2,929,601

Emergency Solutions Grant (ESG) \$820,644

CDBG funds, when received, shall be deposited into the Human Services Fund (16200), Low-Income

Housing Fund (16400), Office of Housing Fund (16600), General Fund (00100), and Park and Recreation Fund

(10200). HOME funds, when received, shall be deposited into the Low-Income Housing Fund (16400).

HOPWA and ESG funds, when received, shall be deposited into the Human Services Fund (16200). The Mayor

or the Mayor's designee is further authorized to execute and deliver such other documents relating to the

agreements as may be required.

Section 6. Appropriations for the following items in the 2020 Adopted Budget are increased for the funds and Budget Control Levels shown, as follows:

Item	Fund Name and Number	Department	Budget Control Level	Amount
5.1	16200 Human Services Fund	Human Services Department	BO-HS-H1000 Supporting Affordability and Livability	\$29,679
5.2	16200 Human Services Fund	Human Services Department	BO-HS-H3000 Addressing Homelessness	\$500,270
5.3	16600 - Office of Housing Fund	Executive (Office of Housing)	BO-HU-2000 Homeownership & Sustainability	\$233,408
5.4	16400 - Low income Housing Fund	Executive (Office of Housing)	BO-HU-3000 Multifamily Housing	\$1,602,071
5.5	10200 - Park And Recreation Fund	Seattle Parks and Recreation	BC-PR-40000 Fix It First	\$70,441

Section 7. Appropriations for the following items in the 2020 Adopted Budget are decreased for the funds and Budget Control Levels shown, as follows:

Fund Name and Number	Department	Budget Control Level	Amount
16600 - Office of Housing Fund	, i i i i i i i i i i i i i i i i i i i	BO-HU-1000 Leadership and Administration	\$9,917

Section 8. Unspent funds appropriated in this ordinance shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance. In accordance with RCW 35.32A.060, the foregoing appropriations are made to meet actual necessary expenditures of the City for which insufficient appropriations have been made due to causes which could not reasonably have been foreseen at the time of the making of the 2020 Budget.

Section 9. Execution of the agreements authorized in Section 5 of this ordinance, and other acts pursuant to the authority and prior to the effective date of this ordinance, are ratified and confirmed.

Section 10. This ordinance	shall take effect and be in f	orce 30 days after its approval by the Mayor, but
		er presentation, it shall take effect as provided by
Seattle Municipal Code Section 1.0	4.020.	
Passed by a 3/4 vote of all t	he members of the City Co	uncil the day of
,20	20, and signed by me in op	en session in authentication of its passage this
day of	, 2020.	
	President	of the City Council
Approved by me this	day of	, 2020.
	Jenny A. Durkan	, Mayor
Filed by me this	day of	, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments: Attachment 1 - City of Seattle 2020 Annual Action Plan for Federal Grants

City of Seattle

2020 Annual Action Plan for Federal Grants

Executive Summary

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

1. Introduction

This 2020 Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development as the application for origin year 2020 funds from the Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS programs. This is submitted in compliance with regulations found at 24 CFR 91. The Annual Action Plan encapsulates the third year of the 2018-2022 Consolidated Plan for Housing and Community Development. Funding priorities will continue to be used to support emergency shelter and services for homeless persons, to provide for affordable housing, small business and microenterprise financial assistance and business district planning, job training and readiness services, and for park upgrades and ADA improvements. For program year 2020, a total of approximately \$21.9 million is governed by this annual plan.

Three changes will impact 2020 programs: the update of the Housing Levy Administration and Financial Plan and Policies and the transition to the new King County Regional Homelessness Authority during 2020-2021 and changes in the approach to Economic Development funding:

Housing Policy: Seattle's Office of Housing updated the Housing Levy Administration and Financial Plan and Housing Funding Policies in 2019, for program years 2019-2020. This biennial update applies to the taxpayer-approved Housing Levy passed in 2016, which includes \$290 million for affordable housing over a span of 7 years. As part of the 2019-2020 update, the Office of Housing standardized affirmative marketing requirements for City-funded affordable housing developments. The update also created policy around the use of community preference in City-funded affordable housing developments in areas at high risk of displacement. The City is developing a community preference guideline in consultation with several department including the Office for Civil Rights and stakeholders. Several nonprofit housing developers have expressed interest in implementing community preference outreach in their upcoming projects.

Homeless Services Consolidation with King County: The City of Seattle's 2019 investments in homelessness response project increases in the numbers of households served, as well as increases in the rates of permanent housing exits, notably among key focus populations (Black/African American and American Indian/Alaska Native households). In 2020, the City will continue to build on this impact, aligning its work with King County and All Home (our region's Continuum of Care) to create a new King

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County Regional Homelessness Authority. This new governing body will provide a strategic, unified regional response to homelessness.

Economic Development Policy: Since 2010, job growth in the city of Seattle has outpaced national averages, growing by over 20%. Seattle's median income has soared, but that increase is not shared across racial groups, with whites continuing to significantly outpace other racial groups. As well, Seattle was the 2nd fastest growing large city between 2010 and 2017, growing by almost 20%. The City's growth challenges our small business community, particularly members from low-income neighborhoods, who voiced a significant need for support to maintain their businesses in the face of gentrification. OED piloted in 2019 two new programs, a Business Stabilization Fund and a Tenant Improvement Fund to develop tools responsive to the current reality.

COVID-19 response: As Seattle is increasingly affected by the spread of the COVID19 virus, businesses are struggling with loss of customers, particularly small and minority-owned businesses. As part of a suite of resources available to combat the economic impacts of this virus, accessible loans will be made available to ensure businesses can maintain operations.

2. Summarize the objectives and outcomes identified in the Plan

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

3. Evaluation of past performance

- Human Services Department CDBG public service and ESG dollars provided vital overnight shelter to over 4,402 homeless households in 2018.
- The Office of Housing (OH) awarded funding for 27 federally funded affordable housing units. CDBG funds were used to rehabilitate and preserve 16 units in North Seattle. In addition, CDBG support provided home repair to 500 households: primarily for senior homeowners. HOME funds were used in the Low-Income Housing Institute Othello project, estimated to produce 93 units, 11 of which are HOME funded. OH completed and leased up 21 HOME units in two previously funded projects: Estelle by DESC, Tony Lee Apartments by the Low-Income Housing Institute.
- Parks and Recreation Department used CDBG funding to complete capital improvements and renovations, including ADA improvements, at nine (9) neighborhood parks serving low-moderate-income neighborhoods.
- The Office of Economic Development (OED) CDBG funded activities supported approximately 200 businesses in 9 neighborhood districts, with about 85 low income microenterprises

receiving direct technical support. Outside of neighborhood centric work, an additional 200 businesses were assisted in 2019.

- The Office of Immigrant and Refugee Assistance ESL for Work Program continues to meet client demographic goals. In 2018, of 133 unduplicated clients served 93 were extremely low income and 40 were low income. All were immigrants (76) Asian American; (51) Black/African American/Other African, and 6 Hispanic. The Ready to Work (RTW) program is recognized by the US Department of Labor, National Skills Coalition, and the Research Triangle institute as a best practice community anti-poverty, employment program.
- In 2019, the Office of Planning and Community Development's (OPCD), Equitable Development Initiative awarded \$5 million to 10 community-initiated projects one of which received an award of \$1 million of CDBG dollars to support services intended to reduce disparities in housing outcomes for Alaskan-Native/American Indian people. The projects will be developed in at least 8 high-risk displacement neighborhoods.

4. Summary of Citizen Participation Process and consultation process

The Consolidated Plan relies on multiple planning efforts from a variety of sources to inform the allocations of the Consolidated Plan funds. The consultation process illustrates how HUD funds are part of a much larger funding picture for housing, human services, and community development in the City of Seattle.

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

A draft of the 2020 Annual Action Plan was publicized and made available for public comment for a 30day public comment period beginning November 15, 2019.

5. Summary of public comments

Public hearings were conducted on the 2020 Annual Action plan during the December 11, 2019 Finance and Neighborhoods committee of the Seattle City Council, and at the April 7th Finance and Housing committee. [update to include comments if received]

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

No comment was received on December 11, 2019 and [see above]

7. Summary

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

As noted above, the City and King County are transitioning to a new regional model of governance to ensure coordinated, effective coverage for a range services to people experiencing homelessness. It is anticipated that the City will co-locate staff administering homelessness intervention services with their King County counterparts early in 2020 and continue to transition to an independent King County Regional Homelessness Authority (KCRHA) in 2021. The City anticipates that federal CDBG and ESG public services funding will continue through 2020. Once the new regional authority is in place, the role and allocation of federal grants for homeless services will be reviewed. Pending that review, a Memorandum of Agreement regarding priorities for City federal grant funds by the KCRHA in accord with the City's 2018-2022 Consolidated Plan and in compliance with all HUD certifications and requirements for use of these grant funds can be executed.

Att 1 – 2020 Annual Action Plan V1a

Consolidated Plan Public Contact Information

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

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

1. Introduction

The AAP relies on *multiple planning efforts* conducted by partners such as the Area Agency on Aging, Human Services Department, Committee to End Homelessness, Office of Housing, Office of Economic Development, Seattle Housing Authority, and Office of Planning and Community Development.

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

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

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

<u>Coordinated acquisitions</u>: The City and Seattle Housing Authority (SHA) are partnering on acquisitions of existing multifamily rental housing at-risk of being converted to market-rate housing. One transaction includes the preservation of 3 buildings, and over 260 units, OH will be a \$15 million dollar investor in these properties, preserving them for another 50 years. The City and SHA are also working to acquire 8 acres of "naturally affordable" housing near the Northgate light rail station. This will preserve over 200 units of "naturally affordable" housing, while also creating an opportunity for future redevelopment and upwards of 1,600 units of affordable housing.

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

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

<u>Section 18 conversion of scattered sites:</u> As allowed by Section 18 of the U.S. Housing Act of 1937, SHA is applying to HUD to convert funding for 236 Scattered Site units from low-income public

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housing to project-based vouchers. City staff is coordinating with SHA on its application and outreach to City elected officials.

City supported housing projects coordinate with mental health services programs:

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

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

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

<u>Area Agency on Aging</u> coordinated the Mayor's Age Friendly initiatives to address environmental, economic, and social factors influencing the health and well-being of older adults. Programs such as utility discounts for seniors and people with disabilities, regional reduced transit fares, senior/disabled enrollment in property tax exemption program to help older households to maintain their housing will benefit from this initiative.

<u>Homeless Services and Intervention (HSI)</u>The City has a strong, collaborative, ongoing relationship with Public Health Seattle & King County, which includes regular meetings and shared priorities. Coordination increased in 2019 during a severe extended winter weather event and Hep A outbreak, bringing together housing providers, health and mental health providers, and government partners to respond together and establishing a deeper foundation for further collaboration.

<u>Housing Connector</u> developed in 2019, and supported by public funding, this program incentivizes private and non-profit property owners and managers to open their units to individuals in need of a home, while ensuring they have a steady revenue stream and protecting their bottom line. This results in lowered screening criteria for rapid re-housing and voucher holders and as increase in the units available to them. In the process, Housing Connector streamlines how households looking for a home are connected to available units and reduces the time spent searching for housing.

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

The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is All Home, which convenes government, faith communities, non-profits, the business community and

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homeless and formerly homeless people working together to implement the Continuum of Care in King County. ESG funding decisions are coordinated with All Home and its Funders Group. For more information about All Home, please visit <u>http://allhomekc.org/about/</u>.

The CoC's work benefits persons experiencing homelessness or at risk of homelessness across all populations (single adults, young adults, couples, families, and veterans). Examples of coordination include co-developing service delivery standards, identifying training needs and delivering training, contributing resources to support HMIS and coordinated entry, serving on the CoC Coordinating Board and other CoC policy committees, and engaging with people with lived experience of homelessness. In addition, the City recently partnered with All Home to support a two-year End Youth Homelessness Now! initiative and is working in tandem with All Home and King County on restructured homelessness governance, outlined elsewhere in this report.

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

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

The City reviews program performance monthly, and the City's data team provides quarterly progress reports and as-needed technical assistance, working collaboratively with the data team at King County to review system trends. The City is also in sync with King County and other local funders to develop policies for HMIS. (King County is the operator of HMIS.)

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

See table below.

1	Agency/Group/Organization	All Home
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 All Home, a broad coalition of government, faith communities, non- profits, the business community and homeless and formerly homeless people. ESG funding decisions are coordinated with All Home, as lead CoC agency, and its Funders Group. For more information about All Home please visit: <u>http://allhomekc.org/about/</u> .
2	Agency/Group/Organization	Ready to Work Steering Committee
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State Other government - County Regional organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	RTW steering committee sets program priorities which informed which services would be submitted for CDBG fund consideration.

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In consultation with the Corporation for Supportive Housing (CSH), all parties developed elements of a Regional Action Plan to address the needs of all categories of people experiencing homelessness. Addressing the needs of persons experiencing homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. New King County Regional Homelessness Authority will be tasked with writing and implementation of this plan based on recommendations of this group.
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Identify any Agency Types not consulted and provide rationale for not consulting

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

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

Name of	Lead	How do the goals of your Strategic Plan overlap with the goals of each plan?
Plan	Organiza	
	tion	
Continuu m of Care	All Home	Addressing the needs of persons experience homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. Seattle/King County Strategic Plan to End Homelessness 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. www.allhomekc.org/the-plan
2017 City and SHA Assessm ent of Fair Housing	Human Services Dept FGMU	The AFH Work Plan is fully integrated into the 2018-2022 Consolidated Plan as required by HUD. See <u>http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH</u> <u>%20Final.4.25.17V2.pdf</u>

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
23rd Avenue Action Plan	Office of Planning and Comm. Dev.	Creates strong communities in the face of displacement pressures through the Healthy Living Framework, increase affordable Housing Options (Multiple Goals), promote economic mobility for low-income residents, Implements the City's Comprehensive Plan. <u>http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/CentralAre</u> <u>a/23rdAvenueUDF.pdf</u>
Central Area Design Guidelin es	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. http://www.seattle.gov/opcd/ongoing-initiatives/central-area
Breaking Barriers and Building Bridges	Office of Immigran t and Refugee Affairs	Complements Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugee workforce and combatting institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingB ridges.pdf
Ready To Work	Office of Immigran t and Refugee Affairs	Complements Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugee workforce and combating institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/iandraffairs/RTW
Racial and Social Justice Initiative	Office of Civil Rights	Combat institutional racism and barriers faced by low income people, people with disabilities, families with children, veterans and other groups. Pursue best practices to eliminate structural and individual bias (related to racism, homophobia, transphobia, ableism, ageism and other forms of bias) <u>http://www.seattle.gov/rsji/resources</u>
Seattle 2035: Growth Manage ment Act Update	Office of Planning and Comm. Dev.	The Comprehensive Plan guides City decisions on where to build new jobs and houses, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and libraries. Our Comprehensive Plan is the framework for most of Seattle Countywide Planning Policies. <u>http://www.seattle.gov/opcd/ongoing- initiatives/seattles-comprehensive-plan</u>
Waterfro nt Seattle	Office of Planning and Comm. Dev.	Supports goals directed towards equitable access to a healthy environment in the downtown waterfront area of Seattle. <u>https://waterfrontseattle.org/overview</u>

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Capitol Hill Design Guidelin es	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update</u>
Chinato wn Internati onal District Design Guidelin es	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>https://www.seattle.gov/opcd/ongoing-initiatives/chinatown-international-district</u>
Delridge Action Plan	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>https://www.seattle.gov/opcd/ongoing-initiatives/delridge-action-plan</u>
Little Saigon Business District	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>https://www.seattle.gov/opcd/ongoing-initiatives/little-saigon-business-district</u>
Rainier Beach Action Plan	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. <u>https://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach</u>
Universit y District Rezone and Urban Design	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. <u>https://www.seattle.gov/opcd/ongoing-initiatives/u-district-urban-design</u>
Uptown Rezone	Office of Planning and Comm. Dev.	Contributes to most of the goals in the Consolidated Plan as related to this geographic area in context of HALA and Mandatory Housing Affordability (MHA) ordinance. <u>https://www.seattle.gov/opcd/ongoing-initiatives/uptown-framework-for-the-future</u>

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Equitabl e Develop ment Initiative	Office of Planning and Comm. Dev. Office of	Contributes to most goals of Consolidated Plan for housing, economic and community development, and equity issues targeting areas of the City represented by high percentages of people of color. <u>http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableD</u> <u>evelopmentInitiative/EDIImpPlan042916final.pdf</u>
Housing Affordab Affordab		Advances all Consolidated Plan Housing Goals, specifically the HALA goal. <u>http://www.seattle.gov/hala</u>
Under One Roof	Office of Housing	Describes need for affordable housing and the impact of the local Housing Levy for Seattle subsidized housing development. <u>http://www.seattle.gov/housing/levy/</u>
Seattle Housing Levy Administ rative and Financial	Office of Housing	Referenced in Consolidated Plan because of direct connection to Housing Funding Policies contained in the Levy Administrative & Financial plan. <u>https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingLevy_A-F-Plan_2017-18.pdf</u>
SeattleThe goals of SHA strategic plan and the Consolidated Plan align we strategic plan calls for SHA to expand public housing opportunities households, promote quality communities, and improve quality o participants. It also commits to partnership and coordinated actio social justice as organizational cornerstones.		The goals of SHA strategic plan and the Consolidated Plan align well. Specifically, the strategic plan calls for SHA to expand public housing opportunities for low income households, promote quality communities, and improve quality of life for its participants. It also commits to partnership and coordinated action as well as race and social justice as organizational cornerstones. https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf
Human Background and analysis of Seattle's homeless strategies and planned in Pathway Services Overlaps with Consolidated Plan Annual Action Plans. s Home Departm <u>http://www.seattle.gov/Documents/Departments/HumanServices/Reportments</u>		Background and analysis of Seattle's homeless strategies and planned investments. Overlaps with Consolidated Plan Annual Action Plans. <u>http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final_PH_1</u> <u>Year.pdf</u>
Open Space Plan	Parks	Includes plans for park improvements in economically distressed neighborhoods or sites. <u>http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan</u>
Commun Includes plans for Community Center improvements in economically dis ity Includes plans for Community Center improvements in economically dis Center Parks Strategic http://www.seattle.gov/parks/about-us/policies-and-plans/community-strategic-plan		

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Parks Asset Manage ment Plan	Parks	Includes buildings and facilities in economically distressed neighborhoods or sites needing ADA improvements. See Complete Parks ADA Priority Facility List in attachments for Consolidated Plan.
Seattle Parks and Recreati on ADA Transitio n Plan	Parks	Includes plans and prioritization for park accessibility and ADA improvements, including in economically distressed neighborhoods. See Parks ADA Priority list attached in attachments.http://www.seattle.gov/Documents/Departments/ParksAndRecreation/P oliciesPlanning/ADA/SPR_ADA_Transition_Plan_2017_Update.pdf
Designati on process for low income parks	Parks	Park Upgrade Program projects are in parks that have been designated by this process. See attached .pdf in attachments to Consolidated Plan.
2018- 2023 Adopted Capital Improve ment Program	Office of Planning and Comm. Dev.	Assessment of City owned capital facilities needs and fund sources in context of City budget. Link to leveraged facilities improvements prioritized in Consolidated Plan. <u>http://www.seattle.gov/financedepartment/1823adoptedcip/default.htm</u>
2017- 2018 City Families and Educatio n Levy	Departm ent of Educatio n and Early Learning	Seattle voters approved the \$231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals: 1) Improve children's readiness for school; 2) Enhance students' academic achievement and reduce the academic achievement gap; and 3) decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school. <u>http://www.seattle.gov/education/about-us/about-the-levy</u>
City America n with Disabiliti es Act survey	Finance and Administ rative Services	The City's ADA Compliance Team (ACT) is responsible for reviewing all City-owned and leased construction projects to ensure they comply with all ADA and accessibility requirements. <u>http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance</u>

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Seattle/K ing County Area Agency on Aging State Plan	Human Services Departm ent	http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area- Plan_2016-2019_MASTER-new.pdf
2016 Homeles s Needs Survey	Human Services Departm ent	http://coshumaninterests.wpengine.netdna-cdn.com/wp- content/uploads/2017/04/City-of-Seattle-Report-FINAL-with-4.11.17-additions.pdf
2018 Move To Work Plan Seattle Housing Authority		https://www.seattlehousing.org/sites/default/files/2018%20SHA%20MTW%20Plan.pdf
2017 One Night Count	All Home	http://allhomekc.org/wp-content/uploads/2016/11/2017-Count-Us-In-PIT- Comprehensive-Report.pdf
Behavior al Risk Factor Surveilla nce data	Federal- Centers for Disease Control	<u>https://www.cdc.gov/brfss/index.html</u>
Ince dataControl2017KingHIV/AIDSEpidemioQuarterllogy forYLivingReportswithHIV/AIDS		https://www.kingcounty.gov/depts/health/communicable-diseases/hiv- std/patients/epidemiology/~/media/depts/health/communicable- diseases/documents/hivstd/hiv-surveillance-report.ashx
Monitori ng Report: Affordab Office of Housing		http://www.seattle.gov/housing/data-and-reports http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/ 2016UnsubsidizedHousingMonitoringReport.pdf

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
2017 Homeles s Inventor y Count	HUD; filed by Human Services Departm ent	2017 inventory of facilities serving homeless individuals, families and youth/young adults. See attached spreadsheet in the attachments to Consolidated Plan.
Levy to Move Seattle Work Plan	Seattle Dept. of Transpor tation	http://www.seattle.gov/Documents/Departments/SDOT/About/Funding/2018 0423 MSLevy Eval Council report FINAL Printable.pdf
KC King 2011-21 King Plan for County Public Metro Transit Metro		https://metro.kingcounty.gov/planning/pdf/MetroStrategicPlan_Summary_final.pdf
ESMI Workfor ce Develop ment data	Office of Economic Develop ment	Use of private database for workforce projection and labor industry trends at http://www.economicmodeling.com/workforce-development/
Vision 2040	Puget Sound Regional Council	Broad based regional plan including affordability, demographic trends and issues of equitable access to high opportunity areas at <u>https://www.psrc.org/vision-2040-documents</u>
Fixed Broadba nd Deploym ent	Federal Communi cations Commissi on	Database and maps to help determine gaps in access to broadband services; https://broadbandmap.fcc.gov/#/
Flood Service Map Center	Federal Emergen Cy Manage ment Agency	Database and maps to help determine flood prone areas of Seattle; https://map1.msc.fema.gov/idms/IntraView.cgi?KEY=67226133&IFIT=1

Name of Plan	Lead	How do the goals of your Strategic Plan overlap with the goals of each plan?
Plan	Organiza tion	
2016		
Race &	Seattle	
Social	Office of	http://www.coattle.com/ccii/community/curvey
Justice	Civil	http://www.seattle.gov/rsji/community/survey
Comm.	Rights	
Survey		
2020	Seattle	Annual Dian found at
Moving	Housing	Annual Plan found at: https://www.seattlehousing.org/sites/default/files/2020 MTW Plan 0.pdf
to Work	Authority	https://www.seattienousing.org/sites/default/files/2020 firmw fram 0.put
2020	Seattle	https://www.conttlehousing.org/cites/default/files/Dudget0/20Deck/20te0/20Dripter
Annual	Housing	https://www.seattlehousing.org/sites/default/files/Budget%20Book%20to%20Printer- reduced%20final-final.pdf
Budget	Authority	
EDI		
Impleme	OPCD	Guides investments and policy around equitable development and anti-displacement
ntation	01 00	goals
Plan		
Seattle		The Seattle Conservation Corps is a work program for homeless adults. SCC provides up
Conserva		to one year paid full time employment doing public works projects around the city.
tions		Corps Members receive wrap around services, housing support and job search
Corps	Parks	assistance. SCC has been providing these services to homeless individuals since 1986.
Needs		Every three years the SCC conducts a Community Needs Assessment. This includes
Assessm		surveys of people in Seattle experiencing homelessness, other service providers and
ent		SCC program alumni.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Consolidated Plan funds are allocated to several City departments for implementation of programs benefitting low- and moderate-income clients and other eligible populations. The Human Services Department utilizes CDBG, ESG, and HOPWA funds to provide public services for homeless and low- and moderate-income persons and for minor home repair services to low- and moderate-income homeowners. The Office of Housing (OH) uses CDBG and HOME funds to provide for the preservation and development of affordable housing, assistance to qualifying homeowners in need of home repairs,

and assistance benefiting qualifying homebuyers. CDBG funds used by many City departments address a variety of community needs, including business development, revitalization, workforce development, community and neighborhood facilities, infrastructure and park improvements as well as improved accessibility for those with mobility impairments. All CDBG-funded projects are reviewed by the FGMU for compliance with applicable federal rules and regulations.

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

The King County Regional Homelessness Authority is expected to open in mid- to late-2020. The process will occur in phases, transitioning from two distinct entities to co-located entities and then into a Public Development Authority governed by a new Board of Directors and an Executive Director. The Continuum of Care will be integrated into the structure of the new authority.

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Focus Group	Residents of Public and Assisted Housing	From November 2016 through March 2017, SHA staff attended a number of resident events to discuss issues related to the Assessment of Fair Housing. Overall, staff attended 24 events reaching at least 390 residents and voucher holders.	Seattle's biggest fair housing challenge is the cost of living. High rents and home prices are displacing low- and middle-income households; impacting the ability of voucher holders to successfully find a unit. Lengthy wait times for SHA units and the homeless population are evidence that the demand for affordable housing surpasses the stock. A number of residents and voucher holders discussed instances of housing discrimination against individuals due to their participation in the Housing Choice Vouchers program. Historic redlining and mortgage practices have shaped the racial and ethnic characteristics of Seattle's neighborhoods.		See summary of public comments in Executive Summary of the Assessment of Fair Housing at <u>http://www.seattle.gov/Docu</u> <u>ments/Departments/HumanSe</u> <u>rvices/CD</u>

25

Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
		Minorities				
		Non-				
		English	83 participated in the			
		Speaking	focus groups. Focus			
		Specify	group participants			
		other	confirmed the need			
		language	for a community-			
		10	based program to		All of the	
		different	help Level 1-3 English		major	
	Focus	languages	Language Leaners	Participants addressed a wide range of	recommendat	
2		Residents	improve English Skills	needs that directly informed the	ions were	
	Group	of Public	and Obtain	design of the Ready to Work Program	built into the	
		and	Employment. The		program	
		Assisted	focus groups were		design	
		Housing	attended by a cross			
		Agencies	section of English			
		proving	Language Learners			
		services to	representing 10			
		English	languages			
		Language	_			
		learners				

3 Focus Group	Minorities Non- targeted/b road communit y Neighborh ood based Comm Orgs	The Office of Housing sought public input throughout the development of the Housing Levy Administrative and Financial Plan (A&F Plan) and OH Funding Policies. In Fall 2016 OH published eleven white papers discussing potential changes to funding policies and convened a meeting with stakeholders and the public. In early 2017 OH published draft policy language and sought additional comments and presented to the Seattle Planning Commissions Housing and Neighborhoods Committee; recommending the A&F Plan and Funding Policy to the Mayor and Council. The City Council received	To successfully address Levy priorities for housing in higher cost areas of opportunity, there were several recommendations for policies acknowledging higher costs. Similarly, higher costs were acknowledged as necessary to produce family-sized units. There was strong support for reduced leveraging requirements for homeless housing seeking rehabilitation funding.	There was discussion of making Home Repair funds available to community organizations, but these funds were determined to be more efficiently allocated via OHs existing Home Repair Program. The Foreclosure Prevention pilot program funds will be allocated by an administrator selected through a competitive process.	www.seattle.gov/housing/levy
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
			during its review and approval of the legislation.			

4	Focus Group	Non- targeted broad communit y Neighborh ood based Comm Org	The Office of Housing sought public input for the Housing Levy renewal. Two focus groups provided early input; an open house introduced the history of the housing levy, current programs and the renewal planning process, and solicited public comments; an on-line survey provided another option. A 28-member Technical Advisory Committee provided comments on recommendations. OH presented the proposal at 8 community meetings and to the Seattle Planning Commissions Housing and Neighborhoods committee. City Council convened a Committee of the Whole met 7 times and held a public hearing.	Strong support to retain and expand each of the housing levy programs; rental housing, homeownership, and homelessness prevention. During City Council review, there was emphasis on equitable development and preventing displacement. Commitment to align levy homelessness investments with Continuum of Care priorities and the Pathways Home Initiative. There was a request for a foreclosure prevention pilot program, which was added to eligible activities in the Homeownership program.	The City received several broad responses that will inform housing planning and program activities in the future but were not applicable to the levy funding proposal.	www.seattle.gov/housing/levy
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	Feer	Neg				
5	Focus	Non-	The Office of	Permanent supportive housing		ttps://www.seattle.gov/Docu nents/Departments/Housing/
	Group	targeted/b road	Housing sought	providers requested clarifying		ooter%20Pages/Data%20and
		communit	stakeholder input	language be added to the		620Reports/Administrative-
		y outreach	for the 2019-2020	Affirmative Marketing and		inancial%20Plan%20with%20
		yourcach	update to the	Community Preference policies to		unding%20Policies.pdf
			Housing Levy	acknowledge their tenant referral	-	anang/201 oncies.put
			Administrative &	requirements through the		
			Financial Plan and	homeless Coordinated Entry for All		
			Housing Funding	(CEA) system. Affordable housing		
			Policies. Affordable	and community development		
			housing developers	advocacy organizations requested		
			and other	language be added throughout to		
			stakeholder's forum	emphasize coordination between		
			to share ideas for	the Office of Housing's funding		
			potential policy or	allocations and funds provided		
			technical changes.	through the Equitable		
			Staff drafted	Development Initiative. All		
			updates, which	requested additions were		
			were posted online	considered and addressed in the		
			and public	final draft submitted to Council.		
			comments solicited.			
			Written comments			
			were received from			
			various affordable			
			housing developers			
			and advocacy			
			organizations			
			integrated into a			
			draft 2019-2020			
			A&F Plan. Housing			
			Levy Oversight			
			Committee			
			reviewed prior to			
			City Council's			
				Annual Action Plan		30

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Housing, Energy, and Workers' Rights Committee review and approval by City Council.			

Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
6	Stakeholde	Non-	The Office of	Permanent supportive housing	Funding	
	r groups	targeted/b	Housing sought	providers requested clarifying	options to	
		road	feedback on the	language acknowledging their	support staff	
		communit y outreach	development of a	tenant referral requirements	capacity for	
		youreach	new community	through the Coordinated Entry for	enhanced	
			preference	All system. Organizations	affirmative	
			guideline in	requested clear step-by-step	marketing	
			stakeholder forums.	guidelines, similar to existing	and	
			Issues included	affirmative marketing guidelines	community	
			implementation,	and additional funding to support	preference	
			(e.g. technical	enhanced affirmative marketing	implementat	
			assistance,	efforts to accompany community	ion are being	
			funding).	preference implementation. In	considered	
				November 2019, the Office of	by the City	
				Housing and Office for Civil Rights	but may be	
				will release a Draft Guideline for	addressed	
				implementation and give	separately	
				affordable housing developers,	from the	
				community-based organizations,	final	
				and advocacy groups the	guideline	
				opportunity to provide feedback	document to	
				and ask City staff questions about	be published	
				the new policy.	by the end	
					of 2019.	

Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
7	Applicant Outreach Meetings	Non- targeted broad communit y Non- English speaking	30-40 potential applicants for EDI funding	Opportunity to learn about Equitable Development Initiatives and funding consideration requirements	N/A	
8	EDI Focus Groups	Minorities Non- English speaking Target LMI communiti es	50+ stakeholders			

Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
9	Neighborh ood business district focus groups	Minorities LMI business owners	Consult to address commercial affordability challenges in high displacement risk areas of Seattle. On June 21, 2019, OED also led a focus group discussion on commercial affordability and tenant improvement financing. Twenty- four individuals representing neighborhood business district organizations participated in the discussion.	Through these 1-on-1 and focus group discussions, OED identified a significant need for gap financing that would help make it make it affordable for small businesses to complete tenant improvement projects in newly constructed or renovated spaces. Confirmed need to prioritize our outreach efforts to small businesses in high displacement risk areas, particularly small businesses with minority owners and low- and moderate-income owners.	None	

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

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
Communit y meeting	Communit y members advising on permitted encampme nts	Monthly meetings in seven neighborhoods, attended by 6-9 members per group, for a total of approximately 40-50 attendees/month.	Participants commented on the successes/outcomes and challenges of the permitted encampments and made recommendations.		Comments from Community Advisory Committees are located in meeting minutes for each City-permitted encampment at <u>https://www.seattle.gov/hom</u> <u>elessness/city-permitted-</u> <u>villages</u>
Communit y meeting	General communit y, business groups and faith groups	Various community meetings and listening sessions with stakeholders on a range of issues including proposed safe parking lots, permitted encampments, shelters, and outreach to unsheltered homeless.	Participants provided feedback around siting of programs, cleanliness of neighborhoods, resources needed, services, safety, and more.		
	Outreach Communit y meeting Communit	OutreachOutreachCommunit y meetingCommunit y members advising on permitted encampme ntsCommunit y meetingGeneral communit y, business groups and faith	OutreachOutreachresponse/attendanceCommunit y meetingCommunit y members advising on permitted encampme ntsMonthly meetings in seven neighborhoods, attended by 6-9 members per group, for a total of approximately 40-50 attendees/month.Communit y meetingGeneral communit y, business groups and faith groupsVarious community meetings and listening sessions with stakeholders on a range of issues including proposed safe parking lots, permitted encampments, shelters, and outreach to unsheltered	OutreachOutreachresponse/attendanceComments receivedCommunit y meetingCommunit y members advising on permitted encampme ntsMonthly meetings in seven neighborhoods, attended by 6-9 members per group, for a total of approximately 40-50 attendees/month.Participants commented on the successes/outcomes and challenges of the permitted encampments and made recommendations.Communit y meetingGeneral communit y, business groups and faith groupsVarious community meetings and listening stakeholders on a range of issues including proposed safe parking lots, permitted encampments, shelters, and outreach to unshelteredParticipants provided feedback around siting of programs, cleanliness of neighborhoods, resources needed, services, safety, and more.	OutreachOutreachresponse/attendanceComments receivedcomments not accepted and reasonsCommunit y meetingCommunit y members advising on permitted encampme ntsMonthly meetings in seven neighborhoods, attended by 6-9 members per group, for a total of approximately 40-50 attendees/month.Participants commented on the successes/outcomes and challenges of the permitted encampments and made recommendations.Communit y meetingGeneral communit y, business groups and faith groupsVarious community sessions with stakeholders on a range of issues including proposed safe parking lots, permitted encampments, shelters, and outreach to unshelteredParticipants provided feedback around siting of programs, cleanliness of neighborhoods, resources needed, services, safety, and more.

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Overall resources in 2020 from the Consolidated Plan funds are expected to remain similar to recent years. The City of Seattle coordinates HUD's Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax (REET) to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

Program	Source of Funds	Uses of Funds		Expected Amo	ount Available Yea		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	\$9,588,335	\$2,752,255	\$1,441,917	\$13,782,507	\$22,022,508	Revenue projections for remainder of Con Plan assume steady allocation plus \$400,000 in PI receipts via Revolving Loan programs. Expected amount for remainder of Con Plan (2021-22) includes RL balance of \$2,105,838

Program	Source of Funds	Uses of Funds		Expected Amo	Expected Amount Available Remainder of ConPlan \$	Narrative Description		
			Annual	Program	Prior Year	Total:		
			Allocation: \$	Income: \$	Resources: \$	\$		
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,390,613	\$0	\$0	\$3,390,613	\$6,649,945	Revenue projections for remainder of Con Plan assume 1% reduction each year for the remainder of the Con Plan (2021- 22)
HOPWA	Public federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$2,929,601	\$0	\$4,903,134	\$7,832,735	\$5,859,202	2020 HOPWA funding process will inform how allocation is spent. Revenue projections assume steady allocation.

Program	Source of Funds	Uses of Funds		Expected Amo	Expected Amount Available Remainder of ConPlan \$	Narrative Description		
			Annual	Program	Prior Year	Total:		
500			Allocation: \$	Income: \$	Resources: \$	\$		
ESG	Public federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re- housing (rental assistance) Rental Assistance Services Transitional housing	\$820,644	\$0	\$0	\$820,644	\$1,641,288	Revenue projections for remainder of ConPlan, assume steady allocation.

Other	Public	Acquisition				Seattle and
	Local	Economic				King County
		Dev.				funds
		Homeowner				including
		rehab				General
						Funds; e.g.
		Housing				Seattle
		Multifamily				Housing
		rental new				Levy, Move
		construction				Seattle Levy,
		Multifamily				Seattle
		rental rehab				Families
		Overnight				Education
		shelter				Preschool
		Permanent				and Promise
		housing in				Levy, Seattle
		facilities				Mandatory Housing
		Permanent				Affordability
		housing				Revenue,
		placement				Seattle Park
		Public				and
		Improvements				Recreation
		Public				
		Services				
		Rapid re-				
		housing				
		Rental				
		Assistance				
		Short term or				
		transitional				
		housing				
		facilities				
		Supportive				
ł		services				
		Transitional	Annual Antia		41	

Program	Source of Funds	Uses of Funds		Expected Amo	unt Available Year	3	Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual	Program	Prior Year	Total:		
		housing	Allocation: \$	Income: \$	Resources: \$	\$		

Table 5 - Expected Resources – Priority Table

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

OH: federal funds are leveraged in multiple ways:

- City of Seattle Housing Levy: Seven years of Levy (2017-2023) will generate \$201 million for multifamily rental projects; \$42 million for O&M, \$9.5 for homeownership and \$11.5 for housing stability programs.
- MF Rental and Home Repair Programs leverages other local funding including the City's Incentive Zoning Program, Mandatory Housing Affordability Program, repaid loans from investments of prior City levies, investment earnings, and City surplus property sales. Beginning in 2020, local City revenue for housing will also include the Real Estate Excise Tax, which is available for housing purposes between the years of 2020 and 2025, and the Local Option Bond, which is allowable beginning in 2020 due to a State legislative change.
- Some HOME and CDBG funds leverage King County DCHS funding, estimated at approximately \$1.5 million in Vets and Human Services Levy and Document Recording Fee funding, in addition to approximately \$6 million in Transit Oriented Development bonding authority. In addition, State Housing Trust Fund, with approximately \$10 million towards Seattle projects and the Low Income Housing Tax Credits and private debt will be used.
- To meet match requirements for HOME, the City of Seattle tracks and reports on Yield Foregone.

HSD: allocation of \$10.2 million in Consolidated Plan funds for services supporting homeless and lowincome persons and families and approximately \$14 million in federal McKinney funding is leveraged with nearly \$56 million in local General Fund resources for the Addressing Homelessness Budget Control Level.

OPCD: CDBG funds designated for the EDI are leveraged with \$5 million in local government funding. Projects frequently have significant amounts of both private and public dollars from additional sources.

OIRA: The continuing success of the ESL for Work RTW program has led to new opportunities to leverage existing CDBG funding to obtain \$25,500 in City of Seattle General Funds to add program enhancements to the existing program model. The city of Seattle has also dedicated \$225,000 in annual general funds to support RTW programs in other economic distressed zip codes in West and North Seattle.

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

The City of Seattle considers many strategies to address homelessness, including considering public land. Previous strategies used include siting emergency shelters or sanctioned encampments on public land/buildings. Examples in the Human Services Department include the Seattle Navigation Center and permitted encampments known locally as "villages." The City has also used strategies of selling land/buildings to finance new shelter beds or housing, such as in 2018 when proceeds from the sale of a

building were purposed for adding 500 new shelter beds.

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

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	CPD: Increase homeless	2018	2022	Homeless		AFH: Displacement due to	CDBG:	Homeless Person
	services					economic pressure	\$3,354,765	Overnight Shelter:
						AFH: Lack of Afford, Access.		
						Hsg in Range of Sizes	ESG:	4,802 Persons Assisted
							\$820,644	
								Rental Assistance:
							HOPWA:	340 Households Assisted
							\$2,929,601	
2	CPD: Increase Small	2018	2022	Non-Housing		AFH: Lack Public Investment	CDBG:	Businesses assisted:
	Business Assistance			Community		in Specific Neighbhds.	\$1,363,675	
				Development		AFH: Lack Private		400
						Investment in Specific		
						Neighbhds		
						AFH: Lack of		
						Educational/Employment		
						Spprt for LMI		

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
3	CPD: Access to Nature	2018	2022	Non-Housing		AFH: Lack Public Investment	CDBG:	Public Facility or
	and Physical Activities			Community		in Specific Neighbhds.	\$1,508,000	Infrastructure Activities
				Development		AFH: Inaccessible		other than
						Infrastructure		Low/Moderate Income
								Housing Benefit:
								35000
								Persons Assisted
4	AFH/CPD:Resources for	2018	2022	Affordable		AFH: Displacement due to	CDBG:	Homeowner Housing
	at-risk renters/owners			Housing		economic pressure	\$605,462	Rehabilitated:
				Non-Homeless		AFH: Location & Type of		
				Special Needs		Affordable Housing		30
						AFH: Access to financial		
						services		Household Housing Unit
						AFH: Access publicly		
						supprted hsg for ppl		
						w/disabil		
						AFH: Impediments to		
						mobility		
						AFH: Private Discrimination		
						AFH: Access to Medical		
						Services		

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
5	AFH/CPD: Preserve and	2018	2022	Affordable		AFH: Displacement due to	CDBG:	Rental units
	increase affordable			Housing		economic pressure	\$3,000,000	constructed:
	housing					AFH: Location & Type of	HOME:	
						Affordable Housing	\$4,390,613	22
						AFH: Lack Public Investment		
						in Specific Neighbhds.		Household Housing Unit
						AFH: Community Opposition		
						AFH: Insufficient Investment		Rental Units
						in Affordable Housing		rehabilitated:
						AFH: Access to financial		
						services		
						AFH: Availability/Type of		1124
						Public Transport.		1134
						AFH: Impediments to		
						mobility		
						AFH: Private Discrimination		Household Housing Unit
						AFH: Scarcity/High Costs of		The aschold The asing office
						Land		
7	AFH/CPD: Initiatives	2018	2022	Non-Housing		AFH: Impediments to	CDBG:	Public Facility or
	support marginalized			Community		mobility	\$400,000	Infrastructure Activities
	groups			Development		AFH: Lack Private		other than
						Investment in Specific		Low/Moderate Income
						Neighbhds		Housing Benefit:
						AFH: Lack of		
						Educational/Employment		150
						Spprt for LMI		
						AFH: Scarcity/High Costs of		Persons Assisted
						Land		
	1				Annual Actio	n Plan		47

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
8	AFH/CPD: Equitable	2018	2022	Public Housing		AFH: Impediments to	CDBG:	Public Facility or
	investment across			Non-Housing		mobility	\$1,430,000	Infrastructure Activities
	communities			Community		AFH: Lack Private		other than
				Development		Investment in Specific		Low/Moderate Income
						Neighbhds		Housing Benefit:
						AFH: Lack of		350
						Educational/Employment		
						Spprt for LMI		Jobs Created:
						AFH: Scarcity/High Costs of		14
						Land		
						AFH: Historic Siting of		
						Publicly Supported Housing		
						AFH: Historic Disinvestment		
						in Public Hsg Community		

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

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

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

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

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
14	AFH: Increase housing	2018	2022	Homeless		AFH: Displacement due to		Other: 3
	options for homeless					economic pressure		
	families					AFH: Location & Type of		
						Affordable Housing		
						AFH: Insufficient Investment		
						in Affordable Housing		
						AFH: Lack of Afford, Access.		
						Hsg in Range of Sizes		
						AFH: Lack of Afford		
						Integrated Hsg-Ind w/Supp		
						Serv		
						AFH: Private Discrimination		
						AFH: Source of Income		
						Discrimination		
15	AFH: Promote equitable	2018	2022	Affordable		AFH: Displacement due to		Other: 2
	growth in new			Housing		economic pressure		
	development			Public Housing		AFH: Location & Type of		
				Non-Housing		Affordable Housing		
				Community		AFH: Land Use and Zoning		
				Development		Laws		
						AFH: Insufficient Investment		
						in Affordable Housing		
						AFH: Lack of Afford, Access.		
						Hsg in Range of Sizes		
						AFH: Impediments to		
						mobility		
						AFH: Scarcity/High Costs of		
						Land		
	1	1	I	1	Annual Actio	n Plan		53

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

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

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

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
20	AFH: Combat	2018	2022	Affordable		AFH: Insufficient Investment		Other: 3
	institutional racism and			Housing		in Affordable Housing		
	barriers			Non-Housing		AFH: Lack of State/Local Fair		
				Community		Housing Laws		
				Development		AFH: Private Discrimination		
						AFH: Source of Income		
						Discrimination		
21	AFH: Create supp hsg,	2018	2022	Affordable		AFH: Location & Type of		Other: 4
	reduce barriers for			Housing		Affordable Housing		
	homeless			Public Housing		AFH: Insufficient Investment		
				Homeless		in Affordable Housing		
						AFH: Lack of Afford, Access.		
						Hsg in Range of Sizes		
						AFH: Lack of Afford. in-		
						Home/Com Based Spprt		
						Serv.		
						AFH: Access publicly		
						supprted hsg for ppl		
						w/disabil		
						AFH: Admissions, occupancy		
						policies & procedures		
						AFH: Lack of Afford		
						Integrated Hsg-Ind w/Supp		
						Serv		
	1	1	1		1			1

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

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	CPD: Increase homeless services
	Goal Description	
2	Goal Name	CPD: Increase Small Business Assistance
	Goal Description	
3	Goal Name	CPD: Access to Nature and Physical Activities
	Goal Description	
4	Goal Name	AFH/CPD:Resources for at-risk renters/owners
	Goal Description	
5	Goal Name	AFH/CPD: Preserve and increase affordable housing
	Goal Description	
6	Goal Name	AFH/CPD: Promote financial security for LMI HHS
	Goal Description	
7	Goal Name	AFH/CPD: Initiatives support marginalized groups
	Goal Description	
8	Goal Name	AFH/CPD: Equitable investment across communities
	Goal Description	
9	Goal Name	AFH/CPD: Provide housing/services to seniors
	Goal Description	
10	Goal Name	CPD: Increase Disaster Readiness
	Goal Description	
11	Goal Name	AFH: Engage communities in civic participation
	Goal Description	
I	1	

12	Goal Name	AFH: Services to those with different abilities
	Goal Description	
13	Goal Name	AFH: Provide more housing choices for families
	Goal Description	
14	Goal Name	AFH: Increase housing options for homeless families
	Goal Description	
15	Goal Name	AFH: Promote equitable growth in new development
	Goal Description	
16	Goal Name	AFH: Strong community despite displacement pressure
	Goal Description	
17	Goal Name	AFH: Stay accountable to Comprehensive GM Plan
	Goal Description	
18	Goal Name	AFH: All communities are environmentally sound
	Goal Description	
19	Goal Name	AFH: Pursue best practices to end biases
	Goal Description	
20	Goal Name	AFH: Combat institutional racism and barriers
	Goal Description	
21	Goal Name	AFH: Create supp hsg, reduce barriers for homeless
	Goal Description	
22	Goal Name	AFH/CPD: Increase access to government facilities
	Goal Description	
23	Goal Name	AFH: Equitable access and amenities throughout city
	Goal Description	

24	Goal Name	AFH: Partnerships to imp public health outcomes
	Goal Description	

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 91.215(b)

In 2020, the Office of Housing estimates it will use HOME funds to provide affordable housing to 22 extremely low-income, low-income, or moderate-income families through the Multifamily Rental Housing Program.

AP-35 Projects - 91.220(d)

Introduction

This annual action plan is developed in the context of the City of Seattle's overall budget of \$6 billion (Mayor's 2020 Proposed Budget). Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City's goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG-funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes.

Projects

Project Name
HSD 2020 CDBG Administration and Planning
HSD 2020 Homeless Services
ESG20 Seattle
2020 - 2023 City of Seattle WAH20-F001 (SEA)
HSD 2020 Minor Home Repair
HSD 2020 SHA Improvements
OH 2020 Home Repair Revolving Loan Program
OH 2020 Admin & Planning
OH 2020 2020 Homebuyer Assistance Revolving Loan Program
OH 2020 Rental Housing Preservation & Development
OED 2020 Neighborhood Business District - Only in Seattle
OED 2020 Small Business Support
OIRA 2020 ESL for Work (Ready for Work)
OPCD 2020 Equitable Development Initiative
Parks 2020 Seattle Conservation Corps Park Upgrades
Parks 2020 ADA Parks Improvements
OED 2020 COVID19 Small Business Stabilization

Table 7 - Project Information

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

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

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

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

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

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

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

If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address otherwise HUD eligible activities that address the disaster conditions. Such a response would not be treated as a

Substantial Amendment to this Plan but would be handled according to the Citizen Participation Plan adopted as part of this Consolidated Plan (see attachments). See AP-90 for applicability of the Residential Anti-displacement and Relocation Assistance Plan (RARAP).

AP-38 Project Summary

AP-38 Project Summary	1	1	1	1	
Project	Goals Supported	Geographic Areas	Needs Addressed	Funding	
HSD 2020 CDBG Administration and Planning	AFH: Equitable access and amenities throughout city			\$1,122,621	
Description	The Consolidated Plan funds a the City of Seattle (2016 Popu specifically targeting the need residents of Seattle (FY 2017 L Data, Based on 2006-2010 Am activities supported by these f and moderate-income and ho and families are disproportion color. Economic and communi- target historically disadvantag	lation Estimates s of the 237,285 MISD by Grante erican Commun unds are specifi meless persons ately underserv ty development	, US Census Bur Low-Moderate e - Summarized ity Survey). Pro- cally intended t and families. Th ed and from cou cactivities will s	eau), -Income Block Group grams and o benefit low- ese persons mmunities of pecifically	
Target Date for Completion				12/31/2020	
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				
Location Description	City of Seattle, Human Service 98104	es Department,	700 5th Ave, Sea	attle, WA	
Planned Activities	Provide internal staffing capa administer the CDBG program and to review eligibility and m compliance. Ensure programm regulation. Maintain data inte plans, CAPER and updates; res housing, homeless response, a and moderate-income person indirect administration suppor leadership, communications, p	and oversight o onitor labor stan natic compliance grity of IDIS data earch into relate and other topics s and families. P rt of program op	of all Consolidate ndards, and env e with applicable a. Development ed issues, incluc related to hom rovide CDBG pr perations, includ	ed Plan funds, vironmental e federal annual action ling fair eless and low- ogram for ling executive	

	technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan. </th				
HSD 2020 Homeless Services	CPD: Increase homeless services	AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of \$3,354,765 Sizes AFH: Admissions, occupancy policies & procedures			
Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.				
Target Date for Completion		12/31/2020			
Estimate the number and type of families that will benefit from the proposed activities	to benefit low- and These persons and f	ities supported by these funds are specifically intended moderate-income and homeless persons and families. Families are disproportionately underserved and from or. Approximately 3,800 individuals will benefit from the			
Location Description					
Planned Activities	Provide emergency shelter operations and case management to move people to permanent housing.				
Goals	Homeless Person O	vernight Shelter: 500 persons assisted			

	1	T			
ESG20 Seattle	CPD: Increase homeless services	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility	\$820,644		
Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.				
Target Date for Completion			12/31/2020		
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					
Planned Activities	The 2019 ESG allocation will be used to fund operations at two shelter sites and also fund a Rapid Re-Housing program for families. The amount of funds going to emergency shelter will not exceed the amount spent on emergency services in 2010 and no more than 7.5% of the 2019 allocation will be used for administration				
Goals	Homeless Person Overnight Shelter: 500 persons assisted				

2020 - 2023 City of Seattle WAH20-F001 (SEA)	CPD: Increase homeless services	AFH: Displacement due to economic pressure AFH: Historic Disinvestment in Public Hsg Community AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Admissions, occupancy policies & procedures AFH: Impediments to mobility	\$2.929,601
Description	Allocate funds to project sponsors to provide the most effective mix of activities to serve persons living with AIDS and their families.		
Target Date for Completion			9/30/2023
Estimate the number and type of families that will benefit from the proposed activities	Low and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 340 households will benefit from the HOPWA funding.		
Location Description			
Planned activities	 Provide funding for homelessness prevention and permanent housing through tenant based and project based rental assistance, and permanent housing placement. In 2019, three subrecipients will provide tenant- and project-based rental assistance to approximately and Permanent Housing Placement resources to approximately 230 residents. One subrecipient will receive operational support for approximately 50 HOPWA eligible tenants of in an apartment building. Allocation for 2019 funding will be used for service activities in 2020-2021 		
		sistance / Rapid Rehousing 230	
Goals	Homeless Person Overnight Shelter 500		

HSD 2020 Minor Home Repair	AFH/CPD:Resources for at-risk renters/owners	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: Scarcity/High Costs of Land AFH: Lack of Hsg Accessibility Modification Assist	\$449,917	
Description	Provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes via sub- recipient service provider.			
Target Date for Completion			12/31/2020	
Estimate the number and type of families that will benefit from the proposed activities	Programs and activities support benefit low- and moderate-incor persons are disproportionately u Economic and community develo historically disadvantaged neight 550 homeowners in 2019 will be enabling the homeowner to stay housing stock in Seattle. This pro 2014 with CDBG funding and hist color throughout Seattle. Specifi identified as households of color 65% of 682 in 2013, and 66% of 3 similar percentage of households color in 2019. Historically this pro- identify as senior and of which o Additionally, over 80% of the hom Area Median Income; a 2-person in 2018.	inderserved and from communit opment activities will specifically borhoods and business districts. assisted with this minor home r in their home longer, as well as ogram has been funded at the sa torically assisted a majority of ho ically, 67% of 556 households as ; 65% of 623 for 2015, 64% of 67 709 households in 2012. It is ant s assisted will also identify as ho ogram has assisted homeowners ver 60% are Female Heads of Ho useholds have incomes that are	adults. These ies of color. target It is estimated epair program, preserve older me level since buseholds of sisted in 2016 73 in 2014, and cicipated that a useholds of s of which 85% busehold. half (50%) of	
Location Description				
	J			

Planned Activities	The Minor Home Repair program serves younger disabled homeowners, low- income family homeowners, and older adult homeowners who are faced with the challenge of affording home repairs. Subrecipient staff provide parts and labor to make minor home repairs for homeowners who are on limited incomes. Subrecipient staff conduct an assessment and implementation of minor repairs on owner-occupied housing. Repairs include, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and windowpanes, building wheelchair ramps, and installing grab bars.
Goals	Homeowner Housing Rehabilitated: 500

HSD 2020 SHA Improvements	AFH/CPD: Equitable investment across communities			\$1,000,000
Description	Seattle Housing Authority will use these funds to make required upgrades to fire alarm systems and other building rehab needs at its properties. These upgrades will both improve the safety of residents and reduce the number of false alarms to which the Seattle Fire Department currently responds.			
Target Date for Completion				12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,100 househo activities.	olds will benefit	from these prop	oosed
Location Description	City-wide			
Planned Activities	24 fire panels will be replaced serving approximately 1,300 p at move in, across 1,100 units	eople with inco		
Goals	Rental units rehabilitated: 1,1	00		

OH 2020 Home Repair Revolving Loan Program	AFH/CPD:Resources for at- risk renters/owners	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility	\$605,462	
Description	Provide major home repair financial assistance to qualifying low- and moderate-income homeowners, to help them maintain their homes so that they can continue to live there.			
Target Date for Completion			12/31/2020	
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	City-wide			
Planned Activities	Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program.			
Goals	Homeowner Housing rehabilitated: 30			

OH 2020 Admin & Planning		\$160,972	
Description	Support OH staff costs associated with CDBG and HOME program planning administration, and contracted services.		
Target Date for Completion	12/31/2020		
Estimate the number and type of families that will benefit from the proposed activities	the City of Seattle (2016 Population I specifically targeting the needs of the residents of Seattle (FY 2017 LMISD I Data, Based on 2006-2010 American Programs and activities supported by	237,285 Low-Moderate-Income y Grantee - Summarized Block Group Community Survey). these funds in the Office of Housing ffordable housing needs that benefit eless persons and families. These	
Location Description			
Planned Activities			

OH 2020 Homebuyer Assistance Revolving Loan Program	AFH/CPD: Promote financial security for LMI HHS	AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services	\$146,793
Description	moderate-income (L the goal of the City's to housing stability a	used to provide direct assistance to lo MI) households to purchase existing I Homebuyer Assistance Program to o nd wealth building through provide ac ership for LMI households in Seattle.	nomes. It is create acce
Target Date for Completion	12/31/2020		
Estimate the number and type of families that will benefit from the proposed activities		olor, or other historically disadvantage from the proposed activities.	ed Seattle
Location Description	City-wide		
Planned Activities	Six loans will be issu	ed to support the purchase of homes	
Goals	Direct Financial Assistance to Homebuyers: 6		

Location Description Planned Activities		habilitation of 34 units of afford eholds in the Delridge Neighborh	
	homeless households, for 50 incomes at or below 60% of A and disproportionately cost b protected classes, such as ser on low, fixed incomes. Housin access by disadvantaged grou assessed and referred throug	w-income households, including ty years or more. These are househ MI who are disproportionately p urdened. These households also niors and people with disabilities ng will be affirmatively marketed ups. Homeless housing will serve h in the Continuum of Care's coo	olds with beople of color include other who are living to ensure households
Target Date for Completion Estimate the number and type of families that will benefit from the proposed activities	through a competitive Notice	ousing development and preserv of Funds Available (NOFA) proce ed 57 households will be assisted s households.	ess in
Description	multifamily rental affordable	or the preservation and developr housing. The Seattle Office of Ho lely for the production of rental I	ousing will use nousing.
OH 2020 Rental Housing Preservation & Development	AFH/CPD: Preserve and increase affordable housing	AFH: Displacement due to economic pressure AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford. in- Home/Com Based Spprt Serv. AFH: Access to Medical Services AFH: Access publicly supprted hsg for ppl w/disabil AFH: Admissions, occupancy policies & procedures AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Lack of Hsg Accessibility Modification Assist	\$5,390.613

This year's allocation of HOME funds will likely go towards the production of approximately 20+ units of rental housing, some of which may be developed by a CHDO. The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition and rehabilitation of	
affordable rental housing for low-income households.	

OED 2020 Neighborhood Business District - Only in Seattle	CPD: Increase Small Business Assistance			\$371,675
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 for Completion				12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	Two staff people and 1 or 2 co and oversight in approximately are located within the busines the work.	y 9 business dist	tricts. 200 small	businesses
	Seattle is experiencing rapid re and business districts. Althoug same level of redevelopment, the rapid rise in real estate cost these less-expensive areas and businesses out of Seattle. The on preventing displacement of accomplished by organizing d developing strategies to addree businesses and connecting the property owners, residents an local support for businesses.	gh some areas of particularly in a sts has pushed h d pushed lower- projects in the f small business istrict stakehold ss priorities and em to services.	of Seattle have n reas of historic of higher income po- income resident Only in Seattle p es of color. This lers to create a s d intentionally re This allows local	ot seen the disinvestment, eople into is and program focus is hared vision, eaching out to businesses,
Location Description				
Planned Activities	Racial Equity in Business Distri several business districts to co businesses, to learn challenges The project also includes a trai to build awareness and provid more equitable organizations business districts will receive of leaders will receive training.	nduct in-langua s they are facing ining cohort in r e tools for busir and practices. I	ge outreach to l g and support wi acial equity and ness district lead n 2020, approxim	ocal small th services. implicit bias ers to build mately 3-5
Goals:	Businesses: 200			

OED 2020 Small Business Support	CPD: Increase Small Business Assistance	CPD: Increase Small Business Assistance	AFH: Displacement due to economic pressure	\$692,000
Description	This project flexibly responds to emergent business needs multiple ways: by providing technical assistance on the stabilization and financial aspects of maintaining a business, providing working capital grants for businesses after a destabilizing event (for example, disruption of customers caused by nearby construction) and by financing necessary tenant improvements.			ncial aspects or businesses ers caused by
Target Date for Completion				12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	The program prioritizes outre women, minority and immigr			ance to
Location Description	City-wide			
Planned Activities	 Approximately 145 small businesses will be supported with technical assistance. Approximately 5 small businesses will be supported with financing for tenant improvements Approximately 10 small businesses will be supported with working capital grants. 			
Goals	Businesses: 160			

OIRA 2020 ESL for Work (Ready for Work)	AFH/CPD: Initiatives support marginalized groups	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI AFH: Lack Private Investment in Specific Neighbhds	\$400,000	
Description	Provide ESL, job skills training English proficiency via a CBDC	and placement for persons with).	limited	
Target Date for Completion			12/31/2020	
Estimate the number and type of families that will benefit from the proposed activities	The total number of families served is estimated to be 150. 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				
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.			
Goals				

OPCD 2020 Equitable Development Initiative	AFH: Promote equitable growth in new development	AFH: Lack Public Investment in Specific Neighbhds.	\$430,000
Description	Provide support for community-based organizations pursuing investment strategies that will mitigate displacement within high-risk neighborhoods.		
Target Date for Completion	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 2019. CDBG funds will support at least 2 neighborhoods pursuing an anti-displacement strategy.		
	Notice of Funds Availability (NOFA) process in early 2019. CDBG funds will		inmunity access to bod and other as people and at places with butcomes, uce disparities . The a Index that ispanic White ane 14 and language years or older ing units that blds with acome on 0% of AMI that

Location Description	To be determined in 2020
Planned Activities	Equitable Development Projects are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process in 2020.

Parks 2020 Seattle Conservation Corps Park Upgrades	CPD: Access to Nature and Physical Activities		\$808,000
Description	Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low- and moderate-income neighborhoods.		
Target Date for Completion			12/31/2020
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	City-wide		
Planned Activities	Installation of up to 10 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.		
Goals	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 35,000		

Parks 2020 ADA Parks Improvements		\$700,000
Description	Funds will be used to implement American with Disabilities Act (ADA) improvements in order for Seattle dept. of Parks and Recreation to address citywide ADA needs	
Target Date for Completion		12/31/2021
Estimate the number and type of families that will benefit from the proposed activities		
Location Description	ТВД	
Planned Activities	This project provides for ADA improvements at a number of parks facilities. Work will be focused on selected community centers (e.g., Bitter Lake, Delridge, Garfield, Jefferson, Meadowbrook, Miller and others) and will consist of adjustments to signage, door closures, restroom fixtures, and other features. Signage will be added where needed as well. Similar work will be undertaken at Discovery Park Environmental Learning Center and other facilities to the degree that funding allows	
Goals		

Project	Goal Supported	Needs Addressed	Funding
OED 202020 COVID19 Small Business Stabilization	CPD: Increase Small Business Assistance	AFH: Displacement due to economic pressure CPD: Increase Small Business Assistance	\$2,810,400
Description	This project will issue stabilization grants to microenterprises to ensure they are able to meet their financial obligations during income losses attributed to the COVID19 outbreak		
Target Date for Completion			12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	Up to 260 microenterprises		
Location Description	City-wide		
Planned Activities	The City of Seattle Office of Economic Development (OED) offers grants of up to \$10,000 to microenterprises with low- and moderate- income owners located in Seattle. Grants may be used to cover the day-to-day operating expenses of the business, such as but not limited to payroll or losses due to the impacts of the COVID19 crisis.		
Goals	Businesses: 260		

AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

3. 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 up zones 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.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

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

Discussion

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported		
Homeless	254	
Non-Homeless	608	
Special-Needs	109	
Total	971	

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

One Year Goals for the Number of Households Supported Through		
Rental Assistance	340	
The Production of New Units	22	
Rehab of Existing Units	609	
Acquisition of Existing Units	0	
Total	971	

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

Discussion

The Office of Housing's 2019 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 24, 2019 and included approximately \$45 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds.

Starting in 2020, Office of Housing Homebuyer Education and Counseling will no longer be supported by CDBG funds.

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

Funding for rental housing production and preservation is awarded following the priorities and procedures adopted in OH's Housing Funding Policies (link in PR-10 of the Consolidated Plan).

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

also available for existing low-income rental housing needing major systems upgrades to extend the life of buildings that serve extremely low-income residents.

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

AP-60 Public Housing - 91.220(h)

Introduction

Seattle Housing Authority is a public corporation, providing affordable housing through a variety of programs and properties to nearly 36,000 people, including over 30,000 who are living in neighborhoods throughout the City of Seattle. Participants include approximately 11,700 children, 7,200 seniors and 5,500 non-elderly disabled adults. Eighty percent of SHA households have annual incomes below 30 percent of the area median income.

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

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

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 issuespecific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing JPAC, which SHA regularly consults on major policy issues, the Annual MTW Report and the Annual Budget. Residents are also involved in planning for the use of HUD's Resident Participation Funds. Finally, SHA's Board of Commissioners has two resident Commissioners who provide a valuable point of view in SHA's governance.

In 2020, SHA will partner with Habitat for Humanity in Lake City and HomeSight in Othello to create homeownership opportunities in newly constructed homes for SHA residents. The developers have been asked to work with designated staff to allow SHA residents who might be interested in purchasing the units access to all relevant information and all units are being constructed under an affordable housing covenant to ensure that they are affordable to households with annual incomes no higher than 80% AMI.

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

Seattle Housing Authority is not a troubled PHA.

Discussion

Seattle has been experiencing a sustained, unprecedented period of economic growth. The region's future is bright, but there are unfortunate consequences of this growth. While the need for safe, decent,

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

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

Introduction

Seattle is responding to the needs of people experiencing homelessness through a coordinated Continuum of Care (CoC), currently led by All Home. 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.

To provide more effective and efficient services, the City of Seattle anticipates merging its homeless services with King County and All Home to create a new King County Regional Homelessness Authority (KCRHA) in 2020. A consultant from the Corporation for Supportive Housing has been working with all three organizations and other stakeholders to develop a Regional Action Plan, which will be complete in late 2019. In the meantime, all three organizations continue to coordinate on shared goals and outcomes, such as increasing rates of exits to permanent housing, and addressing racial inequities.

Through consolidation into a new regional authority, the City, King County and All Home will formalize goals around investment priorities and outcomes. Until that time, we continue to share goals around outcomes such as increasing permanent housing exits through housing interventions and diversion, reducing inflow, and reducing returns to homelessness. Additional strategies to meet these goals include consolidating government homeless services, releasing requests for proposals, strengthening our Coordinated Entry for All (CEA) system, providing targeted technical assistance, and further engaging customer voice in the design of homelessness prevention and response. Goals will be refined through a new Regional Action Plan, which will be complete in 2020.

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

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

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

Applications in each process are reviewed for ability to deliver services that meet investment outcomes and goals. Applicants are also asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model. A similar model of funding process is expected in the new King County Regional Homelessness Authority.

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

The City of Seattle funds traditional street outreach services across several contracted service providers that have population and culturally specific focus. Seattle's Navigation Team is an innovative 7-day/week outreach approach that combines behavioral health-trained outreach workers, police officers and field workers in identifying unsheltered households camping in unsafe conditions and connecting them to shelters or other safe spaces. In 2020, focus will be on additional gap analysis, further collaboration, and continuous improvement.

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the City of Seattle and King County invested in hundreds of new shelter beds in 2018 and 2019, adding beds to existing facilities and repurposing spaces such as former apartment buildings and an unused wing of the King Co Correctional Facility. Both the City and County worked to further shift to "enhanced" shelter models that offer 24/7 services, right of return, storage, hygiene, meals and amenities, with staffing support to quickly exit households to permanent housing and create space for inflow. The City also shifted in 2018 to a pay for performance model for shelter and transitional housing and has developed peer "learning circles" and targeted technical assistance to support grantee success. In 2020, focus will be on refining the enhanced model and identifying potential new spaces to increase of shift bed capacity as resources allow.

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

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

- Providing staffing at crisis centers (shelters, day centers, regional access points) to provide coordinated entry assessments, diversion, and housing support
- Piloting and scaling Housing Connector, a public-private partnership engaging landlords in offering housing to households experiencing homelessness
- Improving the coordinated entry assessment tool to best prioritize households in highest need of housing
- Continuing weekly case conferencing to review by-name households by population type who are

eligible for housing placement

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

The City of Seattle uses a vulnerability tool to identify households at highest risk of becoming homeless, then supports those households through culturally competent, effective homelessness prevention program. The City piloted in 2018 and will continue in 2020 a project to target prevention services toward households on the waitlist for Seattle Housing Authority housing choice vouchers and who are at high risk of homelessness.

System partners are engaged regularly in homelessness response, and partners continue to focus attention on reducing system exits into homelessness. The City of Seattle participated with regional partners in 2018 in the Mayor's "One Table" initiative, which convened system representatives from child welfare, health, corrections and more. A new End Youth Homelessness Now! campaign also actively engages child welfare and other systems to focus on reducing exits into homelessness. These system partners will be involved in the shift to the new King County Reginal Homelessness Authority.

Also, in 2020, OPCD's EDI allocations prioritize CDBG funding for the Chief Seattle Club, which is an organization specializing in providing supportive services and housing for homeless individuals from the American Indian/Alaskan-Native populations.

Discussion

Public Housing Impact on Homelessness: Seattle Housing Authority serves nearly 18,000 households. In 2018, 49% of new households admitted into SHA's subsidized housing programs were homeless. Additionally, over 80% of all households served are extremely low-income at 30% or less of area median income. Without housing supports, many of these families and individuals could be at risk of homelessness. Specific housing supports are also targeted to individuals and families experiencing homelessness. For example, 19% of SHA's housing capacity is designated for previously homeless households, including 1,646 vouchers supporting permanent supportive housing in partnership with local government and community nonprofits. In addition, 300 vouchers were committed to the City of Seattle's 2016 Housing Levy projects, 154 vouchers are dedicated to non-elderly adults with disabilities who are homeless or at risk of homelessness and 509 Veterans Affairs Supportive Housing vouchers are designated for homeless veterans and their families. SHA's homelessness commitment also includes support for families with children, through 275 Family Unification Project vouchers, which help to reunite families who have been separated due to homelessness or foster youth who are aging out of the foster system.

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

AP-70 HOPWA Goals-91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA				
for:				
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or				
family	96			
Tenant-based rental assistance	140			
Units provided in permanent housing facilities developed, leased, or operated with HOPWA				
funds	51			
Units provided in transitional short-term housing facilities developed, leased, or operated with				
HOPWA funds	0			
Total	287			

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.

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

The City's 2018 CAPER reflects the accomplishments for projects committed to in the 2017 AFH. See the full report at <u>http://www.seattle.gov/Documents/Departments/HumanServices/Reports/2018-CAPER-final.pdf</u>

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 must take into consideration the following challenges which require balancing potentially competing strategies.

 HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not "prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patters of segregation, promote fair housing choice, and foster inclusive communities free from discrimination." However, HUD 96 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 placebased strategies as "making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity" and "maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs." Housing mobility strategies include "developing affordable housing in areas of opportunity to combat segregation and promote integration."
- The challenge of influencing and/or changing policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.
- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low- and moderateincome people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.

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

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

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

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

- An LGBTQ Action Plan was developed in 2019 to better meet the sheltering needs of LGBTQ households
- Targeted technical assistance to youth-serving service providers is being designed by a group of young adults with lived experience of homelessness
- The City of Seattle received technical assistance from Native-serving organizations on how to best support service providers serving American Indian/Alaska Natives
- In supportive housing buildings, the City is coordinating to have the same case managers in each building, creating increased trust, referrals and service utilization and decreasing hospitalization and evictions
- The City is working with the Seattle Housing Authority to identify stability needs and reduce evictions among households receiving Housing Choice Vouchers

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

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

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

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

Discussion:

The City encourages HUD staff to take the Consolidated Plan as written, in its entirety with reference to multiple other major plans, as substantial evidence of a broad range of approaches, funding priorities, leveraged activities, and system efficiency toward the federally mandated goals of the

CDBG/HOME/HOPWA/ESG/CoC-McKinney and all state and local funds represented in our investments. We seek to plan for all needs, seek out the high priority and eligible activities for federal funding and make that part of the "whole cloth" overall outcomes and investments the City tries to accomplish. We encourage many City departments, the Mayor's Office and Councilmembers, City Budget Office, Seattle Housing Authority and stakeholder entities and beneficiaries to see this as the City's Consolidated Plan for federal HUD grants in the context of all other plan priorities and resource management.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before	\$2,505,838
the start of the next program year and that has not yet been reprogrammed 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	\$0
identified in the grantee's strategic plan	
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	0
planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	0
Total Program Income	\$2,505,838

Other CDBG Requirements

1. The amount of urgent need activities

0

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

US Department of Housing and Urban Development rules limit the maximum eligible sales price for HOME-assisted ownership housing to \$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(I)(4)

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

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

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

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 by the City of Seattle as part of resources prioritized for homeless intervention services. Future sub-awards of ESG funding will be governed by RFP

processes available to all applicants, relying heavily on community based NPOs and open to faithbased organizations within the statutory limits of use of federal funds by these types of organizations.

The City of Seattle's Human Services Department facilitated an open and competitive funding process for homelessness services and support in 2017 for a range of projects including Homelessness Prevention, Diversion, Outreach & Engagement, Emergency Services, Transitional Housing, Rapid Re-Housing and Permanent Supportive Housing. Funding recommendations reflected regional priorities such as person-centered service, results/impact, and addressing racial disparities. The next funding process is expected to be facilitated by 2021 under the new King County Regional Homelessness Authority.

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

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

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

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

are at risk of becoming homeless or were formerly homeless – at all levels of implementation, evaluation, and plan revision.

5. Describe performance standards for evaluating ESG.

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

The City's data team provides quarterly performance progress reports and technical assistance as needed and works closely with the data team at King County to evaluate performance and review trends. The City is also in sync with other local funders to develop policies for HMIS. (King County is the operator of HMIS.)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Human Services Department	Dan Burton / 206.256.5415	Daniel Kirk / 206.727.8517

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

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2020 Annual Action Plan to the 2018-2022 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; amending Ordinance 126000 which adopted the 2020 Budget, by modifying appropriations to various departments and budget control levels in the 2020 Adopted Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

Summary and background of the Legislation:

This legislation adopts the 2020 Annual Action Plan (AAP) to the 2018 – 2022 Consolidated Plan for Housing and Community Development and authorizes its submittal to the US Department of Housing and Urban Development (HUD). The Consolidated Plan governs the use of the City's annual allocation of funds from several programs in HUD. In total, the funds amount to approximately \$20.8 million, which are used to provide services, housing, and facilities to low- and moderate-income persons, businesses and neighborhoods. The legislation authorizes the acceptance of these funds.

HUD provides annual allocations to the City from four of its programs. These allocations differ from the estimated allocations that were included in the 2020 Adopted Budget; the net difference from the Adopted Budget is shown below.

To receive the annual allocations, jurisdictions must submit a Consolidated Plan, which describes the policies governing the City's use of these funds, and an annual allocation plan which identifies the specific uses of the funds for a particular program year. Funds are allocated to the Human Services Department, Office of Housing, Office of Economic Development, Office of Immigrant and Refugee Affairs, the Department of Parks and Recreation and the Office of Planning & Community Development to fund core services and support activities, such as homeless shelters, preservation and development of affordable housing, homelessness and affordable housing planning and research, investments in community and economic development to support small businesses and microenterprises, job training and creation, and park improvements.

This legislation satisfies Governor's Proclamation 20-28 as a necessary and routine part of the annual application to HUD for use in specific projects of the federal grant funds governed by the 2018-2022 Consolidated Plan. The requirements for citizen participation and public comments conducted in the course of adopting the Annual Action Plan are covered in 24 CFR 91.105(b)(3).

HSD has held two sets of public comment, one for the December 2019 draft of the 2020 AAP prior to confirmation of final allocations of the four federal grants from HUD and a second 30-day comment period ending April 7th, 2020 to allow for review of the amended plan that reflects the new amounts of available funding and includes a new shift of under-expended 2018, 2019 and 2020 proposed funding for small business stabilization grants. The next public hearing, anticipated in late April 2020, will be the second formal public hearing opportunity for the final draft 2020 AAP, though it will be conducted virtually to avoid public gatherings in accord with the Governor's Proclamation.

The City proposes to use up to \$2,810,400 in CDBG funds under an "urgent need" category of CDBG eligibility to fund up to \$10,000 (per grantee) in grants targeted to support low-and moderate-income small business owners who employ up to five people as a necessary response to the economic impact of the COVID-19 outbreak in Seattle.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ____ Yes __X__ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

	General Fund \$		Other \$	
Appropriation change (\$):	2020	2021	2020	2021
	-	-	\$2,415,952	-
Estimated revenue change (\$):	Revenue to General Fund		Revenue to Other Funds	
	2020	2021	2020	2021
	-	-	\$2,415,952	-
	No. of Positions		Total FTE	Change
Positions affected:	2020	2021	2020	2021
	-	-	-	-

Does this legislation amend the Adopted Budget? <u>X</u> Yes <u>No</u>

Note: The changes in appropriations are net of the changes for all the HUD grant programs and mostly consist of a one-time increase in Program Income. The revenue increase is larger than the appropriation increase, because funds budgeted for contingency partially offset changes in the CDBG program. There are detailed tables showing the changes from the 2020 Adopted Budget for appropriations and revenues below, in sections 3d and 3e.

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

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

Not implementing this legislation will cause the City to forgo approximately \$20.8 million in federal assistance that supports services and community development activities for low- and moderate-income persons in Seattle. The City would be faced with reducing or eliminating services and/or using General Fund to provide the services.

3.a. Appropriations

Fund Name and number	Dept	Budget Control Level Name/#*	2020 Appropriation Change	2021 Estimated Appropriation Change
16200 Human Services Fund	HSD	Supporting Affordability and Livability / BO-HS- H10000	\$29,679	-
16200 Human Services Fund	HSD	Addressing Homelessness / BO- HS-H3000	\$500,270	-
16400 - Low Income Housing Fund	OH	Multifamily Housing / BO-HU-3000	\$1,602,071	-
16600 - Office of Housing Fund	ОН	Leadership and Administration / BO- HU-1000	(\$9,917)	-
16600 - Office of Housing Fund	ОН	Homeownership & Sustainability / BO- HU-2000	\$223,408	-
10200 - Park And Recreation Fund	SPR	Fix It First / BC-PR- 40000	\$70,441	-
TOTAL			\$2,415,952	-

<u>X</u> This legislation adds, changes, or deletes appropriations.

*See budget book to obtain the appropriate Budget Control Level for your department.

Is this change one-time or ongoing?

One-time:

- The Office of Housing has CDBG Revolving Loan programs with large balances. These funds are classified as CDBG Program Income and must be spent prior to use of allocation funds. The is the cause of the net increase of circa \$1.6 million dollars in the Low Income Housing Fund, or 66% of the total appropriations this legislation changes.
- \$2,810,400 of 2020 CDBG grant funds have been mobilized to support small businesses during the COVID19 pandemic.

Ongoing:

• Allocations are based on Federal Appropriations and HUD's application of entitlement formulae. The above changes are reflective of the final allocations by HUD; changes in

the make-up of Seattle's population, the number of HUD funded recipients and the formulae themselves can all impact the final allocation amounts for any given year.

Appropriations Notes:

The 2020 Adopted Budget, as amended by Ordinances 126057 and 126060, contains estimates of these revenues. This legislation provides the actual revenue numbers and adjusts the appropriations in the Adopted Budget to match the actual numbers.

Department	BCL	Funding Source	2020 Adopted* Budget	Change	2020 Amended Budget
HSD	BO-HS-H1000 - Supporting Affordability and Livability	CDBG	3,505,538	(933,000)	2,572,538
HSD	BO-HS-H3000 - Addressing Homelessness	CDBG	3,368,628	155,998	3,524,626
OH	BO-HU-2000 - Homeownership & Sustainability	CDBG	605,462	146,793	752,255
ОН	BO-HU-1000 - Leadership and Administration	CDBG	170,889	(9,917)	160,972
ОН	BO-HU-3000 - Multifamily Housing	CDBG	490,278	1,509,722	2,000,000
OED	BO-ED-X1D00 - Business Services	CDBG	2,363,675	-	2,363,675
OIRA	BO-IA-X1N00 - Office of Immigrant and Refugee Affairs	CDBG	400,000	-	400,000
OIRA	BO-PC-X2P00 - Planning and Community Development	CDBG	430,000	-	430,000
SPR	BC-PR-40000 - Fix It First	CDBG	1,508,000	70,441	1,578,441

HSD	BO-HS-H3000 - Addressing Homelessness	ESG	805,090	15,554	820,644
HSD	BO-HS-H3000 - Addressing Homelessness	HOPWA	2,600,883	328,718	2,929,601
ОН	BO-HU-3000 - Multifamily Housing	HOME	3,043,164	347,449	3,390,613

*as amended by Ordinances 126057 and 126060

Note that for CDBG the above table includes both the 2020 grant of \$9,588,335 and prior year grant funds and program income (generated by CDBG activities) of \$4,194,172,

3.b. Revenues/Reimbursements

<u>X</u> This legislation adds, changes, or deletes revenues or reimbursements.

Fund Name and number	Dept	Revenue Source	2020 Revenue	2021 Estimated Revenue
16200 Human Services Fund	HSD	CDBG	\$185,677	-
10200 Park And Recreation Fund	SPR	CDBG	\$70,441	-
16200 Human Services Fund	HSD	ESG	\$15,554	-
16200 Human Services Fund	HSD	HOPWA	\$328,718	-
16400 Low Income Housing Fund	OH	HOME	\$347,449	-
ТО	TAL		\$947,839	-

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Is this change one-time or ongoing?

Ongoing, allocations are based on Federal Appropriations and HUD's application of entitlement formulae. The above changes are reflective of the final allocations by HUD; changes in the make-up of Seattle's population, the number of HUD funded recipients and the formulae themselves can all impact the final allocation amounts for any given year.

Revenue/Reimbursement Notes:

The 2020Adopted Budget contains estimates of these revenues. This legislation provides the actual revenue numbers and adjusts the appropriations in the Adopted Budget to match the actual numbers.

3.c. Positions

This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department? Yes, other departments receive an allocation from one or more of these funds for program operations. Changes from the 2020 Adopted Budget are reflected in the Office of Housing, the Human Services Department and the Parks Department
- **b.** Is a public hearing required for this legislation? Yes.
- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant? No
- **d.** Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation? Yes.
- e. Does this legislation affect a piece of property? No
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

Programs and activities supported by these funds are specifically intended 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 and are described in more detail in the budget chapters of each of the departments.

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

Most programs are on-going. However, the Office of Housing manages three CDBG Revolving Loan programs, revenues to which have been collected over the last several years. These balances will be spent in 2020 in accordance with Federal Requirements:

- Approximately \$146,000 will be made available to provide homebuyer assistance to people with low- or moderate- incomes from historically disadvantaged communities.
- \$2,000,000 will support the rehabilitation of three multi-family housing projects in the Delridge neighborhood.
- Approximately \$600,000 will be used to provide loans to homeowners with low- or moderate-incomes from historically disadvantaged communities so they can complete needed repairs and renovations to their homes.

• \$2,810,400 will be used to provide relief to small businesses affected by the COVID19 pandemic.

List attachments/exhibits below:



April 30, 2020

MEMORANDUM

То:	Seattle City Council
From:	Amy Gore, Analyst
Subject:	CB 119785: 2020 Annual Action Plan for Federal Grants

Overview

A public hearing is scheduled for Monday, May 4 on <u>Council Bill (CB) 119785</u>. This bill would: (1) adopt the <u>Final 2020 Annual Action Plan</u> (AAP or the Plan), (2) approve its submittal to the U.S. Department of Housing and Urban Development (HUD), and (3) amend <u>Ordinance 126000</u>, which adopted the 2020 budget. The funds administered through the Plan are in addition to the federal grants from the CARES Act that are being considered in <u>CB 119783</u> and scheduled to be voted on during the May 4 City Council meeting. These funds and their proposed appropriation are discussed in Central Staff's April 28, 2020 memo.

Taking action on this legislation complies with <u>Proclamation 20-28.1</u> in that it is both "routine and necessary" and because it is part of the City's response to the COVID-19 public health emergency. This memo describes the Plan and the adoption process, as well as next steps.

The Annual Action Plan

The AAP is adopted annually by City Council and submitted to HUD. The Plan describes how the City will spend four federal grants: Community Development Block Grants (CDBG), Housing Opportunities for People with AIDS (HOPWA), Emergency Solutions Grants (ESG) and Home Investment Partnerships Program (HOME) funds. The AAP is guided by the <u>5-Year Consolidated</u> <u>Plan for Housing and Community Development</u> and should be consistent with the City's annual adopted budget.

AAP Adoption Process

Because the annual program entitlements are generally not known until the congressional appropriations in the 1st quarter of each calendar year, HUD has developed a two-step process for submitting AAPs. First, a jurisdiction develops a draft AAP based on an estimate of grant funding. This draft plan is subject to a public comment period and requires that a public hearing be held before City Council submits the Plan to HUD prior to the subject year. After the annual entitlements are determined by Congress, the City then updates and finalizes the Plan to reflect these appropriations. The City allows for additional public comment and holds a second public hearing. The final Plan is then acted on by the Council and submitted to HUD by the Human Services Department (HSD). This process allows for "pre-award spending" so that the City can spend grant funds during the period between the draft and final plans and before HUD begins distributing the funds, allowing for the uninterrupted provision of services.

The first public hearing on the draft 2020 AAP was held on <u>December 12, 2019</u> in the Finance and Neighborhoods Committee..

2020 Grant Entitlements and Program Income

The draft 2020 AAP anticipated a total of \$19.3 million in annual entitlements, program income, and carry-forward funds from previous years. The total funds in the final 2020 AAP is \$25.8 million; the changes in sources of funds from the anticipated 2020 funding are as follows:

- <u>CDBG</u> The CDBG entitlement for 2020 increased from an anticipated \$9.2 million to \$9.6 million. Program income increased from \$400,000 to \$2.8 million due to continued growth of the revolving loan funds managed by the Office of Housing (OH). The prior year resources increased from \$2.3 million to approximately \$2.9 million with the addition of extra funding for COVID-19 small business support.
- <u>HOME</u> The HOME entitlement for 2020 increased from an anticipated \$3.0 million to \$3.4 million.
- <u>HOPWA</u> The HOPWA entitlement for 2020 increased from an anticipated \$2.6 million to \$2.9 million. An additional \$4.9 million in prior year resources is included in the final plan because the HOWPA funds are distributed through a request for proposals (RFP) process issued biennially. (Note: Prior year funds are not included in the Funding Uses table below due to HUD requirements, but will become part of the HOPWA RFP issued later in 2020.)
- ESG The ESG entitlement for 2020 increased from an anticipated \$805,090 to \$820,644.

Draft AAP				
	2020	2020 Program	2020 Prior Year	
Funding Source	Entitlement	Income	Resources	Total
CDBG	\$9,199,533	\$400,000	\$2,300,000	\$11,899,533
HOME	\$3,043,164	\$1,000,000	\$0	\$4,043,164
HOPWA	\$2,600,883	\$0	\$0	\$2,600,883
ESG	\$805,090	\$0	\$0	\$805,090
Total	\$15,648,670	\$1,400,000	\$2,300,000	\$19,348,670
		Final AAP		
	2020	2020 Program	2020 Prior Year	
Funding Source	Entitlement	Income	Resources	Total
CDBG	\$9,588,335	2,752,255	\$2,952,317	\$15,292,907
HOME	\$3,390,613	\$1,000,000		\$4,390,613
HOPWA	\$2,929,601		4,903,134	\$7,832,735
ESG	\$820,644			\$820,644
Total	\$16,729,193	\$2,752,255	\$6,345,051	\$25,826,499

Table 1: Comparison of Draft AAP and Final AAP Funding Sources

Funded Projects

The final 2020 AAP has been modified to reflect the increased grant funding as well as programmatic changes due to the City's COVID-19 response. (See Attachment 1: Comparison of Draft AAP and Final AAP Funded Projects.) Significant changes include:

 <u>Business Stabilization Fund</u> – The Plan now includes \$2.8 million for the Small Business Stabilization Fund. These funds were appropriated through <u>CB 119757</u> and <u>CB 119760</u> as well as through administrative transfers by CBO, as follows:

Source	Amount	Mechanism
2019 HSD CDBG funds for program administration underspend	\$416,298	CB 119757
2020 HSD's Community Facilities Program (PACE)	\$1,000,000	CB 119757
(OH of 2019 CDBG underspend from staffing, administration and planning	\$51,019	Administrative Transfer
OH of 2019 CDBG underspend from the Home Repair Program and staffing	\$24,365	Administrative Transfer
OED of 2019 CDBG underspend for small business support	\$50,000	Administrative Transfer
Unspent 2019 CDBG funds from OH's Rental Housing Preservation and Development Revolving Loan Program	\$968,718	CB 119760
Redirect 2020 OED Small Business Assistance	\$300,000	N/A
Total*	\$2,810,400	

Table 2: Sources of Business Stabilization Fund

* CB 119783 includes an additional \$1.5million for the Business Stabilization Fund. If passed, the total would increase to \$4.3 million.

- <u>PACE Project</u> As discussed above, \$1.0 million was reappropriated from HSD's Community Facilities Program to the Business Stabilization Program through CB 119757. These funds had been targeted for a senior care facility in the ground floor of an affordable housing project on the north parking lot of the Pacific Medical Center in Beacon Hill. The current project timeline does not require this funding in 2020, and the City Budget Office believes there will be sufficient CDBG funds in 2021 or 2022 to recommit to the project.
- <u>Homebuyer Assistance</u> Homebuyer Assistance program was not included in the Draft 2020 AAP, but was added due to the additional, restricted CDBG program income available.
- <u>Rental Housing and Preservation Program</u> This funding for this program was increased from \$4,533,442 to \$5,390,613 due to increased program income.

Appropriations

As previously mentioned, CB 119875 amends Ordinance 126000, which adopted the 2020 budget, to reflect the changes discussed above, as follows:

Fund Name	Department	Budget Control Level	Change
16200 Human Services	Human Services	BO-HS-H1000 Supporting	\$29,679
Fund	Department	Affordability and Livability	
16200 Human Services	Human Services	BO-HS-H3000 Addressing	\$500,270
Fund	Department	Homelessness	
16600 - Office of	Office of Housing	BO-HU-2000 Homeownership	\$233,408
Housing Fund		& Sustainability	
16400 – Low income	Office of Housing	BO-HU-3000 Multifamily	\$1,602,071
Housing Fund		Housing	
10200 - Park and	Seattle Parks and	BC-PR-40000	\$70,441
Recreation Fund	Recreation	Fix It First	
16600 – Office of	Office of Housing	BO-HU-1000 Leadership and	(\$9,917)
Housing Fund		Administration	

Next Steps

The proposed legislation reflects the City's goals and plans as expressed in the <u>Adopted 5-Year</u> <u>Consolidated Plan for Housing and Community Development</u> and the 2020 Adopted Budget, with some modifications due to the COVID-19 emergency, such as the increase in the Business Stabilization Fund . The Council could modify the proposed legislation to provide additional support to eligible activities that the Council believes are of a higher priority.

A public hearing for the proposed legislation is scheduled at City Council on May 4. Council may then take action on May 11.

If you have any additional questions or requests for amendments, please contact me at 386-9107 by end of day on Tuesday, May 5. Thank you.

Attachments:

- 1. Comparison of Draft AAP and Final AAP Funded Projects
- cc: Kirstan Arestad, Executive Director Aly Pennucci, Supervising Analyst



Projects	Draft AAP Funding	Final AAP Funding	Description	
HSD 2020 CDBG Administration and Planning	\$1,122,621	\$1,122,621	Provide internal staffing to manage and administer the CDBG program and oversight of all Consolidated Plan funds.	
HSD 2020 Homeless Services	\$3,368,628	\$3,524,626	Provide emergency shelter operations and case management to move people to permanent housing.	
ESG20 Seattle	\$805,090	\$820,644	Fund operations at two shelter sites and also fund a Rapid Re-Housing program for families.	
2020 -2023 City of Seattle WAH20- F001 (SEA)	\$2,600,883	\$2,929,601	Provide funding for homelessness prevention and permanent housing through tenant based and project based rental assistance, and permanent housing placement.	
HSD 2020 Minor Home Repair	\$449,917	\$449,917	Serve younger disabled homeowners, low-income family homeowners, and older adult homeowners by funding repairs including, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and windowpanes, building wheelchair ramps, and installing grab bars.	
HSD 2020 SHA Improvements	\$1,000,000	\$1,000,000	Replace twenty-four fire panels at Seattle Housing Authority properties.	
OH 2020 Home Repair Program & Staffing	\$605,462	\$605,462	Provide financial assistance in the form of loans to qualifying homeowners.	
OH 2020 Admin & Planning	\$160,972	\$160,972	Support OH staff costs associated with CDBG and HOME program planning administration, and contracted services.	
OH 2020 Homebuyer Assistance	\$0	\$146,793		
OH 2020 Rental Housing Preservation & Development	\$4,533,442	\$6,390,613	Provide capital financing related to rehabilitation of 34 units of affordable rental housing for low-income households in the Delridge Neighborhood.	
OED 2020 Neighborhood Business District - Only in Seattle	\$371,675	\$371,675	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.	

Attachment 1: Comparison of Draft AAP and Final AAP Funded Projects

Projects	Draft AAP Funding	Final AAP Funding	Description
OED 2020 Small Business Assistance	\$992,000	\$692,000	Respond to emergent business needs multiple ways: by providing technical assistance on the stabilization and financial aspects of maintaining a business, providing working capital grants for businesses after a destabilizing event (for example, disruption of customers caused by nearby construction) and by financing necessary tenant improvements.
OIRA 2020 ESL for Work (Ready for Work)	\$400,000	\$400,000	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.
OPCD 2020 Equitable Development Initiative	\$430,000	\$430,000	Fund community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process in 2020.
Parks 2020 Seattle Conservation Corps Park Upgrades	\$808,000	\$878,441	Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low- and moderate-income neighborhoods. Installation of up to 10 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
Parks 2020 ADA Parks Improvements	\$700,000	\$700,000	Provide ADA improvements at a number of parks facilities, focused on selected community centers (e.g., Bitter Lake, Delridge, Garfield, Jefferson, Meadowbrook, Miller and others), including adjustments to signage, door closures, restroom fixtures, and other features.
HSD 2020 PACE facility	\$1,000,000	\$0	Fund "North Lot" project located at Pacific Medical Center in North Beacon Hill. The project is not ready to use these funds and the Council reappropriated \$1 million to the Small Business Stabilization Fund in CB 119757.
OED 2020 COVID19 Small Business Stabilization	\$0	\$2,810,400	Grants up to \$10,000 to microenterprises with low- and moderate- income owners located in Seattle. Grants may be used to cover the day-to-day operating expenses of the business, such as but not limited to payroll or losses due to the impacts of the COVID19 crisis.
Total	\$19,348,690	\$23,433,765*	
*Per HUD, the AAP pr 2020.	ojects list reflects only	2020 appropriated HC	DPWA and does not include previous year funds which will be part of the RFP released later in

City of Seattle

2020 Annual Action Plan for Federal Grants

Executive Summary

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

1. Introduction

This 2020 Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development as the application for origin year 2020 funds from the Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS programs. This is submitted in compliance with regulations found at 24 CFR 91. The Annual Action Plan encapsulates the third year of the 2018-2022 Consolidated Plan for Housing and Community Development. Funding priorities will continue to be used to support emergency shelter and services for homeless persons, to provide for affordable housing, small business and microenterprise financial assistance and business district planning, job training and readiness services, and for park upgrades and ADA improvements. For program year 2020, a total of approximately \$21.9 million is governed by this annual plan.

Three changes will impact 2020 programs: the update of the Housing Levy Administration and Financial Plan and Policies and the transition to the new King County Regional Homelessness Authority during 2020-2021 and changes in the approach to Economic Development funding including the response to the coronavirus pandemic:

Housing Policy: Seattle's Office of Housing updated the Housing Levy Administration and Financial Plan and Housing Funding Policies in 2019, for program years 2019-2020. This biennial update applies to the taxpayer-approved Housing Levy passed in 2016, which includes \$290 million for affordable housing over a span of 7 years. As part of the 2019-2020 update, the Office of Housing standardized affirmative marketing requirements for City-funded affordable housing developments. The update also created policy around the use of community preference in City-funded affordable housing developments in areas at high risk of displacement. The City is developing a community preference guideline in consultation with several department including the Office for Civil Rights and stakeholders. Several nonprofit housing developers have expressed interest in implementing community preference outreach in their upcoming projects.

Homeless Services Consolidation with King County: The City of Seattle's 2019 investments in homelessness response project increases in the numbers of households served, as well as increases in the rates of permanent housing exits, notably among key focus populations (Black/African American and American Indian/Alaska Native households). In 2020, the City will continue to build on this impact, aligning its work with King County and All Home (our region's Continuum of Care) to create a new King

Annual Action Plan

County Regional Homelessness Authority. This new governing body will provide a strategic, unified regional response to homelessness.

Economic Development Policy: Since 2010, job growth in the city of Seattle has outpaced national averages, growing by over 20%. Seattle's median income has soared, but that increase is not shared across racial groups, with whites continuing to significantly outpace other racial groups. As well, Seattle was the 2nd fastest growing large city between 2010 and 2017, growing by almost 20%. The City's growth challenges our small business community, particularly members from low-income neighborhoods, who voiced a significant need for support to maintain their businesses in the face of gentrification. OED piloted in 2019 two new programs, a Business Stabilization Fund and a Tenant Improvement Fund to develop tools responsive to the current reality.

COVID-19 response: As Seattle is increasingly affected by the spread of the COVID19 virus, businesses are struggling with loss of customers, particularly small and minority-owned businesses. As part of a suite of resources available to combat the economic impacts of this virus, grants of up to \$10,000 will be made available to ensure businesses can maintain operations during this downturn. Small businesses located in Seattle, owned by those up to 80% of median income with five or fewer employees with income loss due to coronavirus restrictions may apply to this program.accessible loans will be made available to ensure businesses can maintain operations.

2. Summarize the objectives and outcomes identified in the Plan

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

3. Evaluation of past performance

- Human Services Department CDBG public service and ESG dollars provided vital overnight shelter to over 4,402 homeless households in 2018.
- The Office of Housing (OH) awarded funding for 27 federally funded affordable housing units. CDBG funds were used to rehabilitate and preserve 16 units in North Seattle. In addition, CDBG support provided home repair to 500 households: primarily for senior homeowners. HOME funds were used in the Low-Income Housing Institute Othello project, estimated to produce 93 units, 11 of which are HOME funded. OH completed and leased up 21 HOME units in two previously funded projects: Estelle by DESC, Tony Lee Apartments by the Low-Income Housing Institute.

- Parks and Recreation Department used CDBG funding to complete capital improvements and renovations, including ADA improvements, at nine (9) neighborhood parks serving low-moderate-income neighborhoods.
- The Office of Economic Development (OED) CDBG funded activities supported approximately 200 businesses in 9 neighborhood districts, with about 85 low income microenterprises receiving direct technical support. Outside of neighborhood centric work, an additional 200 businesses were assisted in 2019.
- The Office of Immigrant and Refugee Assistance ESL for Work Program continues to meet client demographic goals. In 2018, of 133 unduplicated clients served 93 were extremely low income and 40 were low income. All were immigrants (76) Asian American; (51) Black/African American/Other African, and 6 Hispanic. The Ready to Work (RTW) program is recognized by the US Department of Labor, National Skills Coalition, and the Research Triangle institute as a best practice community anti-poverty, employment program.
- In 2019, the Office of Planning and Community Development's (OPCD), Equitable Development
 Initiative awarded \$5 million to 10 community-initiated projects one of which received an award
 of \$1 million of CDBG dollars to support services intended to reduce disparities in housing
 outcomes for Alaskan-Native/American Indian people. The projects will be developed in at least
 8 high-risk displacement neighborhoods.

4. Summary of Citizen Participation Process and consultation process

The Consolidated Plan relies on multiple planning efforts from a variety of sources to inform the allocations of the Consolidated Plan funds. The consultation process illustrates how HUD funds are part of a much larger funding picture for housing, human services, and community development in the City of Seattle.

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

A draft of the 2020 Annual Action Plan was publicized and made available for public comment for a 30day public comment period beginning November 15, 2019.

5. Summary of public comments

A public hearing was conducted on the 2020 Annual Action plan during the December 11, 2019 Finance and Neighborhoods committee of the Seattle City Council. Due to the corona virus outbreak the final draft 2020 AAP was reviewed on May 4, 2020 in a virtual session.

Public hearings were conducted on the 2020 Annual Action plan during the December 11, 2019 Finance and Neighborhoods committee of the Seattle City Council, and at the April 7th Finance and Housing committee. [update to include comments if received]

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

No comment was received on December 11, 2019 and [see above]

7. Summary

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

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

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

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

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

Table 1 – Responsible Agencies

Narrative (optional)

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

As noted above, the City and King County are transitioning to a new regional model of governance to ensure coordinated, effective coverage for a range services to people experiencing homelessness. It is anticipated that the City will co-locate staff administering homelessness intervention services with their King County counterparts early in 2020 and continue to transition to an independent King County Regional Homelessness Authority (KCRHA) in 2021. The City anticipates that federal CDBG and ESG public services funding will continue through 2020. Once the new regional authority is in place, the role and allocation of federal grants for homeless services will be reviewed. Pending that review, a Memorandum of Agreement regarding priorities for City federal grant funds by the KCRHA in accord with the City's 2018-2022 Consolidated Plan and in compliance with all HUD certifications and requirements for use of these grant funds can be executed.

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Att 1 – 2020 Annual Action Plan $\frac{\sqrt{1a}}{2}$

Consolidated Plan Public Contact Information

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

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

1. Introduction

The AAP relies on *multiple planning efforts* conducted by partners such as the Area Agency on Aging, Human Services Department, Committee to End Homelessness, Office of Housing, Office of Economic Development, Seattle Housing Authority, and Office of Planning and Community Development.

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

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

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

<u>Coordinated acquisitions</u>: The City and Seattle Housing Authority (SHA) are partnering on acquisitions of existing multifamily rental housing at-risk of being converted to market-rate housing. One transaction includes the preservation of 3 buildings, and over 260 units, OH will be a \$15 million dollar investor in these properties, preserving them for another 50 years. The City and SHA are also working to acquire 8 acres of "naturally affordable" housing near the Northgate light rail station. This will preserve over 200 units of "naturally affordable" housing, while also creating an opportunity for future redevelopment and upwards of 1,600 units of affordable housing.

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

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

<u>Section 18 conversion of scattered sites:</u> As allowed by Section 18 of the U.S. Housing Act of 1937, SHA is applying to HUD to convert funding for 236 Scattered Site units from low-income public

housing to project-based vouchers. City staff is coordinating with SHA on its application and outreach to City elected officials.

City supported housing projects coordinate with mental health services programs:

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

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

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

<u>Area Agency on Aging</u> coordinated the Mayor's Age Friendly initiatives to address environmental, economic, and social factors influencing the health and well-being of older adults. Programs such as utility discounts for seniors and people with disabilities, regional reduced transit fares, senior/disabled enrollment in property tax exemption program to help older households to maintain their housing will benefit from this initiative.

<u>Homeless Services and Intervention (HSI)</u>The City has a strong, collaborative, ongoing relationship with Public Health Seattle & King County, which includes regular meetings and shared priorities. Coordination increased in 2019 during a severe extended winter weather event and Hep A outbreak, bringing together housing providers, health and mental health providers, and government partners to respond together and establishing a deeper foundation for further collaboration.

<u>Housing Connector</u> developed in 2019, and supported by public funding, this program incentivizes private and non-profit property owners and managers to open their units to individuals in need of a home, while ensuring they have a steady revenue stream and protecting their bottom line. This results in lowered screening criteria for rapid re-housing and voucher holders and as increase in the units available to them. In the process, Housing Connector streamlines how households looking for a home are connected to available units and reduces the time spent searching for housing.

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

The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is All Home, which convenes government, faith communities, non-profits, the business community and

homeless and formerly homeless people working together to implement the Continuum of Care in King County. ESG funding decisions are coordinated with All Home and its Funders Group. For more information about All Home, please visit <u>http://allhomekc.org/about/</u>.

The CoC's work benefits persons experiencing homelessness or at risk of homelessness across all populations (single adults, young adults, couples, families, and veterans). Examples of coordination include co-developing service delivery standards, identifying training needs and delivering training, contributing resources to support HMIS and coordinated entry, serving on the CoC Coordinating Board and other CoC policy committees, and engaging with people with lived experience of homelessness. In addition, the City recently partnered with All Home to support a two-year End Youth Homelessness Now! initiative and is working in tandem with All Home and King County on restructured homelessness governance, outlined elsewhere in this report.

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

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

The City reviews program performance monthly, and the City's data team provides quarterly progress reports and as-needed technical assistance, working collaboratively with the data team at King County to review system trends. The City is also in sync with King County and other local funders to develop policies for HMIS. (King County is the operator of HMIS.)

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

See table below.

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	le 2 – Agencies, groups, organizations	who participated
1	Agency/Group/Organization	All Home
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	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 All Home, a broad coalition of government, faith communities, non- profits, the business community and homeless and formerly homeless people. ESG funding decisions are coordinated with All Home, as lead CoC agency, and its Funders Group. For more information about All Home please visit: <u>http://allhomekc.org/about/</u> .
2	Agency/Group/Organization	Ready to Work Steering Committee
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - State Other government - County Regional organization Civic Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	RTW steering committee sets program priorities which informed which services would be submitted for CDBG fund consideration.

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In consultation with the Corporation for Supportive Housing (CSH), all parties developed elements of a Regional Action Plan to address the needs of all categories of people experiencing homelessness. Addressing the needs of persons experiencing homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. New King County Regional Homelessness Authority will be tasked with writing and implementation of this plan based on recommendations of this group.
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Identify any Agency Types not consulted and provide rationale for not consulting

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

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

Name of Plan	Lead Organiza	How do the goals of your Strategic Plan overlap with the goals of each plan?
	tion	
Continuu m of Care	All Home	Addressing the needs of persons experience homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. Seattle/King County Strategic Plan to End Homelessness 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. www.allhomekc.org/the-plan
2017		
City and SHA Assessm ent of Fair	Human Services Dept FGMU	The AFH Work Plan is fully integrated into the 2018-2022 Consolidated Plan as required by HUD. See <u>http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH</u> <u>%20Final.4.25.17V2.pdf</u>
Housing		

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Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
23rd Avenue Action Plan	Office of Planning and Comm. Dev.	Creates strong communities in the face of displacement pressures through the Healthy Living Framework, increase affordable Housing Options (Multiple Goals), promote economic mobility for low-income residents, Implements the City's Comprehensive Plan. <u>http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/CentralAre</u> <u>a/23rdAvenueUDF.pdf</u>
Central Area Design Guidelin es	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>http://www.seattle.gov/opcd/ongoing-initiatives/central-area</u>
Breaking Barriers and Building Bridges	Office of Immigran t and Refugee Affairs	Complements Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugee workforce and combatting institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingB ridges.pdf
Ready To Work	Office of Immigran t and Refugee Affairs	Complements Consolidated Plan goals by promoting equitable investment and development in low income communities to create shared prosperity; advancing economic mobility for the immigrant and refugee workforce and combating institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/iandraffairs/RTW
Racial and Social Justice Initiative	Office of Civil Rights	Combat institutional racism and barriers faced by low income people, people with disabilities, families with children, veterans and other groups. Pursue best practices to eliminate structural and individual bias (related to racism, homophobia, transphobia, ableism, ageism and other forms of bias) <u>http://www.seattle.gov/rsji/resources</u>
Seattle 2035: Growth Manage ment Act Update	Office of Planning and Comm. Dev.	The Comprehensive Plan guides City decisions on where to build new jobs and houses, how to improve our transportation system, and where to make capital investments such as utilities, sidewalks, and libraries. Our Comprehensive Plan is the framework for most of Seattle Countywide Planning Policies. <u>http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan</u>
Waterfro nt Seattle	Office of Planning and Comm. Dev.	Supports goals directed towards equitable access to a healthy environment in the downtown waterfront area of Seattle. <u>https://waterfrontseattle.org/overview</u>

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Capitol Hill Design Guidelin es	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>http://www.seattle.gov/opcd/ongoing-initiatives/capitol-hill-design-guidelines-update</u>
Chinato wn Internati onal District Design Guidelin es	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>https://www.seattle.gov/opcd/ongoing-initiatives/chinatown-international-district</u>
Delridge Action Plan	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>https://www.seattle.gov/opcd/ongoing-initiatives/delridge-action-plan</u>
Little Saigon Business District	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. <u>https://www.seattle.gov/opcd/ongoing-initiatives/little-saigon-business-district</u>
Rainier Beach Action Plan	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. <u>https://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach</u>
Universit y District Rezone and Urban Design	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and targeted neighborhood investments. <u>https://www.seattle.gov/opcd/ongoing-initiatives/u-district-urban-design</u>
Uptown Rezone	Office of Planning and Comm. Dev.	Contributes to most of the goals in the Consolidated Plan as related to this geographic area in context of HALA and Mandatory Housing Affordability (MHA) ordinance. <u>https://www.seattle.gov/opcd/ongoing-initiatives/uptown-framework-for-the-future</u>

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Equitabl e Develop	Office of Planning and	Contributes to most goals of Consolidated Plan for housing, economic and community development, and equity issues targeting areas of the City represented by high percentages of people of color.
ment Initiative	Comm. Dev.	http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableD evelopmentInitiative/EDIImpPlan042916final.pdf
Housing Affordab ility & Livability Agenda (HALA)	Office of Planning and Communi ty Develop ment and Office of Housing	Advances all Consolidated Plan Housing Goals, specifically the HALA goal. http://www.seattle.gov/hala
Under One Roof	Office of Housing	Describes need for affordable housing and the impact of the local Housing Levy for Seattle subsidized housing development. <u>http://www.seattle.gov/housing/levy/</u>
Seattle Housing Levy Administ rative and Financial	Office of Housing	Referenced in Consolidated Plan because of direct connection to Housing Funding Policies contained in the Levy Administrative & Financial plan. <u>https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingL</u> <u>evy A-F-Plan 2017-18.pdf</u>
Seattle Housing Authorit Y Strategic Plan	Seattle Housing Authority	The goals of SHA strategic plan and the Consolidated Plan align well. Specifically, the strategic plan calls for SHA to expand public housing opportunities for low income households, promote quality communities, and improve quality of life for its participants. It also commits to partnership and coordinated action as well as race and social justice as organizational cornerstones. https://www.seattlehousing.org/sites/default/files/SHA_2016_2020_Strategic_Plan.pdf
Pathway s Home	Human Services Departm ent	Background and analysis of Seattle's homeless strategies and planned investments. Overlaps with Consolidated Plan Annual Action Plans. <u>http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final_PH_1</u> <u>Year.pdf</u>
Open Space Plan	Parks	Includes plans for park improvements in economically distressed neighborhoods or sites. <u>http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan</u>
Commun ity Center Strategic Plan	Parks	Includes plans for Community Center improvements in economically distressed neighborhoods or sites needing ADA improvements. <u>http://www.seattle.gov/parks/about-us/policies-and-plans/community-center-</u> <u>strategic-plan</u>

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Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Parks Asset Manage ment Plan	Parks	Includes buildings and facilities in economically distressed neighborhoods or sites needing ADA improvements. See Complete Parks ADA Priority Facility List in attachments for Consolidated Plan.
Seattle Parks and Recreati on ADA Transitio n Plan	Parks	Includes plans and prioritization for park accessibility and ADA improvements, including in economically distressed neighborhoods. See Parks ADA Priority list attached in attachments.http://www.seattle.gov/Documents/Departments/ParksAndRecreation/P oliciesPlanning/ADA/SPR_ADA_Transition_Plan_2017_Update.pdf
Designati on process for low income parks	Parks	Park Upgrade Program projects are in parks that have been designated by this process. See attached .pdf in attachments to Consolidated Plan.
2018- 2023 Adopted Capital Improve ment Program	Office of Planning and Comm. Dev.	Assessment of City owned capital facilities needs and fund sources in context of City budget. Link to leveraged facilities improvements prioritized in Consolidated Plan. <u>http://www.seattle.gov/financedepartment/1823adoptedcip/default.htm</u>
2017- 2018 City Families and Educatio n Levy	Departm ent of Educatio n and Early Learning	Seattle voters approved the \$231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals: 1) Improve children's readiness for school; 2) Enhance students' academic achievement and reduce the academic achievement gap; and 3) decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school. <u>http://www.seattle.gov/education/about-us/about- the-levy</u>
City America n with Disabiliti es Act survey	Finance and Administ rative Services	The City's ADA Compliance Team (ACT) is responsible for reviewing all City-owned and leased construction projects to ensure they comply with all ADA and accessibility requirements. <u>http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance</u>

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
Seattle/K ing County Area Agency on Aging State Plan 2016 Homeles	tion Human Services Departm ent Human Services	http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area- Plan_2016-2019_MASTER-new.pdf http://coshumaninterests.wpengine.netdna-cdn.com/wp-
s Needs Survey	Departm ent	content/uploads/2017/04/City-of-Seattle-Report-FINAL-with-4.11.17-additions.pdf
2018 Move To Work Plan	Seattle Housing Authority	https://www.seattlehousing.org/sites/default/files/2018%20SHA%20MTW%20Plan.pdf
2017 One Night Count	All Home	http://allhomekc.org/wp-content/uploads/2016/11/2017-Count-Us-In-PIT- Comprehensive-Report.pdf
Behavior al Risk Factor Surveilla nce data	Federal- Centers for Disease Control	https://www.cdc.gov/brfss/index.html
2017 HIV/AIDS Quarterl Y Reports	King County Epidemio logy for People Living with HIV/AIDS	https://www.kingcounty.gov/depts/health/communicable-diseases/hiv- std/patients/epidemiology/~/media/depts/health/communicable- diseases/documents/hivstd/hiv-surveillance-report.ashx
Monitori ng Report: Affordab ility of Unsubsid ized	Office of Housing	http://www.seattle.gov/housing/data-and-reports http://www.seattle.gov/Documents/Departments/OPCD/Demographics/AboutSeattle/ 2016UnsubsidizedHousingMonitoringReport.pdf

Name of Plan	Lead Organiza tion	How do the goals of your Strategic Plan overlap with the goals of each plan?
2017 Homeles s Inventor y Count	HUD; filed by Human Services Departm ent	2017 inventory of facilities serving homeless individuals, families and youth/young adults. See attached spreadsheet in the attachments to Consolidated Plan.
Levy to Move Seattle Work Plan	Seattle Dept. of Transpor tation	http://www.seattle.gov/Documents/Departments/SDOT/About/Funding/2018 0423 MSLevy Eval Council report FINAL Printable.pdf
KC Metro 2011-21 Plan for Public Transit	King County Metro	https://metro.kingcounty.gov/planning/pdf/MetroStrategicPlan_Summary_final.pdf
ESMI Workfor ce Develop ment data	Office of Economic Develop ment	Use of private database for workforce projection and labor industry trends at http://www.economicmodeling.com/workforce-development/
Vision 2040	Puget Sound Regional Council	Broad based regional plan including affordability, demographic trends and issues of equitable access to high opportunity areas at <u>https://www.psrc.org/vision-2040-</u> <u>documents</u>
Fixed Broadba nd Deploym ent	Federal Communi cations Commissi on	Database and maps to help determine gaps in access to broadband services; https://broadbandmap.fcc.gov/#/
Flood Service Map Center	Federal Emergen Cy Manage ment Agency	Database and maps to help determine flood prone areas of Seattle; https://map1.msc.fema.gov/idms/IntraView.cgi?KEY=67226133&IFIT=1

Name of	Lead	How do the goals of your Strategic Plan overlap with the goals of each plan?
Plan	Organiza	
2010	tion	
2016		
Race &	Seattle	
Social	Office of	http://www.seattle.gov/rsji/community/survey
Justice	Civil	http://www.scatteligov/rsj/sommanie/jourier
Comm.	Rights	
Survey		
2020	Seattle	
Moving	Housing	Annual Plan found at:
to Work	Authority	https://www.seattlehousing.org/sites/default/files/2020 MTW Plan 0.pdf
2020	Seattle	
Annual	Housing	https://www.seattlehousing.org/sites/default/files/Budget%20Book%20to%20Printer-
Budget	Authority	reduced%20final-final.pdf
EDI		
Impleme	0.0.00	Guides investments and policy around equitable development and anti-displacement
ntation	OPCD	goals
Plan		
Seattle		The Seattle Conservation Corps is a work program for homeless adults. SCC provides up
Conserva		to one year paid full time employment doing public works projects around the city.
tions		Corps Members receive wrap around services, housing support and job search
Corps	Parks	assistance. SCC has been providing these services to homeless individuals since 1986.
Needs		Every three years the SCC conducts a Community Needs Assessment. This includes
Assessm		surveys of people in Seattle experiencing homelessness, other service providers and
ent		SCC program alumni.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Consolidated Plan funds are allocated to several City departments for implementation of programs benefitting low- and moderate-income clients and other eligible populations. The Human Services Department utilizes CDBG, ESG, and HOPWA funds to provide public services for homeless and low- and moderate-income persons and for minor home repair services to low- and moderate-income homeowners. The Office of Housing (OH) uses CDBG and HOME funds to provide for the preservation and development of affordable housing, assistance to qualifying homeowners in need of home repairs,

and assistance benefiting qualifying homebuyers. CDBG funds used by many City departments address a variety of community needs, including business development, revitalization, workforce development, community and neighborhood facilities, infrastructure and park improvements as well as improved accessibility for those with mobility impairments. All CDBG-funded projects are reviewed by the FGMU for compliance with applicable federal rules and regulations.

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

The King County Regional Homelessness Authority is expected to open in mid- to late-2020. The process will occur in phases, transitioning from two distinct entities to co-located entities and then into a Public Development Authority governed by a new Board of Directors and an Executive Director. The Continuum of Care will be integrated into the structure of the new authority.

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Focus Group	Residents of Public and Assisted Housing	From November 2016 through March 2017, SHA staff attended a number of resident events to discuss issues related to the Assessment of Fair Housing. Overall, staff attended 24 events reaching at least 390 residents and voucher holders.	Seattle's biggest fair housing challenge is the cost of living. High rents and home prices are displacing low- and middle-income households; impacting the ability of voucher holders to successfully find a unit. Lengthy wait times for SHA units and the homeless population are evidence that the demand for affordable housing surpasses the stock. A number of residents and voucher holders discussed instances of housing discrimination against individuals due to their participation in the Housing Choice Vouchers program. Historic redlining and mortgage practices have shaped the racial and ethnic characteristics of Seattle's neighborhoods.		See summary of public comments in Executive Summary of the Assessment of Fair Housing at <u>http://www.seattle.gov/Docu</u> <u>ments/Departments/HumanSe</u> <u>rvices/CD</u>

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Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
		Minorities				
		Non-				
		English	83 participated in the			
		Speaking	focus groups. Focus			
		Specify	group participants			
		other	confirmed the need			
		language	for a community-			
		10	based program to		All of the	
		different	help Level 1-3 English		major	
	Focus	languages	Language Leaners	Participants addressed a wide range of	recommendat	
2		Residents	improve English Skills	needs that directly informed the	ions were	
	Group	of Public	and Obtain	design of the Ready to Work Program	built into the	
		and	Employment. The		program	
		Assisted	focus groups were		design	
		Housing	attended by a cross			
		Agencies	section of English			
		proving	Language Learners			
		services to	representing 10			
		English	languages			
		Language				
		learners				

Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
			during its review and			
			approval of the			
			legislation.			

4	Focus Group	Non- targeted broad communit y Neighborh ood based Comm Org	The Office of Housing sought public input for the Housing Levy renewal. Two focus groups provided early input; an open house introduced the history of the housing levy, current programs and the renewal planning process, and solicited public comments; an on-line survey provided another option. A 28-member Technical Advisory Committee provided comments on recommendations. OH presented the proposal at 8 community meetings and to the Seattle Planning Commissions Housing and Neighborhoods committee. City Council convened a Committee of the Whole met 7 times and held a public hearing.	Strong support to retain and expand each of the housing levy programs; rental housing, homeownership, and homelessness prevention. During City Council review, there was emphasis on equitable development and preventing displacement. Commitment to align levy homelessness investments with Continuum of Care priorities and the Pathways Home Initiative. There was a request for a foreclosure prevention pilot program, which was added to eligible activities in the Homeownership program.	The City received several broad responses that will inform housing planning and program activities in the future but were not applicable to the levy funding proposal.	www.seattle.gov/housing/levy
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5	Focus	Non-	The Office of	Dormonont supportive bousing	https://www.seattle.gov/Docu
5	Group	targeted/b	Housing sought	Permanent supportive housing providers requested clarifying	ments/Departments/Housing/
	Group	road			Footer%20Pages/Data%20and
		communit	stakeholder input	language be added to the	%20Reports/Administrative-
		y outreach	for the 2019-2020	Affirmative Marketing and	Financial%20Plan%20with%20
		,	update to the	Community Preference policies to	Funding%20Policies.pdf
			Housing Levy	acknowledge their tenant referral	
			Administrative &	requirements through the	
			Financial Plan and	homeless Coordinated Entry for All	
			Housing Funding	(CEA) system. Affordable housing	
			Policies. Affordable	and community development	
			housing developers	advocacy organizations requested	
			and other	language be added throughout to	
			stakeholder's forum	emphasize coordination between	
			to share ideas for	the Office of Housing's funding	
			potential policy or	allocations and funds provided	
			technical changes.	through the Equitable	
			Staff drafted	Development Initiative. All	
			updates, which	requested additions were	
			were posted online	considered and addressed in the	
			and public	final draft submitted to Council.	
			comments solicited.		
			Written comments		
			were received from		
			various affordable		
			housing developers		
			and advocacy		
			organizations		
			integrated into a		
			draft 2019-2020		
			A&F Plan. Housing		
			Levy Oversight		
			Committee		
			reviewed prior to		
			City Council's		
				Annual Action Plan	30

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
			Housing, Energy, and Workers' Rights Committee review and approval by City Council.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Stakeholde r groups	Non- targeted/b road communit y outreach	The Office of Housing sought feedback on the development of a new community preference guideline in stakeholder forums. Issues included implementation, (e.g. technical assistance, funding).	Permanent supportive housing providers requested clarifying language acknowledging their tenant referral requirements through the Coordinated Entry for All system. Organizations requested clear step-by-step guidelines, similar to existing affirmative marketing guidelines and additional funding to support enhanced affirmative marketing efforts to accompany community preference implementation. In November 2019, the Office of Housing and Office for Civil Rights will release a Draft Guideline for implementation and give affordable housing developers, community-based organizations, and advocacy groups the opportunity to provide feedback and ask City staff questions about the new policy.	Funding options to support staff capacity for enhanced affirmative marketing and community preference implementat ion are being considered by the City but may be addressed separately from the final guideline document to be published by the end of 2019.	

Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
7	Applicant Outreach Meetings	Non- targeted broad communit y Non- English speaking	30-40 potential applicants for EDI funding	Opportunity to learn about Equitable Development Initiatives and funding consideration requirements	N/A	
8	EDI Focus Groups	Minorities Non- English speaking Target LMI communiti es	50+ stakeholders			

Sort M	/lode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order O	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted	
					and reasons	
oc bu di: fo	leighborh od usiness istrict ocus roups	Minorities LMI business owners	Consult to address commercial affordability challenges in high displacement risk areas of Seattle. On June 21, 2019, OED also led a focus group discussion on commercial affordability and tenant improvement financing. Twenty- four individuals representing neighborhood business district organizations participated in the discussion.	Through these 1-on-1 and focus group discussions, OED identified a significant need for gap financing that would help make it make it affordable for small businesses to complete tenant improvement projects in newly constructed or renovated spaces. Confirmed need to prioritize our outreach efforts to small businesses in high displacement risk areas, particularly small businesses with minority owners and low- and moderate-income owners.	None	

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

Sort	Mode of	Target of	Summary of	Summary of	Summary of	URL (If applicable)
Order	Outreach	Outreach	response/attendance	Comments received	comments	
					not accepted and reasons	
13	Communit y meeting	Communit y members advising on permitted encampme nts	Monthly meetings in seven neighborhoods, attended by 6-9 members per group, for a total of approximately 40-50 attendees/month.	Participants commented on the successes/outcomes and challenges of the permitted encampments and made recommendations.		Comments from Community Advisory Committees are located in meeting minutes for each City-permitted encampment at <u>https://www.seattle.gov/hom</u> <u>elessness/city-permitted-</u> <u>villages</u>
14	Communit y meeting	General communit y, business groups and faith groups	Various community meetings and listening sessions with stakeholders on a range of issues including proposed safe parking lots, permitted encampments, shelters, and outreach to unsheltered homeless.	Participants provided feedback around siting of programs, cleanliness of neighborhoods, resources needed, services, safety, and more.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Overall resources in 2020 from the Consolidated Plan funds are expected to remain similar to recent years. The City of Seattle coordinates HUD's Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax (REET) to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

Program	Source of Funds	Uses of Funds		-	ount Available Yea		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	\$9,588,335	\$2,752,255	\$2,952,317 \$1,441,917	\$15,292,907 \$ 13,782,507	\$22,022,508	Revenue projections for remainder of Con Plan assume steady allocation plus \$400,000 in PI receipts via Revolving Loan programs. Expected amount for remainder of Con Plan (2021-22) includes RL balance of \$2,105,838

Program	Source of Funds	Uses of Funds		Expected Amo	Amount Available Year 3			Narrative Description
			Annual	Program	Prior Year	Total:		
			Allocation: \$	Income: \$	Resources: \$	\$		
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,390,613	<u>\$1,000,000</u> \$0	\$0	\$4,390,613 \$3,390,613	<u>\$8,649,945</u> \$6,649,945	Revenue projections for remainder of Con Plan assume 1% reduction each year for the remainder of the Con Plan (2021- 22)
HOPWA	Public federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$2,929,601	\$0	\$4,903,134	\$7,832,735	\$5,859,202	2020 HOPWA funding process will inform how allocation is spent. Revenue projections assume steady allocation.

Program	Source of Funds	Uses of Funds		Expected Amo	ount Available Yea	r 3	Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual	Program	Prior Year	Total:		
			Allocation: \$	Income: \$	Resources: \$	\$		
ESG	Public federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re- housing (rental assistance) Rental Assistance Services Transitional housing	\$820,644	\$0	\$0	\$820,644	\$1,641,288	Revenue projections for remainder of ConPlan, assume steady allocation.

Other	Public	Acquisition		Seattle and
	Local	Economic		King County
		Dev.		funds
		Homeowner		including
		rehab		General
		Housing		Funds; e.g.
		Multifamily		Seattle
		rental new		Housing
		construction		Levy, Move
		Multifamily		Seattle Levy, Seattle
		rental rehab		Families
		Overnight		Education
		shelter		Preschool
		Permanent		and Promise
				Levy, Seattle
		housing in		Mandatory
		facilities		Housing
		Permanent		Affordability
		housing		Revenue,
		placement		Seattle Park
		Public		and
		Improvements		Recreation
		Public		
		Services		
		Rapid re-		
		housing		
		Rental		
		Assistance		
		Short term or		
		transitional		
		housing		
		facilities		
		Supportive		
		services		
		Transitional		
	1		Annual Action Plan	41

Program	Source of Funds	Uses of Funds		Expected Amou	ınt Available Year	3	Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		housing						

Table 5 - Expected Resources – Priority Table

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

OH: federal funds are leveraged in multiple ways:

- City of Seattle Housing Levy: Seven years of Levy (2017-2023) will generate \$201 million for multifamily rental projects; \$42 million for O&M, \$9.5 for homeownership and \$11.5 for housing stability programs.
- MF Rental and Home Repair Programs leverages other local funding including the City's Incentive Zoning Program, Mandatory Housing Affordability Program, repaid loans from investments of prior City levies, investment earnings, and City surplus property sales. Beginning in 2020, local City revenue for housing will also include the Real Estate Excise Tax, which is available for housing purposes between the years of 2020 and 2025, and the Local Option Bond, which is allowable beginning in 2020 due to a State legislative change.
- Some HOME and CDBG funds leverage King County DCHS funding, estimated at approximately \$1.5 million in Vets and Human Services Levy and Document Recording Fee funding, in addition to approximately \$6 million in Transit Oriented Development bonding authority. In addition, State Housing Trust Fund, with approximately \$10 million towards Seattle projects and the Low Income Housing Tax Credits and private debt will be used.
- To meet match requirements for HOME, the City of Seattle tracks and reports on Yield Foregone.

HSD: allocation of \$10.2 million in Consolidated Plan funds for services supporting homeless and lowincome persons and families and approximately \$14 million in federal McKinney funding is leveraged with nearly \$56 million in local General Fund resources for the Addressing Homelessness Budget Control Level.

OPCD: CDBG funds designated for the EDI are leveraged with \$5 million in local government funding. Projects frequently have significant amounts of both private and public dollars from additional sources.

OIRA: The continuing success of the ESL for Work RTW program has led to new opportunities to leverage existing CDBG funding to obtain \$25,500 in City of Seattle General Funds to add program enhancements to the existing program model. The city of Seattle has also dedicated \$225,000 in annual general funds to support RTW programs in other economic distressed zip codes in West and North Seattle.

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

The City of Seattle considers many strategies to address homelessness, including considering public land. Previous strategies used include siting emergency shelters or sanctioned encampments on public land/buildings. Examples in the Human Services Department include the Seattle Navigation Center and permitted encampments known locally as "villages." The City has also used strategies of selling land/buildings to finance new shelter beds or housing, such as in 2018 when proceeds from the sale of a building were purposed for adding 500 new shelter beds.

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

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

Discussion

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
1	CPD: Increase homeless	2018	2022	Homeless		AFH: Displacement due to	CDBG:	Homeless Person
	services					economic pressure	\$3,354,765	Overnight Shelter:
						AFH: Lack of Afford, Access.		
						Hsg in Range of Sizes	ESG:	4,802 Persons Assisted
							\$820,644	
								Rental Assistance:
							HOPWA:	340 Households
							\$2,929,601	Assisted
2	CPD: Increase Small	2018	2022	Non-Housing		AFH: Lack Public Investment	CDBG:	Businesses assisted:
	Business Assistance			Community		in Specific Neighbhds.	<u>\$3,874,075</u>	
				Development		AFH: Lack Private	\$1,363,675	<u>650</u>
						Investment in Specific		
						Neighbhds		400
						AFH: Lack of		
						Educational/Employment		
						Spprt for LMI		

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
3	CPD: Access to Nature	2018	2022	Non-Housing		AFH: Lack Public Investment	CDBG:	Public Facility or
	and Physical Activities			Community		in Specific Neighbhds.	<u>\$1,578,441</u>	Infrastructure Activities
				Development		AFH: Inaccessible	\$1,508,000	other than
						Infrastructure		Low/Moderate Income
								Housing Benefit:
								35000
								Persons Assisted
4	AFH/CPD:Resources for	2018	2022	Affordable		AFH: Displacement due to	CDBG:	Homeowner Housing
	at-risk renters/owners			Housing		economic pressure	\$605 <i>,</i> 462	Rehabilitated:
				Non-Homeless		AFH: Location & Type of		
				Special Needs		Affordable Housing		30
						AFH: Access to financial		
						services		Household Housing Unit
						AFH: Access publicly		
						supprted hsg for ppl		
						w/disabil		
						AFH: Impediments to		
						mobility		
						AFH: Private Discrimination		
						AFH: Access to Medical		
						Services		

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order 5	AFH/CPD: Preserve and	Year 2018	Year 2022	Affordable	Area	AFH: Displacement due to	CDBG:	Rental units
5	increase affordable	2010	2022	Housing		economic pressure	\$3,000,000	constructed:
	housing			nousing		AFH: Location & Type of	\$3,000,000 HOME:	constructed.
	nousing					Affordable Housing	\$4,390,613	22
						AFH: Lack Public Investment	\$4,550,015	22
								Household Housing Unit
						in Specific Neighbhds.		
						AFH: Community Opposition		Rental Units
						AFH: Insufficient Investment		rehabilitated:
						in Affordable Housing		Tenabilitatea.
						AFH: Access to financial		
						services		
						AFH: Availability/Type of		1134
						Public Transport.		1101
						AFH: Impediments to		
						mobility		
						AFH: Private Discrimination		Household Housing Unit
						AFH: Scarcity/High Costs of		
						Land		
7	AFH/CPD: Initiatives	2018	2022	Non-Housing		AFH: Impediments to	CDBG:	Public Facility or
	support marginalized			Community		mobility	\$400,000	Infrastructure Activities
	groups			Development		AFH: Lack Private		other than
						Investment in Specific		Low/Moderate Income
						Neighbhds		Housing Benefit:
						AFH: Lack of		C C
						Educational/Employment		150
						Spprt for LMI		
						AFH: Scarcity/High Costs of		Persons Assisted
						Land		
L		<u> </u>			Annual Actio			17

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
8	AFH/CPD: Equitable	2018	2022	Public Housing		AFH: Impediments to	CDBG:	Public Facility or
	investment across			Non-Housing		mobility	<u>\$430,000</u>	Infrastructure Activities
	communities			Community		AFH: Lack Private	\$1,430,000	other than
				Development		Investment in Specific		Low/Moderate Income
						Neighbhds		Housing Benefit:
						AFH: Lack of		350
						Educational/Employment		
						Spprt for LMI		Jobs Created:
						AFH: Scarcity/High Costs of		14
						Land		
						AFH: Historic Siting of		
						Publicly Supported Housing		
						AFH: Historic Disinvestment		
						in Public Hsg Community		
						- · · ·		

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

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

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

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

Sort	Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
Order		Year	Year		Area			
14	AFH: Increase housing	2018	2022	Homeless		AFH: Displacement due to		Other: 3
	options for homeless					economic pressure		
	families					AFH: Location & Type of		
						Affordable Housing		
						AFH: Insufficient Investment		
						in Affordable Housing		
						AFH: Lack of Afford, Access.		
						Hsg in Range of Sizes		
						AFH: Lack of Afford		
						Integrated Hsg-Ind w/Supp		
						Serv		
						AFH: Private Discrimination		
						AFH: Source of Income		
						Discrimination		
15	AFH: Promote	2018	2022	Affordable		AFH: Displacement due to		Other: 2
	equitable growth in			Housing		economic pressure		
	new development			Public Housing		AFH: Location & Type of		
				Non-Housing		Affordable Housing		
				Community		AFH: Land Use and Zoning		
				Development		Laws		
						AFH: Insufficient Investment		
						in Affordable Housing		
						AFH: Lack of Afford, Access.		
						Hsg in Range of Sizes		
						AFH: Impediments to		
						mobility		
						AFH: Scarcity/High Costs of		
						Land		
	1	1	1	1	Annual Actio	n Plan		53

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

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

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

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

Goal Name	Start	End	Category	Geographic	Needs Addressed	Funding	Goal Outcome Indicator
AEH/CDD: Incroase			Non Housing	Area			Other: 1
	2018	2022	-				Other. 1
-			,				
facilities			Development				
					Facilities/Services		
AFH: Equitable access	2018	2022	Non-Housing		AFH: Displacement due to		Other: 1
and amenities			Community		economic pressure		
throughout city			Development		AFH: Land Use and Zoning		
					Laws		
					AFH: Insufficient Investment		
					in Affordable Housing		
AFH: Partnerships to	2018	2022	Public Housing		AFH: Displacement due to		
imp public health			Non-Housing		economic pressure		
outcomes			Community		AFH: Lack of Afford, Access.		
			Development		Hsg in Range of Sizes		
					AFH: Lack of Afford		
					Integrated Hsg-Ind w/Supp		
					Serv		
					AFH: Location of		
					Environmental Health		
	AFH/CPD: Increase access to government facilities AFH: Equitable access and amenities throughout city AFH: Partnerships to imp public health	YearAFH/CPD: Increase2018access to government-facilities-AFH: Equitable access2018and amenities-throughout city-AFH: Partnerships to2018imp public health2018	YearYearAFH/CPD: Increase20182022access to government11facilities21AFH: Equitable access20182022and amenities20182022throughout city11AFH: Partnerships to20182022imp public health20182022	YearYearAFH/CPD: Increase access to government facilities20182022Non-Housing Community DevelopmentAFH: Equitable access and amenities throughout city20182022Non-Housing Community DevelopmentAFH: Partnerships to imp public health outcomes20182022Non-Housing Community Development	YearYearAreaAFH/CPD: Increase access to government facilities20182022Non-Housing Community DevelopmentAFH: Equitable access and amenities throughout city20182022Non-Housing Community DevelopmentAFH: Partnerships to imp public health outcomes20182022Public Housing Non-Housing Community	YearYearAreaAFH/CPD: Increase20182022Non-Housing CommunityAFH: Inaccessibleaccess to governmentInfrastructureInfrastructurefacilitiesInfrastructureAFH: InaccessibleGovernmentDevelopmentAFH: InaccessibleAFH: Equitable access20182022Non-Housing CommunityAFH: Displacement due to economic pressureAFH: Equitable access20182022Non-Housing CommunityAFH: Displacement due to economic pressureAFH: Partnerships to imp public health20182022Public Housing Non-HousingAFH: Displacement due to economic pressureAFH: Partnerships to imp public health20182022Public Housing Non-HousingAFH: Displacement due to economic pressureAFH: Partnerships to imp public health20182022Public Housing Non-HousingAFH: Displacement due to economic pressureAFH: Partnerships to imp public health20182022Public Housing Non-HousingAFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Lack of Afford Integrated Hsg-Ind w/Supp Serv AFH: Location of	YearYearYearAreaAFH/CPD: Increase access to government facilities20182022Non-Housing CommunityAFH: Inaccessible InfrastructurefacilitiesInfrastructure DevelopmentAFH: Inaccessible Government Facilities/ServicesAFH: Inaccessible Government Facilities/ServicesAFH: Equitable access and amenities20182022Non-Housing CommunityAFH: Displacement due to economic pressureAFH: Equitable access and amenities20182022Non-Housing CommunityAFH: Displacement due to economic pressureAFH: Partnerships to imp public health outcomes20182022Public Housing Non-Housing CommunityAFH: Displacement due to economic pressureAFH: Partnerships to imp public health outcomes20182022Public Housing Non-Housing CommunityAFH: Displacement due to economic pressureAFH: Partnerships to imp public health outcomes20182022Public Housing Non-Housing CommunityAFH: Displacement due to economic pressureAFH: Lack of Afford Integrated Hsg-Ind w/SuppServ AFH: Lack of Afford Integrated Hsg-Ind w/SuppServ AFH: Lack of Afford Integrated Hsg-Ind w/SuppServ AFH: Laction of Environmental Health Hazards AFH: Lack of Medical

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	CPD: Increase homeless services
	Goal Description	
2	Goal Name	CPD: Increase Small Business Assistance
	Goal Description	
3	Goal Name	CPD: Access to Nature and Physical Activities
	Goal Description	
4	Goal Name	AFH/CPD:Resources for at-risk renters/owners
	Goal Description	
5	Goal Name	AFH/CPD: Preserve and increase affordable housing
	Goal Description	
6	Goal Name	AFH/CPD: Promote financial security for LMI HHS
	Goal Description	
7	Goal Name	AFH/CPD: Initiatives support marginalized groups
	Goal Description	
8	Goal Name	AFH/CPD: Equitable investment across communities
	Goal Description	
9	Goal Name	AFH/CPD: Provide housing/services to seniors
	Goal Description	
10	Goal Name	CPD: Increase Disaster Readiness
	Goal Description	
11	Goal Name	AFH: Engage communities in civic participation
	Goal Description	

12	Goal Name	AFH: Services to those with different abilities
	Goal Description	
13	Goal Name	AFH: Provide more housing choices for families
	Goal Description	
14	Goal Name	AFH: Increase housing options for homeless families
	Goal Description	
15	Goal Name	AFH: Promote equitable growth in new development
	Goal Description	
16	Goal Name	AFH: Strong community despite displacement pressure
	Goal Description	
17	Goal Name	AFH: Stay accountable to Comprehensive GM Plan
	Goal Description	
18	Goal Name	AFH: All communities are environmentally sound
	Goal Description	
19	Goal Name	AFH: Pursue best practices to end biases
	Goal Description	
20	Goal Name	AFH: Combat institutional racism and barriers
	Goal Description	
21	Goal Name	AFH: Create supp hsg, reduce barriers for homeless
	Goal Description	
22	Goal Name	AFH/CPD: Increase access to government facilities
	Goal Description	
23	Goal Name	AFH: Equitable access and amenities throughout city
	Goal Description	

24	Goal Name	AFH: Partnerships to imp public health outcomes
	Goal Description	

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 91.215(b)

In 2020, the Office of Housing estimates it will use HOME funds to provide affordable housing to 22 extremely low-income, low-income, or moderate-income families through the Multifamily Rental Housing Program.

AP-35 Projects - 91.220(d)

Introduction

This annual action plan is developed in the context of the City of Seattle's overall budget of \$6 billion (Mayor's 2020 Proposed Budget). Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City's goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG-funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes.

Projects

Project Name
HSD 2020 CDBG Administration and Planning
HSD 2020 Homeless Services
ESG20 Seattle
2020 - 2023 City of Seattle WAH20-F001 (SEA)
HSD 2020 Minor Home Repair
HSD 2020 SHA Improvements
OH 2020 Home Repair Revolving Loan Program
OH 2020 Admin & Planning
OH 2020 2020 Homebuyer Assistance Revolving Loan Program
OH 2020 Rental Housing Preservation & Development
OED 2020 Neighborhood Business District - Only in Seattle
OED 2020 Small Business Support
OIRA 2020 ESL for Work (Ready for Work)
OPCD 2020 Equitable Development Initiative
Parks 2020 Seattle Conservation Corps Park Upgrades
Parks 2020 ADA Parks Improvements
OED 2020 COVID19 Small Business Stabilization

Table 7 - Project Information

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

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

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

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

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

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

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

If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address otherwise HUD eligible activities that address the disaster conditions. Such a response would not be treated as a

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Substantial Amendment to this Plan but would be handled according to the Citizen Participation Plan adopted as part of this Consolidated Plan (see attachments). See AP-90 for applicability of the Residential Anti-displacement and Relocation Assistance Plan (RARAP).

AP-38 Project Summary

AP-38 Project Summary	I.		I	1
Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
HSD 2020 CDBG Administration and Planning	AFH: Equitable access and amenities throughout city			\$1,122,621
Description	The Consolidated Plan funds a the City of Seattle (2016 Popu specifically targeting the need residents of Seattle (FY 2017 L Data, Based on 2006-2010 Am activities supported by these f and moderate-income and ho and families are disproportion color. Economic and communi- target historically disadvantag	lation Estimates s of the 237,285 MISD by Grante erican Commun unds are specifi meless persons ately underserv ty development	, US Census Bur Low-Moderate e - Summarized ity Survey). Pro- cally intended t and families. Th ed and from cou cactivities will s	eau), -Income Block Group grams and o benefit low- ese persons mmunities of pecifically
Target Date for Completion				12/31/2020
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			eau), -Income Block Group grams and o benefit low- ese persons mmunities of pecifically
Location Description	City of Seattle, Human Service 98104	es Department,	700 5th Ave, Sea	attle, WA
Planned Activities	Provide internal staffing capa administer the CDBG program and to review eligibility and m compliance. Ensure programm regulation. Maintain data inte plans, CAPER and updates; res housing, homeless response, a and moderate-income person indirect administration suppor leadership, communications, p	and oversight o onitor labor stan natic compliance grity of IDIS data earch into relate and other topics s and families. P rt of program op	of all Consolidate ndards, and env e with applicable a. Development ed issues, incluc related to hom rovide CDBG pr perations, includ	ed Plan funds, vironmental e federal annual action ling fair eless and low- ogram for ling executive

	07.	ounts payable / budget management services. Charges roved indirect cost allocation plan. </th		
HSD 2020 Homeless Services	CPD: Increase homeless services	AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of \$3,354,765 Sizes AFH: Admissions, occupancy policies & procedures		
Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.			
Target Date for Completion		12/31/2020		
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				
Planned Activities	Provide emergency shelter operations and case management to move people to permanent housing.			
Goals	Homeless Person Overnight Shelter: 500 persons assisted			

	1	I.	
ESG20 Seattle	CPD: Increase homeless services	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility	\$820,644
Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.		
Target Date for Completion			12/31/2020
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			
Planned Activities	The 2019 ESG allocation will be used to fund operations at two shelter sites and also fund a Rapid Re-Housing program for families. The amount of funds going to emergency shelter will not exceed the amount spent on emergency services in 2010 and no more than 7.5% of the 2019 allocation will be used for administration		
Goals	Homeless Person Overnight Shelter: 500 persons assisted		

2020 - 2023 City of Seattle WAH20-F001 (SEA)	CPD: Increase homeless services	AFH: Displacement due to economic pressure AFH: Historic Disinvestment in Public Hsg Community AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services AFH: Admissions, occupancy policies & procedures AFH: Impediments to mobility	<u>\$7,832,835</u> \$2.929,601	
Description	Allocate funds to project sponsors to provide the most effective mix of activities to serve persons living with AIDS and their families.			
Target Date for Completion			9/30/2023	
Estimate the number and type of families that will benefit from the proposed activities	Low and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 340 households will benefit from the HOPWA funding.			
Location Description				
Planned activities	 Provide funding for homelessness prevention and permanent housing through tenant based and project based rental assistance, and permanent housing placement. In 2019, three subrecipients will provide tenant- and project-based rental assistance to approximately and Permanent Housing Placement resources to approximately 230 residents. One subrecipient will receive operational support for approximately 50 HOPWA eligible tenants of in an apartment building. Allocation for 2019 funding will be used for service activities in 2020-2021 			
	-	sistance / Rapid Rehousing 230		
Goals	Homeless Person Overnight Shelter 500 HIV/AIDS Housing Operations 50			

HSD 2020 Minor Home Repair	AFH/CPD:Resources for at-risk renters/owners	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: Scarcity/High Costs of Land AFH: Lack of Hsg Accessibility Modification Assist	\$449,917	
Description	Provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes via sub- recipient service provider.			
Target Date for Completion	12/31/2020			
Estimate the number and	Programs and activities support			
type of families that will	benefit low- and moderate-income seniors and younger disabled adults. These			
benefit from the proposed	persons are disproportionately underserved and from communities of color. Economic and community development activities will specifically target			
activities	historically disadvantaged neight		-	
	550 homeowners in 2019 will be			
	enabling the homeowner to stay			
	housing stock in Seattle. This pro	_		
	2014 with CDBG funding and his			
	color throughout Seattle. Specif	•		
	identified as households of color 65% of 682 in 2013, and 66% of		•	
	similar percentage of household			
	color in 2019. Historically this pr	•		
	identify as senior and of which o	ver 60% are Female Heads of Ho	usehold.	
	Additionally, over 80% of the ho		· ·	
	Area Median Income; a 2-persor in 2018.	household makes less than \$40	,100 annually	
Location Description				

Planned Activities	The Minor Home Repair program serves younger disabled homeowners, low- income family homeowners, and older adult homeowners who are faced with the challenge of affording home repairs. Subrecipient staff provide parts and labor to make minor home repairs for homeowners who are on limited incomes. Subrecipient staff conduct an assessment and implementation of minor repairs on owner-occupied housing. Repairs include, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and windowpanes, building wheelchair ramps, and installing grab bars.
Goals	Homeowner Housing Rehabilitated: 500

HSD 2020 SHA Improvements	AFH/CPD: Equitable investment across communities			\$1,000,000
Description	Seattle Housing Authority will to fire alarm systems and othe These upgrades will both impr of residents and reduce the nu Department currently respond	er building rehat ove the safety umber of false a	o needs at its pro	operties.
Target Date for Completion				12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,100 househo activities.	olds will benefit	from these prop	oosed
Location Description	City-wide			
Planned Activities	24 fire panels will be replaced serving approximately 1,300 p at move in, across 1,100 units.	eople with inco		
Goals	Rental units rehabilitated: 1,10	00		

OH 2020 Home Repair Revolving Loan Program	AFH/CPD:Resources for at- risk renters/owners	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility	\$605,462
Description		nancial assistance to qualifying leers, to help them maintain their e.	
Target Date for Completion			12/31/2020
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	City-wide		
Planned Activities	Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program.		, and data
Goals	Homeowner Housing rehabilitated: 30		

OH 2020 Admin & Planning		\$160,972
Description	Support OH staff costs associated with administration, and contracted service	
Target Date for Completion	12/31/2020	
Estimate the number and type of families that will benefit from the proposed activities	The Consolidated Plan funds are used the City of Seattle (2016 Population Es specifically targeting the needs of the residents of Seattle (FY 2017 LMISD by Data, Based on 2006-2010 American C Programs and activities supported by are specifically intended to address af low- and moderate-income and home persons and families are disproportion communities of color.	timates, US Census Bureau), 237,285 Low-Moderate-Income Grantee - Summarized Block Group community Survey). these funds in the Office of Housing fordable housing needs that benefit less persons and families. These
Location Description		
Planned Activities		

OH 2020 Homebuyer Assistance Revolving Loan Program	AFH/CPD: Promote financial security for LMI HHS	AFH: Displacement due to economic pressure AFH: Location & Type of Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access to financial services	\$146,793
Description	moderate-income (L the goal of the City's to housing stability a	used to provide direct assistance to lo MI) households to purchase existing I Homebuyer Assistance Program to o nd wealth building through provide ac ership for LMI households in Seattle.	nomes. It is create acces
Target Date for Completion	12/31/2020		
Estimate the number and type of families that will benefit from the proposed activities	Six households of color, or other historically disadvantaged Seattle residents will benefit from the proposed activities.		
Location Description	City-wide		
Planned Activities	Six loans will be issu	ed to support the purchase of homes	
Goals	Direct Financial Assistance to Homebuyers: 6		

Preservation & Development Description Target Date for Completion Estimate the number and type of families that will benefit from the proposed activities	multifamily rental affordable i the 2020 HOME allocation sol Funding will be awarded to h through a competitive Notice	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 Accessibility Modification Assist or the preservation and developr housing. The Seattle Office of Ho ely for the production of rental H ousing development and preserv of Funds Available (NOFA) proce of 57 households will be assisted s households.	vation projects
	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		habilitation of 34 units of afford	

This year's allocation of HOME funds will likely go towards the production of approximately 20+ units of rental housing, some of which may be developed by a CHDO. The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition and rehabilitation of	
affordable rental housing for low-income households.	

OED 2020 Neighborhood Business District - Only in Seattle	CPD: Increase Small Business Assistance			\$371,675
Description	The Only in Seattle Initiative p neighborhood business distric Initiative focuses on supportin common vision for their distric administration that supports t	ts that allow sm g district stakeh ct and take actic	all businesses to olders to organi on. Includes plan	thrive. The ze around a
Target Date for Completion				12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	Two staff people and 1 or 2 co and oversight in approximatel are located within the busines the work.	y 9 business dist	tricts. 200 small	businesses
	Seattle is experiencing rapid re and business districts. Althour same level of redevelopment, the rapid rise in real estate cost these less-expensive areas and businesses out of Seattle. The on preventing displacement of accomplished by organizing d developing strategies to addres businesses and connecting the property owners, residents an local support for businesses.	gh some areas of particularly in a sts has pushed h d pushed lower- projects in the f small business istrict stakehold ss priorities and em to services.	of Seattle have n reas of historic nigher income po- income resident Only in Seattle p es of color. This lers to create a s intentionally re This allows local	ot seen the disinvestment, eople into is and program focus is hared vision, eaching out to businesses,
Location Description				
Planned Activities	Racial Equity in Business Distri several business districts to co businesses, to learn challenges The project also includes a tra to build awareness and provid more equitable organizations business districts will receive of leaders will receive training.	nduct in-langua s they are facing ining cohort in r e tools for busir and practices. I	ge outreach to l g and support wi acial equity and ness district lead n 2020, approxim	ocal small th services. implicit bias ers to build mately 3-5
Goals:	Businesses: 200			

OED 2020 Small Business Support	CPD: Increase Small Business Assistance	CPD: Increase Small Business Assistance	AFH: Displacement due to economic pressure	\$692,000
Description	This project flexibly responds to emergent business needs multiple ways: by providing technical assistance on the stabilization and financial aspects of maintaining a business, providing working capital grants for businesses after a destabilizing event (for example, disruption of customers caused by nearby construction) and by financing necessary tenant improvements.			
Target Date for Completion				12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	The program prioritizes outreach for business technical assistance to women, minority and immigrant owned businesses.			
Location Description	City-wide			
Planned Activities	 Approximately 145 small businesses will be supported with technical assistance. Approximately 5 small businesses will be supported with financing for tenant improvements Approximately 10 small businesses will be supported with working capital grants. 			
Goals	Businesses: 160			

OIRA 2020 ESL for Work (Ready for Work)	AFH/CPD: Initiatives support marginalized groups	AFH: Displacement due to economic pressure AFH: Access to financial services AFH: Impediments to mobility AFH: Scarcity/High Costs of Land AFH: Lack of Educational/Employment Spprt for LMI AFH: Lack Private Investment in Specific Neighbhds	\$400,000
Description	Provide ESL, job skills training English proficiency via a CBDC	and placement for persons with).	limited
Target Date for Completion			12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	The total number of families served is estimated to be 150. 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			
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.		
Goals			

OPCD 2020 Equitable Development Initiative	AFH: Promote equitable growth in new development	AFH: Lack Public Investment in Specific Neighbhds.	\$430,000
Description		ty-based organizations pursuing splacement within high-risk neiį	
Target Date for Completion			12/31/2021
Estimate the number and type of families that will benefit from the proposed activities	Notice of Funds Availability (N	ligible organizations through a c IOFA) process in early 2019. CDE ods pursuing an anti-displaceme	BG funds will
	 opportunities to sustain a dive leadership and supports organ housing, jobs, education, park community needs and amenit place to create strong commu equitable access. The Framew functions as an analytical tool and achieve equitable outcom following are the indicators th EDI projects are focusing on: 1. People of color: Percentage 2. Linguistic isolation: Percent over speaks English only or no other than English and English 3. Low educational attainmen who lack a Bachelor's degree 4. Rental tenancy: Percentage are renters 5. Housing cost-burdened hou income below 80% of AMI tha housing) and Percentage of ho are severely cost burdened (> 6. Household income: Percent poverty level 	t: Percentage of population 25 y of population in occupied hous useholds: Percentage of househo at are cost burdened (> 30% of in buseholds with income below 80 50% of income on housing) cage of population with income	amunity access to bod and other tes people and tat places with outcomes, luce disparities 5. The c Index that ispanic White one 14 and language years or older ing units that olds with acome on 0% of AMI that

Location Description	To be determined in 2020
Planned Activities	Equitable Development Projects are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process in 2020.

Parks 2020 Seattle Conservation Corps Park Upgrades	CPD: Access to Nature and Physical Activities			<u>\$878,441</u> \$808,000
Description	Provide capital improvements neighborhood parks serving qu neighborhoods.		•	
Target Date for Completion				12/31/2020
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	City-wide			
Planned Activities	Installation of up to 10 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.			
Goals	Public Facility or Infrastructure Housing Benefit: 35,000	e Activities othe	r than Low/Mod	erate Income

Parks 2020 ADA Parks Improvements		\$700,000
Description	Funds will be used to implement American with Disabilities Act (ADA) improvements in order for Seattle dept. of Parks and Recreation to address citywide ADA needs	
Target Date for Completion		12/31/2021
Estimate the number and type of families that will benefit from the proposed activities		
Location Description	ТВД	
Planned Activities	This project provides for ADA improvements at a number of parks facilities. Work will be focused on selected community centers (e.g., Bitter Lake, Delridge, Garfield, Jefferson, Meadowbrook, Miller and others) and will consist of adjustments to signage, door closures, restroom fixtures, and other features. Signage will be added where needed as well. Similar work will be undertaken at Discovery Park Environmental Learning Center and other facilities to the degree that funding allows	
Goals		

Project	Goal Supported	Needs Addressed	Funding
OED 202020 COVID19 Small Business Stabilization	CPD: Increase Small Business Assistance	AFH: Displacement due to economic pressure CPD: Increase Small Business Assistance	\$2,810,400
Description	This project will issue stabilization grants to microenterprises to ensure they are able to meet their financial obligations during income losses attributed to the COVID19 outbreak		
Target Date for Completion			12/31/2020
Estimate the number and type of families that will benefit from the proposed activities	Up to 260 microenterprises		
Location Description	City-wide		
Planned Activities	The City of Seattle Office of Economic Development (OED) offers grants of up to \$10,000 to microenterprises with low- and moderate- income owners located in Seattle. Grants may be used to cover the day-to-day operating expenses of the business, such as but not limited to payroll or losses due to the impacts of the COVID19 crisis.		come owners operating
Goals	Businesses: 260		

AP-50 Geographic Distribution – 91.220(f)

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

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

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

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

3. 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 up zones 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.

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

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

Discussion

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

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported		
Homeless	254	
Non-Homeless	608	
Special-Needs	109	
Total	971	

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

One Year Goals for the Number of Households Supported Through		
Rental Assistance	340	
The Production of New Units	22	
Rehab of Existing Units	609	
Acquisition of Existing Units	0	
Total	971	

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

Discussion

The Office of Housing's 2019 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 24, 2019 and included approximately \$45 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds.

Starting in 2020, Office of Housing Homebuyer Education and Counseling will no longer be supported by CDBG funds.

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

Funding for rental housing production and preservation is awarded following the priorities and procedures adopted in OH's Housing Funding Policies (link in PR-10 of the Consolidated Plan).

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

also available for existing low-income rental housing needing major systems upgrades to extend the life of buildings that serve extremely low-income residents.

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

AP-60 Public Housing - 91.220(h)

Introduction

Seattle Housing Authority is a public corporation, providing affordable housing through a variety of programs and properties to nearly 36,000 people, including over 30,000 who are living in neighborhoods throughout the City of Seattle. Participants include approximately 11,700 children, 7,200 seniors and 5,500 non-elderly disabled adults. Eighty percent of SHA households have annual incomes below 30 percent of the area median income.

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

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

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 issuespecific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing JPAC, which SHA regularly consults on major policy issues, the Annual MTW Report and the Annual Budget. Residents are also involved in planning for the use of HUD's Resident Participation Funds. Finally, SHA's Board of Commissioners has two resident Commissioners who provide a valuable point of view in SHA's governance.

In 2020, SHA will partner with Habitat for Humanity in Lake City and HomeSight in Othello to create homeownership opportunities in newly constructed homes for SHA residents. The developers have been asked to work with designated staff to allow SHA residents who might be interested in purchasing the units access to all relevant information and all units are being constructed under an affordable housing covenant to ensure that they are affordable to households with annual incomes no higher than 80% AMI.

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

Seattle Housing Authority is not a troubled PHA.

Discussion

Seattle has been experiencing a sustained, unprecedented period of economic growth. The region's future is bright, but there are unfortunate consequences of this growth. While the need for safe, decent,

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

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

Introduction

Seattle is responding to the needs of people experiencing homelessness through a coordinated Continuum of Care (CoC), currently led by All Home. 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.

To provide more effective and efficient services, the City of Seattle anticipates merging its homeless services with King County and All Home to create a new King County Regional Homelessness Authority (KCRHA) in 2020. A consultant from the Corporation for Supportive Housing has been working with all three organizations and other stakeholders to develop a Regional Action Plan, which will be complete in late 2019. In the meantime, all three organizations continue to coordinate on shared goals and outcomes, such as increasing rates of exits to permanent housing, and addressing racial inequities.

Through consolidation into a new regional authority, the City, King County and All Home will formalize goals around investment priorities and outcomes. Until that time, we continue to share goals around outcomes such as increasing permanent housing exits through housing interventions and diversion, reducing inflow, and reducing returns to homelessness. Additional strategies to meet these goals include consolidating government homeless services, releasing requests for proposals, strengthening our Coordinated Entry for All (CEA) system, providing targeted technical assistance, and further engaging customer voice in the design of homelessness prevention and response. Goals will be refined through a new Regional Action Plan, which will be complete in 2020.

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

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

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

Applications in each process are reviewed for ability to deliver services that meet investment outcomes and goals. Applicants are also asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model. A similar model of funding process is expected in the new King County Regional Homelessness Authority.

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

The City of Seattle funds traditional street outreach services across several contracted service providers that have population and culturally specific focus. Seattle's Navigation Team is an innovative 7-day/week outreach approach that combines behavioral health-trained outreach workers, police officers and field workers in identifying unsheltered households camping in unsafe conditions and connecting them to shelters or other safe spaces. In 2020, focus will be on additional gap analysis, further collaboration, and continuous improvement.

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the City of Seattle and King County invested in hundreds of new shelter beds in 2018 and 2019, adding beds to existing facilities and repurposing spaces such as former apartment buildings and an unused wing of the King Co Correctional Facility. Both the City and County worked to further shift to "enhanced" shelter models that offer 24/7 services, right of return, storage, hygiene, meals and amenities, with staffing support to quickly exit households to permanent housing and create space for inflow. The City also shifted in 2018 to a pay for performance model for shelter and transitional housing and has developed peer "learning circles" and targeted technical assistance to support grantee success. In 2020, focus will be on refining the enhanced model and identifying potential new spaces to increase of shift bed capacity as resources allow.

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

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

- Providing staffing at crisis centers (shelters, day centers, regional access points) to provide coordinated entry assessments, diversion, and housing support
- Piloting and scaling Housing Connector, a public-private partnership engaging landlords in offering housing to households experiencing homelessness
- Improving the coordinated entry assessment tool to best prioritize households in highest need of housing
- Continuing weekly case conferencing to review by-name households by population type who are

eligible for housing placement

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

The City of Seattle uses a vulnerability tool to identify households at highest risk of becoming homeless, then supports those households through culturally competent, effective homelessness prevention program. The City piloted in 2018 and will continue in 2020 a project to target prevention services toward households on the waitlist for Seattle Housing Authority housing choice vouchers and who are at high risk of homelessness.

System partners are engaged regularly in homelessness response, and partners continue to focus attention on reducing system exits into homelessness. The City of Seattle participated with regional partners in 2018 in the Mayor's "One Table" initiative, which convened system representatives from child welfare, health, corrections and more. A new End Youth Homelessness Now! campaign also actively engages child welfare and other systems to focus on reducing exits into homelessness. These system partners will be involved in the shift to the new King County Reginal Homelessness Authority.

Also, in 2020, OPCD's EDI allocations prioritize CDBG funding for the Chief Seattle Club, which is an organization specializing in providing supportive services and housing for homeless individuals from the American Indian/Alaskan-Native populations.

Discussion

Public Housing Impact on Homelessness: Seattle Housing Authority serves nearly 18,000 households. In 2018, 49% of new households admitted into SHA's subsidized housing programs were homeless. Additionally, over 80% of all households served are extremely low-income at 30% or less of area median income. Without housing supports, many of these families and individuals could be at risk of homelessness. Specific housing supports are also targeted to individuals and families experiencing homelessness. For example, 19% of SHA's housing capacity is designated for previously homeless households, including 1,646 vouchers supporting permanent supportive housing in partnership with local government and community nonprofits. In addition, 300 vouchers were committed to the City of Seattle's 2016 Housing Levy projects, 154 vouchers are dedicated to non-elderly adults with disabilities who are homeless or at risk of homelessness and 509 Veterans Affairs Supportive Housing vouchers are designated for homeless veterans and their families. SHA's homelessness commitment also includes support for families with children, through 275 Family Unification Project vouchers, which help to reunite families who have been separated due to homelessness or foster youth who are aging out of the foster system.

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

AP-70 HOPWA Goals-91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPV for:	VA
tor:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or	
family	96
Tenant-based rental assistance	140
Units provided in permanent housing facilities developed, leased, or operated with HOPWA	
funds	51
Units provided in transitional short-term housing facilities developed, leased, or operated with	
HOPWA funds	0
Total	287

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.

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

The City's 2018 CAPER reflects the accomplishments for projects committed to in the 2017 AFH. See the full report at <u>http://www.seattle.gov/Documents/Departments/HumanServices/Reports/2018-CAPER-final.pdf</u>

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 must take into consideration the following challenges which require balancing potentially competing strategies.

 HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not "prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patters of segregation, promote fair housing choice, and foster inclusive communities free from discrimination." However, HUD 96

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 placebased strategies as "making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity" and "maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs." Housing mobility strategies include "developing affordable housing in areas of opportunity to combat segregation and promote integration."
- The challenge of influencing and/or changing policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.
- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low- and moderateincome people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.

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

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

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

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

- An LGBTQ Action Plan was developed in 2019 to better meet the sheltering needs of LGBTQ households
- Targeted technical assistance to youth-serving service providers is being designed by a group of young adults with lived experience of homelessness
- The City of Seattle received technical assistance from Native-serving organizations on how to best support service providers serving American Indian/Alaska Natives
- In supportive housing buildings, the City is coordinating to have the same case managers in each building, creating increased trust, referrals and service utilization and decreasing hospitalization and evictions
- The City is working with the Seattle Housing Authority to identify stability needs and reduce evictions among households receiving Housing Choice Vouchers

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

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

Actions planned to develop institutional structure

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

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

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

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

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

Discussion:

The City encourages HUD staff to take the Consolidated Plan as written, in its entirety with reference to multiple other major plans, as substantial evidence of a broad range of approaches, funding priorities, leveraged activities, and system efficiency toward the federally mandated goals of the

CDBG/HOME/HOPWA/ESG/CoC-McKinney and all state and local funds represented in our investments. We seek to plan for all needs, seek out the high priority and eligible activities for federal funding and make that part of the "whole cloth" overall outcomes and investments the City tries to accomplish. We encourage many City departments, the Mayor's Office and Councilmembers, City Budget Office, Seattle Housing Authority and stakeholder entities and beneficiaries to see this as the City's Consolidated Plan for federal HUD grants in the context of all other plan priorities and resource management.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before	\$2,505,838
the start of the next program year and that has not yet been reprogrammed 2. The amount of proceeds from section 108 loan guarantees that will be	\$0
used during the year to address the priority needs and specific objectives	÷ •
identified in the grantee's strategic plan	
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	0
planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	0
Total Program Income	\$2,505,838

Other CDBG Requirements

1. The amount of urgent need activities

\$2,810,400 0

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

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

No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

US Department of Housing and Urban Development rules limit the maximum eligible sales price for HOME-assisted ownership housing to \$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(I)(4)

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

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

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

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 by the City of Seattle as part of resources prioritized for homeless intervention services. Future sub-awards of ESG funding will be governed by RFP

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Annual Action Plan
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processes available to all applicants, relying heavily on community based NPOs and open to faithbased organizations within the statutory limits of use of federal funds by these types of organizations.

The City of Seattle's Human Services Department facilitated an open and competitive funding process for homelessness services and support in 2017 for a range of projects including Homelessness Prevention, Diversion, Outreach & Engagement, Emergency Services, Transitional Housing, Rapid Re-Housing and Permanent Supportive Housing. Funding recommendations reflected regional priorities such as person-centered service, results/impact, and addressing racial disparities. The next funding process is expected to be facilitated by 2021 under the new King County Regional Homelessness Authority.

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

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

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

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

are at risk of becoming homeless or were formerly homeless – at all levels of implementation, evaluation, and plan revision.

5. Describe performance standards for evaluating ESG.

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

The City's data team provides quarterly performance progress reports and technical assistance as needed and works closely with the data team at King County to evaluate performance and review trends. The City is also in sync with other local funders to develop policies for HMIS. (King County is the operator of HMIS.)



Legislation Text

File #: CB 119783, Version: 1

CITY OF SEATTLE

ORDINANCE

COUNCIL BILL

AN ORDINANCE related to the City's response to the 2020 COVID-19 crisis; amending Ordinance 126000, which adopted the 2020 Budget; accepting funding from non-City sources; changing appropriations to various departments and budget control levels, and from various funds in the Budget; declaring an emergency; and establishing an immediate effective date, all by a 3/4 vote of the City Council.
 WHEREAS, the World Health Organization (WHO) has declared that COVID-19 disease is a global pandemic,

which is particularly severe in high risk populations such as people with underlying medical conditions

and the elderly, and the WHO has raised the health emergency to the highest level requiring dramatic

interventions to disrupt the spread of this disease; and

WHEREAS, on February 29, 2020, Governor Jay Inslee declared a statewide state of emergency in response to

outbreaks of the COVID-19 disease in Washington; and

WHEREAS, in response to outbreaks of the COVID-19 disease in Seattle, Mayor Jenny Durkan proclaimed a

civil emergency exists in the City of Seattle in the Mayoral Proclamation of Civil Emergency dated

March 3, 2020, modified by Resolution 31937; and

- WHEREAS, on March 23, 2020, the Governor issued a "Stay Home, Stay Healthy" order, which, combined with other measures taken to prevent the transmission of COVID-19, effectively closed many businesses in the state of Washington; and
- WHEREAS, on April 2, 2020, the Governor extended the "Stay Home, Stay Healthy" order through May 4, 2020; and
- WHEREAS, many people in Seattle are struggling with the impacts of the COVID-19 disease and the measures

taken to prevent its spread, including unemployment, housing insecurity, food insecurity; and

- WHEREAS, local companies have recently reported laying off employees, experiencing substantial revenue losses, dealing with lost business due to fear and stigma, and seeing major declines in foot traffic as tens of thousands of employees are being asked to work from home; and
- WHEREAS, these impacts are being felt across all industry sectors, including retail, restaurant, hospitality, transportation, logistics, arts, and culture; and
- WHEREAS, the economic impact may have long-term, dynamic, and unpredictable local and regional consequences, necessitating the City to act and plan accordingly; and
- WHEREAS, a number of City departments have implemented immediate assistance for affected local small businesses and displaced workers; and
- WHEREAS, the City's Small Business Stabilization Fund received nearly 9,000 applications for the first 250 in available grants, demonstrating overwhelming need for continued assistance; and

WHEREAS, the Mayor and City Council wish to redirect additional City resources to aid small businesses; and

- WHEREAS, more than half of Seattle's residents are renters, and even before COVID-19, a substantial share of renters paid more than 30 percent of their income to remain stably housed; and
- WHEREAS, the global COVID-19 crisis shows that our collective health depends on people being stably housed; and
- WHEREAS, many Seattle renters are facing job loss, struggling with childcare, and dealing with other unprecedented financial burdens stemming from the global COVID-19 crisis, leaving many unable to pay rent; and
- WHEREAS, notwithstanding Governor Inslee's eviction moratorium, renters need to pay their rent to ensure long-term housing stability; and
- WHEREAS, the United Way of King County's expanded Home Base program to provide rental assistance to King County households that have lost all or part of their income due to the coronavirus pandemic,

originally funded at \$5 million, including \$1 million of City resources, was oversubscribed within days of its creation, further evidencing the impact of the immediate rental crisis; and

WHEREAS, on January 25, 2019, a point in time count enumerated more than 7,700 persons experiencing homelessness in Seattle; and

WHEREAS, among those persons experiencing homelessness, over 3,500 were unsheltered; and

- WHEREAS, 70 percent of persons experiencing homelessness across King County find shelter and services in Seattle; and
- WHEREAS, the Centers for Disease Control (CDC) has published its Interim Guidance on responding to COVID-19 among people experiencing homelessness that suggests a variety of responses and preventive measures to limit the spread of the virus among this extremely vulnerable population; and
- WHEREAS, both the CDC and Seattle King County Public Health recommend ensuring social distancing by maintaining at least 6 feet of distance between persons sleeping sheltered and unsheltered; and
- WHEREAS, existing shelters that cannot meet the social distance minimum should be de-concentrated through redistribution of clients to alternate shelters, requiring The City of Seattle to invest in 450 new temporary shelter beds across the city; and
- WHEREAS, there is insufficient shelter capacity to offer beds to every person sleeping outside and the City is aligned with the CDC recommendation against dispersion of encampments as that can contribute to the spread of the virus through social contact, thus requiring the City to increase access to hygiene facilities, toilets, handwashing, and showers by placing portable units across the City; and
- WHEREAS, the most effective response to homelessness is a combination of poverty alleviation through safety net programs such as food banks, job training, and health care access; prevention of housing loss through employment assistance and education, rent support, and connection to appropriate supportive services; and immediate response to homelessness through ready access to shelter and health services, especially behavioral health care, and rapid connection to housing with short- or long-term financial support; NOW,

THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares that:

A. On February 29, 2020, Governor Inslee proclaimed a State of Emergency for all counties throughout the State of Washington as a result of the confirmed person-to-person spread of COVID-19 in Washington State.

B. The COVID-19 disease, caused by a virus that spreads easily from person to person and which may cause serious injury and death, has spread throughout King County and the City of Seattle.

C. On March 3, 2020, Mayor Durkan issued a Proclamation of Civil Emergency declaring a civil emergency within the City of Seattle based on the confirmed spread of COVID-19 in King County and resulting deaths.

D. In recognition of the danger that hospitals may become overwhelmed with COVID-19 patients unless the spread of the disease is slowed, on March 23, 2020, Governor Inslee imposed a stay-home order throughout Washington State prohibiting all people in the State from leaving their homes or participating in gatherings with only limited exceptions for participating in essential activities or essential business services. As of April 23, 2020, that order is in effect through May 4, 2020.

E. In addition to the paramount public health concerns, the spread of COVID-19 and the necessary measures taken to reduce that spread are causing and will continue to cause severe economic dislocation in the State of Washington, King County, and the City of Seattle. On March 26, it was announced that over 133,000 Washington residents filed for jobless benefits the previous week - nine times greater than a week earlier and five times greater than in any week during the Great Recession. Indeed, the velocity of jobless claims is the greatest since the 1930s - even before the effect of Governor Inslee's stay-at-home order is fully felt. In addition, governments at all levels, including The City of Seattle, face major reductions in tax revenues even as they face major new emergency expenditures to combat the pandemic.

F. The United States federal government has taken a number of steps to mitigate the impacts of the COVID-19 pandemic on people, organizations and businesses, including passing the Coronavirus Aid, Relief, and Economic Security (CARES) Act in March 2020, which added federal appropriations to programs used by The City of Seattle.

G. The State of Washington has also taken a number of steps to mitigate the impacts of the COVID-19 pandemic on people, organizations, and businesses of Washington, including passing a COVID-19 relief bill in March 2020, which added state appropriations to programs used by The City of Seattle.

H. The quick acceptance and appropriation of these newly available funds is crucial to mitigating the impacts of COVID-19 on The City of Seattle and the people and organizations it serves.

I. The City Council determines that the foregoing creates an emergency justifying adoption of the ordinance without a pre-adoption public hearing and justifying making the ordinance immediately effective. Holding a public hearing and following the normal rules for the ordinance becoming effective (e.g. after 30 days) would delay the proposed changes for over one month. This would stymie the City's and region's recovery from the COVID-19 emergency.

Section 2. The Mayor or the Mayor's designee, the Human Services Director, the Director of the Office of Housing, and the Director of the Office of Economic Development are authorized to accept the following non-City funding from the grantors listed below; and to execute, deliver, and perform, on behalf of The City of Seattle, agreements for the purposes described below. The funds, when received, shall be deposited in the receiving funds identified below to support the appropriations in Section 3 of this ordinance.

Item	Department	Grantor	Purpose	Fund	Amount
2.1	Human	U.S. Department of	Rental assistance, eviction	Human	\$2,829,807
	Services	Housing and Urban	prevention, and food service at	Services	
	Department	Development -	shelters	Fund	
		Emergency Solutions		(16200)	
		Grants			

Tota	1				\$14,026,978
2.7	Executive (Office of Economic Development)	Community Development Block Grant	Small Business Stabilization Fund	General Fund (00100)	\$1,500,000
2.6	Executive (Office of Housing)	Community Development Block Grant	Building Stability Fund (rental assistance)	Low- Income Housing Fund (16400)	\$1,140,185
2.5	Human Services Department	Community Development Block Grant	Homelessness prevention and rental assistance	Human Services Fund (16200)	\$3,000,000
2.4	Human Services Department	Medicare Title XIX	Additional capacity for expedited Medicaid Long Term Services and Supports (LTSS) initial assessments, which assist with hospital patients 'transitions to another care setting	Fund (16200)	\$146,669
2.3	Human Services Department	U.S. Department of Health and Human Services - Older Americans Act Grant		Human Services Fund (16200)	\$4,983,977
2.2	Human Services Department	U.S. Department of Housing and Urban Development - Housing Opportunities for Persons with AIDS (HOPWA) Program	Housing options for low- income persons diagnosed with HIV/AIDS who require assistance in maintaining or acquiring appropriate affordable permanent housing	Human Services Fund (16200)	\$426,340

Section 3. Contingent upon the execution of the grant or other funding agreement authorized in Section

2, the appropriations for the following items in the 2020 Budget are increased from the funds shown, as

follows:

Item	Department	Budget Summary Level/ BCL Code	Amount
3.1	Human Services Department	Addressing Homelessness (BO-HS-H3000)	\$2,829,807

Tota	1			\$14,026,978
3.8	Executive (Office of Economic Development)	General Fund (00100)	Business Services (BO-ED- X1D00)	\$1,500,000
3.7	× ·	Low-Income Housing Fund (16400)	Multifamily Housing (BO- HU-3000)	\$1,140,185
3.6	Human Services Department	Human Services Fund (16200)	Addressing Homelessness (BO-HS-H3000)	\$3,000,000
3.5	Human Services Department	Human Services Fund (16200)	Promoting Healthy Aging (BO-HS-H6000)	\$146,669
3.4	Human Services Department	Human Services Fund (16200)	Promoting Healthy Aging (BO-HS-H6000)	\$1,295,414
3.3	Human Services Department	Human Services Fund (16200)	Supporting Affordability & Livability (BO-HS-1000)	\$3,688,563
3.2	Human Services Department	Human Services Fund (16200)	Addressing Homelessness (BO-HS-H3000)	\$426,340

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

abandoned by ordinance.

Section 4. Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare.

Section 5. By reason of the findings set out in this ordinance, and the emergency that is declared to exist, this ordinance shall become effective immediately upon a passage by a 3/4 vote of the Council, and its approval by the Mayor, as provided in Article IV, subsection 1.1 of the Charter of the City.

Passed by a 3/4 vote of all the members of all the members of the City Council the day of

, 2020, and signed by me in open session in authentication of its passage this			
_day of	, 2020.		
		of the City Council	
Approved by me this	day of	, 2020.	
	Jenny A. Durka	n, Mayor	
Filed by me this	_day of	, 2020.	

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
City Budget Office	Ben Noble/4-6180	Adam Schaefer-4-8358

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

1. BILL SUMMARY

Legislation Title: AN ORDINANCE related to the City's response to the 2020 COVID-19 crisis; amending Ordinance 126000, which adopted the 2020 Budget; accepting funding from non-City sources; changing appropriations to various departments and budget control levels, and from various funds in the Budget; declaring an emergency; and establishing an immediate effective date, all by a 3/4 vote of the City Council.

Summary and background of the Legislation: This legislation is the first of several anticipated bills that accept federal and/or state funding related to the COVID-19 pandemic crisis and response. This bill:

- 1) Makes legislative findings that an emergency ordinance is necessary to accept and appropriate these funds as quickly as possible.
- 2) Accepts federal and state funding related to the COVID-19 pandemic crisis and response, specifically:
 - ~\$2.8 million from the U.S. Department of Housing and Urban Development's (HUD) Emergency Solutions Grants program
 - ~\$425,000 from HUD's Opportunities for Persons with AIDS Program
 - ~\$5 million from the U.S. Department of Health and Human Services' Older Americans Act Program
 - ~\$150,000 from Medicare Title XIX
 - ~\$5.64 million from HUD's Community Development Block Grant program
- 3) Appropriates the funds accepted, specifically:
 - The ~\$2.8m in HUD Emergency Solutions Grant funding to the Human Services Department:
 - This item will provide \$750,000 in funding to support rental assistance and/or eviction programs targeting households at risk of homelessness.
 - It will also provide \$2,079,807 to support the provision of meals at shelters which have had to modify operations to implement social distancing guidelines provided by Public Health Seattle/King County as a result of COVID-19.
 - The ~\$425,000 in HUD HOPWA funding to the Human Services Department:
 - This item add funds to HSD contracts providing a range of housing options for low-income persons diagnosed with HIV/AIDS who require assistance in maintaining or acquiring appropriate affordable permanent housing. Program services include short term rent, mortgage, and utility assistance, permanent housing placement, and rental assistance. Programs

also include housing case management and are designed to increase participants' capability to maintain housing and to facilitate progress toward stable, long-term self-sufficient living.

- ~\$5 million in U.S. DSHS Older Americans Act funding to the Human Services Department:
 - These items will support the expansion of existing food delivery programs and a shift in program model from senior congregate meals to home delivery to facilitate appropriate social distancing for this population at higher risk for serious impacts from COVID-19.
- \$~150,000 in Medicaid Title XIX funding to the Human Services Department:
 - Grant funds will provide additional capacity for expedited Medicaid Long Term Services and Supports (LTSS) initial assessments, which assist with hospital patients 'transitions to another care setting. In addition, funding will provide for care transitions services to non-Medicaid eligible individuals and ongoing community-based support. Services will be provided by HSD case managers and a contracted agency.
- ~\$5.64 million in HUD CDBG funding to:
 - \$1,500,000 will support an expanded investment in existing contracts for HSD's Homelessness Prevention programs, which screen clients for risk of homelessness and provide assistance as-needed to households in order to maintain housing an avoid an episode of homelessness.
 - \$1,500,000 will support an expanded investment in the United Way's HomeBase rental assistance programs for households at risk of eviction and/or homelessness.
 - \$1.14 million to the Office of Housing's Building Stability Fund to provide rental assistance to non-profit building owners already in the OH portfolio. These agencies already operate under rent caps, but do not have operating subsidies, and thus are dependent on rent payments to sustain basic building operations. Priority would be given to buildings with a disproportionate number of tenants who were unable to pay April rent (low-wage workers as distinct from tenants receiving SSI income) and have the least cushion in their cash flow (e.g. limited access to cash reserves). Through this efficient approach, rent assistance would benefit low income tenants (<60% of AMI) and stabilize non-profit buildings and agencies.
 - \$1.5 million to the Office of Economic Development's Small Business Stabilization Fund, which supports Seattle's small businesses facing severe financial challenges with payroll, rent, and lost revenue during the COVID-19 pandemic crisis.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ____ Yes __X_ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? <u>X</u> Yes <u>No</u>

	General Fund \$		Other \$	
Appropriation change (\$):	2020	2021	2020	2021
	\$1,500,000	-	\$12,526,978	-
	Revenue to General Fund		Revenue to Other Funds	
Estimated revenue change (\$):	2020	2021	2020	2021
	\$1,500,000	-	\$12,526,978	-
Positions affected:	No. of Positions		Total FTE Change	
	2020	2021	2020	2021
	-	-	-	-

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

Is there financial cost or other impacts of *not* **implementing the legislation**? No.

3.a. Appropriations

X This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/#*	2020 Appropriation Change	2021 Estimated Appropriation Change
Human Services Fund (16200)	HSD	Addressing Homelessness (BO-HS-H3000)	\$2,829,807	-
Human Services Fund (16200)	HSD	Addressing Homelessness (BO-HS-H3000)	\$426,340	-
Human Services Fund (16200)	HSD	Supporting Affordability & Livability (BO- HS-1000)	\$3,688,563	-
Human Services Fund (16200)	HSD	Promoting Healthy Aging (BO-HS-6000)	\$1,295,414	

Human Services	HSD	Promoting	\$146,669	
Fund (16200)		Healthy Aging		
		(BO-HS-6000)		
Human Services	HSD	Addressing	\$3,000,000	-
Fund (16200)		Homelessness		
		(BO-HS-3000)		
Low-Income	Exec	Multifamily	\$1,140,185	-
Housing Fund	(OH)	Housing (BO-		
(16400)		HU-3000)		
General Fund	Exec	Business Services	\$1,500,000	-
(00100)	(OED)	(BO-ED-X1D00)		
TOTAL			\$14,026,978	-

*See budget book to obtain the appropriate Budget Control Level for your department.

Is this change one-time or ongoing?

One-time

3.b. Revenues/Reimbursements

X This legislation adds, changes, or deletes revenues or reimbursements.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Dept	Revenue Source	2020 Revenue	2021 Estimated Revenue
Human Services Fund (16200)	HSD	U.S. Department of Housing and Urban Development – Emergency Solutions Grants	\$2,829,807	-
Human Services Fund (16200)	HSD	U.S. Department of Housing and Urban Development – Housing Opportunities for Persons with AIDS (HOPWA) Program	\$426,340	-
Human Services Fund (16200)	HSD	U.S. Department of Health and Human Services – Older Americans Act Grant	\$4,983,977	-
Human Services Fund (16200)	HSD	Medicare Title XIX	\$146,669	-
Human Services Fund (16200)	HSD	Community Development Block Grant	\$3,000,000	-
Low-Income Housing Fund (16400)	Exec (OH)	Community Development Block Grant	\$1,140,185	-
General Fund (00100)	Exec (OED)	Community Development Block Grant	\$1,500,000	-
TOTAL			\$14,026,978	-

Is this change one-time or ongoing? One-time

3.c. Positions

This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

- **a.** Does this legislation affect any departments besides the originating department? This is a revenue acceptance/appropriation bill that impacts multiple City departments, as described above.
- **b.** Is a public hearing required for this legislation? No.
- **c.** Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant? No.
- **d.** Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation? No.
- e. Does this legislation affect a piece of property? No.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

The impacts of the COVID-19 pandemic and measures taken to combat it disproportionately impact vulnerable communities, including people of color, immigrant and refugee families, people experiencing homelessness, and people with low incomes. This bill aides the City's ability to mitigate the negative impacts on those communities as well as the community at large.

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

List attachments/exhibits below:



Legislation Text

File #: CB 119784, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to termination of residential rental tenancies; providing a defense to evictions occurring within six months after the termination of the Mayor's residential eviction moratorium as amended by Resolution 31938; amending Section 22.206.160 of the Seattle Municipal Code; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council. WHEREAS, the coronavirus disease 19 (COVID-19) outbreak was declared a pandemic by the World Health

Organization on March 11, 2020; and

WHEREAS, self-distancing (keep 6 feet of distance between individuals) has been recommended to deter the

spread of the virus; and

WHEREAS, the Governor of Washington has declared a state of emergency, prohibited gatherings of 50 or

more people, and closed K-12 schools statewide in an effort to slow transmission and contraction of the

disease; and

- WHEREAS, such a ban in conjunction with self-distancing means cancellations of large events and a decrease in the number of people patronizing places of business, resulting in reduced work and loss of income for workers in multiple industries, including the service and entertainment industries; and
- WHEREAS, a decrease in income can result in financial instability and uncertainty about how to allocate resources to continuing expenses, including rent; and
- WHEREAS, the economic disruptions caused by COVID-19 will increase the likelihood of tenants facing eviction; and
- WHEREAS, evictions can often result in homelessness given the rental housing market in Seattle; and

SEATTLE CITY COUNCIL

- WHEREAS, people experiencing homelessness are at risk of transmitting and contracting COVID-19 because of the nature of close quarters in encampments and shelters, and do not have consistent access to locations for handwashing or other hygiene facilities; and
- WHEREAS, the City has a heightened interest in preventing more individuals and families from becoming homeless to avoid the increased risk of transmission and spread of COVID-19; and
- WHEREAS, The City of Seattle provides residential tenants defenses to eviction through the City's Just Cause Eviction Ordinance; and
- WHEREAS, the Mayor issued an emergency order creating a moratorium on residential evictions that could last through the end of the civil emergency; and
- WHEREAS, the Governor has issued an eviction moratorium until June 4, which could be extended further; and
- WHEREAS, the Council recognizes that economic impacts from the COVID-19 emergency are likely to last much longer than the civil emergency itself; and
- WHEREAS, the Council intends that upon a tenant's successful assertion of a defense to eviction, a court will prohibit the award of attorneys' fees to a landlord, regardless of whether the court finds that the landlord or tenant is the prevailing party; and
- WHEREAS, on March 24, the National Multifamily Housing Council recommended, and some landlords have adopted, a plan to support tenants by halting evictions for 90 days, offering lease renewals without a rent increase, creating payment plans for overdue rent, and waiving late fees; and
- WHEREAS, the Council recognizes the impact of eviction prevention measures on small landlords and intends to assess the continuing need for such protections on a weekly basis, in conjunction with consideration of the weekly reports requested from the Mayor in Section 5 of Resolution 31937, which modified the Mayor's Proclamation of Civil Emergency, beginning March 20, 2020; and

WHEREAS, the Council will continue to explore and implement strategies to support small landlords during 292

the state of emergency; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council ("Council") makes the following legislative findings of fact and declarations:

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

B. On January 24, 2020, the Seattle Office of Emergency Management announced that the first reported case in Washington and in the United States of novel coronavirus (COVID-19) occurred in Snohomish County.

C. On February 28, 2020, Public Health - Seattle and King County announced the first King County and United States death due to COVID-19 at Evergreen Hospital in Kirkland, Washington.

D. On February 29, 2020, Washington Governor Jay Inslee declared a state of emergency in response to new cases of COVID-19, directing state agencies to use all resources necessary to prepare for and respond to the outbreak.

E. On March 3, 2020, Mayor Jenny Durkan issued a proclamation of civil emergency in response to new cases of COVID-19, authorizing the Mayor to exercise the emergency powers necessary for the protection of the public peace, safety, and welfare.

F. On March 11, 2020, Washington Governor Jay Inslee amended his emergency order to prohibit gatherings of 250 people or more for social, spiritual and recreational activities including, but not limited to, community, civic, public, leisure, faith-based, or sporting events; parades; concerts; festivals; conventions; fundraisers; and similar activities.

G. On March 13, 2020, Washington Governor Jay Inslee amended his emergency order closing all schools in King, Snohomish, and Pierce Counties through April 24, 2020 to apply statewide.

H. On March 13, 2020, the U.S. President declared that the COVID-19 outbreak constituted a national emergency.

I. On March 14, 2020, Mayor Durkan signed an emergency order creating a moratorium on residential evictions for non-payment of rent through the earlier of the end of the civil emergency or 60 days after the effective date of the emergency order, prohibiting a landlord from issuing a notice of termination or initiating an eviction action for non-payment of rent or otherwise acting on a termination notice, and creating a defense to a pending eviction action for non-payment of rent that the eviction would occur during the moratorium.

J. On March 16, 2020, Washington Governor Jay Inslee mandated the immediate two-week closure of all restaurants, bars, and entertainment and recreational facilities and amended his emergency order to prohibit gatherings of 50 people or more.

K. On March 17, 2020, Public Health - Seattle and King County confirmed 518 cases of COVID-19, including 46 deaths, in King County.

L. On March 18, 2020, Washington Governor Jay Inslee announced a statewide moratorium on evictions, prohibiting landlords from serving a notice of unlawful detainer for default payment of rent and issuing a 20-day notice for unlawful detainer, unless the landlord provides an affidavit stating that the action is believed necessary to ensure the health and safety of the tenant or others.

M. On March 23, 2020, Governor Inslee announced a "Stay-Home Stay Healthy" order that required that all non-essential businesses be closed and banned all gatherings for two weeks, and on April 2, extended the order until May 4.

N. On April 6, 2020, Washington Governor Jay Inslee extended school closures through the end of the 2019-2020 school year and prohibited most forms of in-person instruction through June 19.

O. On April 16, 2020, Washington Governor Jay Inslee extended the statewide moratorium on evictions until June 4, 2020 and expanded the order to: include more types of dwelling situations; prohibit enforcement of agreements to vacate; prohibit a landlord from assessing or threatening to assess late fees; prohibit rent where access to the unit was prevented as a result of COVID-19; prohibit increased rent or deposits; and prohibit landlords from treating unpaid rent and charges as enforceable debt unless the landlord demonstrates

by a preponderance of the evidence to a court that the resident was offered, and refused or failed to comply with, a reasonable repayment plan that was reasonable based on the individual financial, health, and other circumstances of that resident.

P. In light of COVID-19 spreading person-to-person and particularly between people who are in close contact with one another, the Centers for Disease Control and Prevention (CDC) has recommended that: those who are mildly ill self-isolate by staying home, avoiding public areas, and avoiding transportation; sensitive populations avoid people who are sick; and everyone practice self-distancing.

Q. Public Health - Seattle and King County has recommended that people at higher risk of severe illness stay home and away from large groups of people as much as possible. People at higher risk include people: over 60 years of age; with underlying health conditions, including heart disease, lung disease, or diabetes; with weakened immune systems; and who are pregnant.

R. Public Health - Seattle and King County has recommended that employers take steps to make it more feasible for their employees to work in ways that minimize close contact with large numbers of people, including maximizing telecommuting options and maximizing flexibility in sick leave benefits for those who are ill or at high risk.

S. The Washington State Legislature has declared a state policy to help residents who are experiencing a temporary crisis in retaining stable housing to avoid eviction from their homes, as expressed in Laws of 2019, ch. 356, § 1.

T. The September 2018 Seattle Women's Commission and the King County Bar Association's report Losing Home: The Human Cost of Eviction in Seattle ("Losing Home Report") found that the most disadvantaged groups face the highest likelihood of eviction.

U. The Losing Home report found that most evicted respondents became homeless, with 37.5 percent completely unsheltered, 25.0 percent living in a shelter or transitional housing, and 25.0 percent staying with family or friends. Only 12.5 percent of evicted respondents found another apartment or home to move into.

V. A 2018 investigation by the King County Medical Examiner's Office (KCMEO) found that over half of 107 presumed homeless deaths investigated occurred outside and attributed approximately 121, or 62 percent, of presumed homeless deaths investigated to non-natural causes (drug overdose, accidents (including hypothermia), suicide, homicide, and undetermined), making it clear that people experiencing homelessness have a much higher risk than the general population of developing exposure-related conditions.

W. Persons with underlying health conditions are at greater risk of fatality if they catch COVID-19, and preventing individuals from becoming higher-risk patients will protect the public health, safety, and welfare of the region.

X. The impacts of the emerging public health crisis on the economy, employment, job retention, child care, and businesses may result in: workers being unable to go to work because of illness; the need to care for children home from day care or school or for other family members without paid sick or safe time; and reduced hours due to reduced demand, furlough, or unemployment as businesses struggle during the state of emergency. These risks are compounded especially for workers without paid sick or safe time, those in the "gig economy," and others without protections that help stabilize income. Historically disadvantaged populations are already at greater risk of eviction. Compounding existing risk with the impacts from the COVID-19 emergency may increase the likelihood of exposure, spread, and contraction of the virus.

Y. Providing a defense to eviction for certain causes is necessary as an additional step to protect public health to support stable housing, decrease the likelihood that individuals and families will fall into homelessness, and decrease exposure while the COVID-19 emergency exists.

Section 2. Subsection 22.206.160.C of the Seattle Municipal Code, which section was last amended by Ordinance 126041, is amended as follows:

22.206.160 Duties of owners

* * *

C. Just cause eviction

1. Pursuant to provisions of the Washington State Residential Landlord-Tenant Act (RCW 59.18.290), an owner may not evict a residential tenant without a court order, which can be issued by a court only after the tenant has an opportunity in a show cause hearing to contest the eviction (RCW 59.18.380). An owner of a housing unit shall not evict or attempt to evict any tenant, or otherwise terminate or attempt to terminate the tenancy of any tenant, unless the owner can prove in court that just cause exists. Regardless of whether just cause for eviction may exist, an owner may not evict a residential tenant from a rental housing unit if: the unit is not registered with the Seattle Department of Construction and Inspections if required by Section 22.214.040; or if subsections 22.206.160.C.8 or 22.206.160.C.9 provide((s)) the tenant a defense to the eviction.

An owner is in compliance with the registration requirement if the rental housing unit is registered with the Seattle Department of Construction and Inspections before issuing a notice to terminate tenancy. The reasons for termination of tenancy listed below, and no others, shall constitute just cause under this Section 22.206.160:

a. The tenant fails to comply with a 14 day notice to pay rent or vacate pursuant to RCW 59.12.030(3); a ten day notice to comply or vacate pursuant to RCW 59.12.030(4); or a three day notice to vacate for waste, nuisance (including a drug-related activity nuisance pursuant to chapter 7.43 RCW), or maintenance of an unlawful business or conduct pursuant to RCW 59.12.030(5);

b. The tenant habitually fails to pay rent when due which causes the owner to notify the tenant in writing of late rent four or more times in a 12 month period;

c. The tenant fails to comply with a ten day notice to comply or vacate that requires compliance with a material term of the rental agreement or that requires compliance with a material obligation under chapter 59.18 RCW;

d. The tenant habitually fails to comply with the material terms of the rental agreement which causes the owner to serve a ten day notice to comply or vacate three or more times in a 12 month period; 297

e. The owner seeks possession so that the owner or a member of the owner's immediate family may occupy the unit as that person's principal residence and no substantially equivalent unit is vacant and available in the same building, and the owner has given the tenant at least 90 days' advance written notice of the date the tenant's possession is to end. The Director may reduce the time required to give notice to no less than 20 days if the Director determines that delaying occupancy will result in a personal hardship to the owner or to the owner's immediate family. Personal hardship may include but is not limited to hardship caused by illness or accident, unemployment, or job relocation. For the purposes of this Section 22.206.160, "Immediate family" includes the owner's domestic partner registered pursuant to Section 1 of Ordinance 117244 or the owner's domestic partner. There is a rebuttable presumption of a violation of this subsection 22.206.160.C.1.e if the owner or a member of the owner's immediate family fails to occupy the unit as that person's principal residence for at least 60 consecutive days during the 90 days immediately after the tenant vacated the unit pursuant to a notice of termination or eviction using this subparagraph as the cause for eviction;

f. The owner elects to sell a single-family dwelling unit and gives the tenant at least 90 days' written notice prior to the date set for vacating, which date shall coincide with the end of the term of a rental agreement, or if the agreement is month to month, with the last day of a monthly period. The Director may reduce the time required to give notice to no less than 60 days if the Director determines that providing 90 days' notice will result in a personal hardship to the owner. Personal hardship may include but is not limited to hardship caused by illness or accident, unemployment, or job relocation. For the purposes of this Section 22.206.160, an owner "elects to sell" when the owner makes reasonable attempts to sell the dwelling within 30 days after the tenant has vacated, including, at a minimum, listing it for sale at a reasonable price with a realty agency or advertising it for sale at a reasonable price in a newspaper of general circulation. There shall be a rebuttable presumption that the owner did not intend to sell the unit if:

1) Within 30 days after the tenant has vacated, the owner does not list the singlefamily dwelling unit for sale at a reasonable price with a realty agency or advertise it for sale at a reasonable price in a newspaper of general circulation, or

2) Within 90 days after the date the tenant vacated or the date the property was listed for sale, whichever is later, the owner withdraws the rental unit from the market, rents the unit to someone other than the former tenant, or otherwise indicates that the owner does not intend to sell the unit;

g. The tenant's occupancy is conditioned upon employment on the property and the employment relationship is terminated;

h. The owner seeks to do substantial rehabilitation in the building; provided that, the owner must obtain a tenant relocation license if required by Chapter 22.210 and at least one permit necessary for the rehabilitation, other than a Master Use Permit, before terminating the tenancy;

i. The owner (i) elects to demolish the building, convert it to a cooperative, or convert it to a nonresidential use; provided that, the owner must obtain a tenant relocation license if required by Chapter 22.210 and a permit necessary to demolish or change the use before terminating any tenancy, or (ii) converts the building to a condominium provided the owner complies with the provisions of Sections 22.903.030 and 22.903.035;

j. The owner seeks to discontinue use of a housing unit unauthorized by Title 23 after receipt of a notice of violation. The owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of:

1) \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the County median income, or

2) Two months' rent for a tenant household with an income during the past 12 months above 50 percent of the County median income;

k. The owner seeks to reduce the number of individuals residing in a dwelling unit to

comply with the maximum limit of individuals allowed to occupy one dwelling unit, as required by Title 23, and:

1)

a) The number of such individuals was more than is lawful under the

current version of Title 23 but was lawful under Title 23 or Title 24 on August 10, 1994;

b) That number has not increased with the knowledge or consent of the

owner at any time after August 10, 1994; and

c) The owner is either unwilling or unable to obtain a permit to allow the unit with that number of residents.

2) The owner has served the tenants with a 30 day notice, informing the tenants that the number of tenants exceeds the legal limit and must be reduced to the legal limit,

3) After expiration of the 30 day notice, the owner has served the tenants with and the tenants have failed to comply with a ten day notice to comply with the limit on the number of occupants or vacate, and

4) If there is more than one rental agreement for the unit, the owner may choose which agreements to terminate; provided that, the owner may either terminate no more than the minimum number of rental agreements necessary to comply with the legal limit on the number of occupants, or, at the owner's option, terminate only those agreements involving the minimum number of occupants necessary to comply with the legal limit;

1.

1) The owner seeks to reduce the number of individuals who reside in one dwelling unit to comply with the legal limit after receipt of a notice of violation of the Title 23 restriction on the number of individuals allowed to reside in a dwelling unit, and:

a) The owner has served the tenants with a 30 day notice, informing the

tenants that the number of tenants exceeds the legal limit and must be reduced to the legal limit; provided that no 30 day notice is required if the number of tenants was increased above the legal limit without the knowledge or consent of the owner;

b) After expiration of the 30 day notice required by subsection 22.206.160.1.1.a, or at any time after receipt of the notice of violation if no 30 day notice is required pursuant to subsection 22.206.160.1.1.a, the owner has served the tenants with and the tenants have failed to comply with a ten day notice to comply with the maximum legal limit on the number of occupants or vacate; and

c) If there is more than one rental agreement for the unit, the owner may choose which agreements to terminate; provided that the owner may either terminate no more than the minimum number of rental agreements necessary to comply with the legal limit on the number of occupants, or, at the option of the owner, terminate only those agreements involving the minimum number of occupants necessary to comply with the legal limit.

2) For any violation of the maximum legal limit on the number of individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of:

a) \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the county median income, or

b) Two months' rent for a tenant household with an income during the past 12 months above 50 percent of the county median income;

m. The owner seeks to discontinue use of an accessory dwelling unit for which a permit has been obtained pursuant to Sections 23.44.041 and 23.45.545 after receipt of a notice of violation of the development standards provided in those sections. The owner is required to pay relocation assistance to the tenant household residing in such a unit at least two weeks prior to the date set for termination of the tenancy, at 301

the rate of:

1) \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the county median income, or

2) Two months' rent for a tenant household with an income during the past 12 months above 50 percent of the county median income;

n. An emergency order requiring that the housing unit be vacated and closed has been issued pursuant to Section 22.206.260 and the emergency conditions identified in the order have not been corrected;

o. The owner seeks to discontinue sharing with a tenant of the owner's own housing unit, i.e., the unit in which the owner resides, seeks to terminate the tenancy of a tenant of an accessory dwelling unit authorized pursuant to Sections 23.44.041 and 23.45.545 that is accessory to the housing unit in which the owner resides, or seeks to terminate the tenancy of a tenant in a single-family dwelling unit and the owner resides in an accessory dwelling unit on the same lot. This subsection 22.206.160.C.1.o does not apply if the owner has received a notice of violation of the development standards of Section 23.44.041. If the owner has received such a notice of violation, subsection 22.206.160.C.1.m applies;

p. A tenant, or with the consent of the tenant, the tenant's subtenant, sublessee, resident, or guest, has engaged in criminal activity on the premises, or on the property or public right-of-way abutting the premises, and the owner has specified in the notice of termination the crime alleged to have been committed and the general facts supporting the allegation, and has assured that the Seattle Department of Construction and Inspections has recorded receipt of a copy of the notice of termination. For purposes of this subsection 22.206.160.C.1.p, a person has "engaged in criminal activity" if the person:

1) Engages in drug-related activity that would constitute a violation of chapters 69.41, 69.50, or 69.52 RCW, or

2) Engages in activity that is a crime under the laws of this state, but only if the 302

activity substantially affects the health or safety of other tenants or the owner.

2. Any rental agreement provision which waives or purports to waive any right, benefit or entitlement created by this subsection 22.206.160.C shall be deemed void and of no lawful force or effect.

3. With any termination notices required by law, owners terminating any tenancy protected by this Section 22.206.160 shall advise the affected tenant or tenants in writing of the reasons for the termination and the facts in support of those reasons.

4. If a tenant who has received a notice of termination of tenancy claiming subsection 22.206.160.C.1.e, 22.206.160.C.1.f, or 22.206.160.C.1.m as the ground for termination believes that the owner does not intend to carry out the stated reason for eviction and makes a complaint to the Director, then the owner must, within ten days of being notified by the Director of the complaint, complete and file with the Director a certification stating the owner's intent to carry out the stated reason for the eviction. The failure of the owner to complete and file such a certification after a complaint by the tenant shall be a defense for the tenant in an eviction action based on this ground.

5. In any action commenced to evict or to otherwise terminate the tenancy of any tenant, it shall be a defense to the action that there was no just cause for such eviction or termination as provided in this Section 22.206.160.

6. It shall be a violation of this Section 22.206.160 for any owner to evict or attempt to evict any tenant or otherwise terminate or attempt to terminate the tenancy of any tenant using a notice that references subsections 22.206.160.C.1.e, 22.206.160.C.1.f, 22.206.160.C.1.h, 22.206.160.C.1.k, 22.206.160.C.1.l, or 22.206.160.C.1.m as grounds for eviction or termination of tenancy without fulfilling or carrying out the stated reason for or condition justifying the termination of such tenancy.

7. An owner who evicts or attempts to evict a tenant or who terminates or attempts to terminate the tenancy of a tenant using a notice which references subsections 22.206.160.C.1.e, 22.206.160.C.1.f or 22.206.160.C.1.h as the ground for eviction or termination of tenancy without fulfilling or carrying out the

stated reason for or condition justifying the termination of such tenancy shall be liable to such tenant in a private right for action for damages up to \$2,000, costs of suit, or arbitration and reasonable attorney's fees.

8. Except as provided in subsection 22.206.160.C.8.d, it is a defense to eviction if:

a. The eviction would result in the tenant having to vacate the housing unit at any time between December 1 and March 1; and

b. The tenant household is a moderate-income household as defined in Section

23.84A.016; and

c. The housing unit that the tenant would have to vacate is owned by a person who owns more than four rental housing units in The City of Seattle. For purposes of this subsection 22.206.160.C.8.c, "owns" includes having an ownership interest in the housing units.

d. If the reason for termination of the tenancy is due to conditions described in subsections 22.206.160.C.1.e, 22.206.160.C.1.f provided that the tenant was provided at least 90 days' written notice prior to the date set for vacating the unit, 22.206.160.C.1.j, 22.206.160.C.1.k, 22.206.160.C.1.m, 22.206.160.C.1.n, 22.206.160.C.1.o, or 22.206.160.C.1.p, or if the reason for termination is due to the tenant's failure to comply with a three day or ten day notice to vacate for a drug-related activity nuisance pursuant to chapter 7.43 RCW or maintenance of an unlawful business or conduct pursuant to RCW 59.12.030(5) or because the tenant's conduct has a substantial detrimental impact on, or constitutes an imminent threat to, the health or safety of other tenants in the rental building or the owner, the eviction may occur as otherwise allowed by law.

e. A rent mitigation fund is created to provide funds to eligible low-income tenant households at risk of residential eviction during the period described in subsection 22.206.160.C.8, if other sources of funds are not available to assist the tenant, or to provide financial assistance to a non-profit corporation or other housing provider that cannot evict a tenant from a rental housing unit during the period described in subsection 22.206.160.C.8 because the unit is subject to restrictions on tenant incomes or rent as a 304

condition of that assistance.

1) Tenant eligibility. To be eligible to receive funds, (1) the reason for termination must include nonpayment of rent; and (2) the tenant household must be a low-income household as defined in Section 23.84A.016; and (3) the tenant must demonstrate that the tenant does not have the financial resources to avoid eviction; and (4) the tenant must request mitigation funds on or before the date a writ of restitution is executed.

2) Housing provider eligibility. To be eligible to receive funds the housing provider shall (1) demonstrate that an eviction was delayed during this period because the tenant raised the defense described in subsection 22.206.160.C.8; and (2) demonstrate that the tenant does not have financial resources available to pay rent during the period described in subsection 22.206.160.C.8; and (3) demonstrate that the tenant resides in a unit that is subject to restrictions on tenant incomes or rent; and (4) sign an agreement stating that the housing provider will not report the tenant's delinquency on rent payment to credit reporting agencies.

3) The Director shall have rulemaking authority to administer the fund. This authority includes the ability to have the fund administered by a public or private organization having experience administering or capable of administering similar tenant assistance programs. If by rule the Director determines that payments shall be made directly to a landlord, the landlord shall sign an agreement with the Director prior to payment stating that the landlord will not report the tenant's delinquent rent payment to credit reporting agencies.

4) The availability of funds is subject to the existence of budget appropriations for that purpose. A request for funding shall be denied if insufficient funds are available. The City is not civilly or criminally liable for failure to provide funding and no penalty or cause of action may be brought against the City resulting from the provision or lack of provision of funds.

5) When a landlord issues a notice to terminate tenancy due to nonpayment of

rent, the notice must contain information to the tenant about how to access the tenant mitigation fund. The landlord is not required to provide this information if insufficient funds have been appropriated by the City Council to provide the funds for mitigation. The information for the notice shall be adopted by the Seattle Department of Construction and Inspections by rule.

<u>9.</u>

a. It is a defense to eviction if the eviction would result in the tenant having to vacate the housing unit within six months after the termination of the Mayor's eviction moratorium, and if the reason for terminating the tenancy is:

<u>1) The tenant fails to comply with a 14-day notice to pay rent or vacate pursuant</u> to RCW 59.12.030(3) for rent due during the pendency, or within six months after, the termination of the <u>Mayor's residential eviction moratorium; or</u>

2) The tenant habitually fails to pay rent resulting in four or more pay-or-vacate notices in a 12-month period.

For purposes of this subsection 22.206.160.C.9, "termination of the Mayor's residential eviction moratorium" means termination of subsection 1.C (creating a defense to a pending eviction action) of the moratorium on residential evictions ordered by the Mayor's March 14, 2020 civil emergency order, as amended by the Council in Resolution 31938.

b. If a landlord issues a notice to terminate a tenancy due to a reason listed in subsections 22.206.160.C.9.a.1-2, and if the landlord issues that notice within six months after the termination of the Mayor's residential eviction moratorium, the notice must contain the following statement: "If you cannot pay rent, during or within 6 months after the end of the Mayor's moratorium on evictions, your inability to pay is a defense to eviction that you may raise in court." It is a defense to eviction if the notice does not contain that statement.

c. A court may require a tenant who successfully asserts a defense provided in subsection 306

22.206.160.C.9.a to pay any rent in arrears in installments.

d. An award of attorneys' fees and statutory court costs to a landlord arising from an eviction proceeding arising from a notice to terminate a tenancy due to a reason listed in subsections 22.206.160.C.9.a.1-2 is prohibited unless otherwise allowed by law.

Section 3. Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare.

Section 4. The provisions of this ordinance are declared to be separate and severable. If any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the application thereof to any landlord, prospective occupant, tenant, person, or circumstance, is held to be invalid, it shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 5. By reason of the findings set out in Section 1, and the emergency that is hereby declared to exist, this ordinance shall become effective immediately upon its passage by a 3/4 vote of the Council and its approval by the Mayor, as provided by Article 4, subsection 1.1 of the Charter of the City.

Passed by a 3/4 vote of all the members of the City Council the _____ day of

_____, 2020, and signed by me in open session in authentication of its passage this

_____ day of ______, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this ______ day of ______, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Venkataraman/4-5382	

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

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to termination of residential rental tenancies; providing a defense to evictions occurring within six months after the termination of the Mayor's residential eviction moratorium as amended by Resolution 31938; amending Section 22.206.160 of the Seattle Municipal Code; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

Summary and background of the Legislation: The COVID-19 state of emergency has caused illness and loss of income from employment. To prevent individuals and families from falling into homelessness because they cannot afford to pay rent due to COVID-19, this bill prohibits evictions based on the non-payment of rent that would result in someone vacating their unit within six months after the expiration of the Mayor's eviction moratorium.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ____ Yes __X__ No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ____ Yes __X__ No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs? If so, describe the nature of the impacts. This could include increased operating and maintenance costs, for example. No

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

Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.

If more people are evicted, more could end up in homelessness and exacerbate the existing risk of individuals experiencing homelessness of contracting and transmitting COVID-19.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department? If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.). The Seattle Department of Construction and Inspections will enforce this ordinance.

b. Is a public hearing required for this legislation?

If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned/required in the future? No.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

If yes, please describe the measures taken to comply with RCW 64.06.080.

The MRSC summary will be updated to link to the updated ordinance if adopted.

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

For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.

No

e. Does this legislation affect a piece of property?

If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

No

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

If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation's impact on certain communities. If any aspect of the legislation involves communication or outreach to the public, please describe the plan for communicating with non-English speakers.

Historically disadvantaged communities are already at a disproportionate risk of eviction as well as more heavily impacted by public health emergencies. This legislation will help individuals in those populations remain housed.

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

This answer should highlight measurable outputs and outcomes.

No

List attachments/exhibits below:



May 1, 2020

MEMORANDUM

То:	Seattle City Councilmembers
From:	Asha Venkataraman, Analyst
Subject:	Council Bill 119784: Providing a Defense to Eviction for Unpaid Rent

On Monday, May 4, 2020, the Council is expected to vote on <u>Council Bill (CB) 119784</u>, a "substitute" for <u>Council Bill 119761</u> ("original" bill). The original bill would have created a defense to evictions for non-payment of rent during and six months after the end of the <u>March 3, 2020 Proclamation of Civil Emergency</u>. To address the effects of an amendment that modifies the duration of when this defense can be raised, a title change was necessary, requiring the introduction of the substitute bill. The substitute bill would create a defense to evictions for non-payment of rent after the expiration of the <u>Mayor's Emergency Order</u> that placed a moratorium on residential evictions and provided a defense to evictions if an eviction action occurs during this moratorium period ("Mayor's Emergency Order").

The <u>March 27, 2020 Central Staff memo</u> describes the background and substance of the original bill as introduced. This memorandum briefly describes the original bill and highlights the differences between that proposal and the substitute bill. This memo also describes the differences, where applicable, from the Mayor's Emergency Order. The Governor's extension and expansion of the <u>statewide eviction moratorium</u> does not contain any defenses to eviction and thus does not impact this bill. Lastly, it describes proposed amendments to the substitute.

Attachment A to this memo provides a redline comparison of the original bill and the substitute bill for your reference.

CB 119761 (Original Bill)

The original bill would have amended <u>Section 22.206.180.C</u> of the Seattle Municipal Code (SMC) to add a defense to eviction actions for a tenant in the following circumstances:

- The basis of the eviction action is a failure to pay rent during or within six months after the end of the civil emergency as proclaimed by the Mayor on March 3, 2020.
- The tenant can show that the failure to pay rent is the result of any of the following, caused by the COVID-19 emergency:
 - illness;
 - o loss or reduction of income;
 - loss of employment;
 - reduction in compensated hours of work;
 - business or office closure;

- $\circ~$ a need to miss work to care for a family member or child, where that care is uncompensated; or
- \circ $\;$ other similar loss of income.
- The tenant would be required to vacate the residential rental unit during or within six months after the end of the civil emergency, as proclaimed by the Mayor on March 3, 2020.

Changes from CB 119761

The substitute bill would amend SMC <u>Section 22.206.180.C</u> to add a defense to eviction if the eviction would result in the tenant having to vacate the unit within a certain period of time, but changes the provisions of the original bill in the following ways:

- 1. The Mayor's Emergency Order provides a defense to any eviction action if the eviction would occur during the moratorium unless the eviction is based on a tenant's action constituting an imminent threat to the health or safety of neighbors, the landlord, or the tenant's or landlord's household members. The original bill would provide an eviction defense effective if the eviction would occur during and six months after the end of the Mayor's civil emergency and would have superseded the eviction defense to eviction only after the expiration of the defense provided in the Mayor's Emergency Order. In contrast, the substitute bill would provide a defense to eviction only after the expiration of the defense avoids providing multiple, potentially conflicting defenses to eviction at the same time. This change also necessitated the change in title in the original bill, as it described the defense as available at any time during the civil emergency. As long as the eviction would result in the tenant having to vacate the housing unit within six months after the termination of the Mayor's Emergency Order, the defense is applicable.
- 2. The original bill would allow use of this defense for non-payment of rent if the failure to pay is a result of the COVID-19 emergency (e.g., illness or loss or reduction of income). In contrast, the substitute would allow use of this defense for non-payment of rent for any reason; it does not require that the non-payment is a result of the COVID-19 emergency. Councilmember Herbold and Council President González proposed this change to address concerns that requiring a tenant to prove non-payment of rent as a result of the COVID-19 emergency would increase the burden on tenants and create additional barriers for tenants who could not access documentation or were in vulnerable employment positions.
- 3. The original bill listed specific types of eviction actions associated with the failure to pay rent for which a tenant could raise the defense: A 14-day notice to pay rent or vacate; a tenday notice to comply with a material term of the rental agreement to pay rent; and three or more ten-day notices for failure to habitually pay rent. The substitute bill also lists a 14-day notice to pay rent or vacate, but removes the ten-day notice provision, and changes the

¹ The Emergency Order placing a moratorium on residential evictions and providing this defense will expire on May 15 unless extended by the Mayor.

habitual notice provision to four or more pay rent or vacate notices. The bill includes this change to account for the state legislature's 2019 amendments to RCW unlawful detainer provisions to limit any eviction notices regarding failure to pay rent to 14-day notices, making the ten day notice irrelevant to this bill. Therefore, if the basis of the eviction is a 14-day pay or vacate notice or four or more pay-or-vacate notices within 12 months, and the eviction would result in tenant having to vacate the housing unit within six months after the termination of the Mayor's Emergency Order, the defense is applicable.

4. The original bill included sections requesting that the Governor enact a state-wide eviction moratorium. It also addressed a procedural issue regarding the effective date of another recently passed ordinance, <u>Ordinance 126041</u>. On March 18, 2020, the Governor enacted a state-wide eviction moratorium, which was extended and expanded until June 4, 2020. Ordinance 126041 has now gone into effect. These developments eliminate the need to include either section in the substitute bill.

In addition to those specific differences, the following additions reflect amendments proposed by Council President González after introduction of the original bill with the exception of the additional provision about attorneys' fees, which would have been an amendment sponsored by Councilmembers Herbold and Morales in collaboration with Council President González:

<u>Notice</u>

The substitute bill adds a requirement that a landlord must provide specific information on a notice to terminate tenancy. Failure to do so allows the Seattle Department of Construction and Inspections (SDCI) to direct the landlord to rescind an incorrect notice and reissue it, and if not corrected, is a defense to eviction (22.206.180.C.9.b).

Installment Plans

The substitute bill adds language stating that if a tenant successfully asserts the defense to eviction, the Council intends that the court automatically put the tenant on an installment plan to pay back rent in arrears (22.206.180.C.9.c).

Attorneys' Fees

Unless allowed by state law, awards of attorneys' fees to landlords are prohibited (22.206.180.9.d). Where the law allows for attorneys' fees per the court's discretion, this bill includes a recital stating the City's intent that the court use its discretion to not award attorneys' fees to landlords.

Recitals and Legislative Findings

The substitute bill changes the recitals and legislative findings to correct grammatical errors and include new developments occurring since the original bill was introduced, including the Governor's extension and expansion of the eviction moratorium and extension of the "Stay Home Stay Healthy" order.

<u>Severability</u>

The substitute bill includes a severability clause. If someone were to challenge this bill in court and the court struck down part of the bill, the severability clause makes clear the intent to keep valid any remaining parts of the bill.

Proposed Amendments

1. <u>Technical corrections and legislative findings</u> (sponsored by CP González)

These amendments would make a grammatical correction, revise references to the date of the Mayor's Emergency Order to include a reference to the Council's amendments in Resolution 31938, and add legislative findings stating compliance with <u>Governor's Order 20-</u>28, that the action is necessary is response to the COVID-19 emergency.

2. Exemptions for small landlords (sponsored by CM Pedersen)

This amendment would limit the applicability of this defense to a tenants who live in a unit owned by a person owning more than four rental housing units. The defense would not be valid against eviction actions if the tenant lives in a unit that is owned by a person owning four or fewer rental housing units.

 <u>Requiring a good faith effort to access rental assistance funds</u> (sponsored by CM Pedersen) This amendment would require that tenants who want to use the defense apply or make a good faith effort to secure funds from a rental assistance program. Such programs include <u>HomeBase</u> or the <u>Washington State Tenancy Preservation Program</u> (TPP).

The Council should vote on Proposed Amendment 3a if Proposed Amendment 2 passes. It should vote on Proposed Amendment 3b if Proposed Amendment 2 fails.

Next Steps

The substitute bill is anticipated for a vote at the Council meeting on May 4, 2020. If the Council votes to pass this legislation, it would go into effect immediately upon signature by the Mayor.

Attachments:

- A. Redline Comparison of CB 119761 and CB 119784
- cc: Kirstan Arestad, Executive Director Aly Pennucci, Supervising Analyst

	Attachment A - Redline Comparison of CB 119761 and CB 119784
1	CITY OF SEATTLE
2	ORDINANCE
3	COUNCIL BILL
4 5 7 8 9 10 11 12	 title AN ORDINANCE relating to termination of residential rental tenancies; providing a defense to evictions during and after the COVID-19 state of emergencyoccurring within six months after the termination of the Mayor's residential eviction moratorium as amended by Resolution 31938; amending Section 22.206.160 of the Seattle Municipal Code; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council. body WHEREAS, the coronavirus disease 19 (COVID-19) outbreak was declared a pandemic by the
12	World Health Organization on March 11, 2020; and
14	WHEREAS, self-distancing (keep six_6 feet of distance between individuals) has been
15	recommended to deter the spread of the virus; and
16	WHEREAS, the Governor of Washington has declared a state of emergency, prohibited
17	gatherings of 50 or more people, and closed K-12 schools statewide in an effort to slow
18	transmission and contraction of the disease; and
19	WHEREAS, such a ban in conjunction with self-distancing means cancellations of large events
20	and a decrease in the number of people patronizing places of business, resulting in
21	reduced work and loss of income for workers in multiple industries, including the service
22	and entertainment industries; and
23	WHEREAS, a decrease in income can result in financial instability and uncertainty about how to
24	allocate resources to continuing expenses, including rent; and
25	WHEREAS, the economic disruptions caused by COVID-19 will increase the likelihood of
26	tenants facing eviction; and
27	WHEREAS, evictions can often result in homelessness given the rental housing market in
28	Seattle; and

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1	WHEREAS, people experiencing homelessness are at risk of transmitting and contracting
2	COVID-19 because of the nature of close quarters in encampments and shelters, and do
3	not have consistent access to locations for handwashing or other hygiene facilities; and
4	WHEREAS, the City has a heightened interest in preventing more individuals and families from
5	becoming homeless to avoid the increased risk of transmission and spread of COVID-19;
6	and
7	WHEREAS, The City of Seattle provides residential tenants defenses to eviction through the
8	City's Just Cause Eviction Ordinance; and
9	WHEREAS, the Mayor issued an emergency order creating a moratorium on residential
10	evictions that could last through the end of the civil emergency; and
11	WHEREAS, the Governor has issued an eviction moratorium until June 4, which could be
12	extended further; and
13	WHEREAS, the Council recognizes that economic impacts from the COVID-19 emergency are
14	likely to last much longer than the civil emergency itself; and
15	WHEREAS, the Council intends that upon a tenant's successful assertion of a defense to
16	eviction, a court will prohibit the award of attorneys' fees to a landlord, regardless of
17	whether the court finds that the landlord or tenant is the prevailing party; and
18	WHEREAS, on March 24, the National Multifamily Housing Council recommended, and some
19	landlords have adopted, a plan to support tenants by halting evictions for 90 days,
20	offering lease renewals without a rent increase, creating payment plans for overdue rent,
21	and waiving late fees; and
22	WHEREAS, the Council recognizes the impact of eviction prevention measures on small
23	landlords and intends to assess the continuing need for such protections on a weekly

basis, in conjunction with consideration of the weekly reports requested from the Mayor in Section 5 of Resolution 31937, which modified the Mayor's Proclamation of Civil Emergency, beginning March 20, 2020; and WHEREAS, the Council will continue to explore and implement strategies to support small landlords during the state of emergency; NOW, THEREFORE, **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:** Section 1. The City Council ("Council") makes the following legislative findings of fact and declarations: A. In the exercise of the City of Seattle's police powers, the City is granted authority to pass regulations designed to protect and promote public peace, health, safety, welfare, and prosperity. B. On January 24, 2020, the Seattle Office of Emergency Management announced that the first reported case in Washington and in the United States of novel coronavirus (COVID-19) occurred in Snohomish County. C. On February 28, 2020, Public Health – Seattle and King County announced the first King County and United States death due to COVID-19 at Evergreen Hospital in Kirkland, Washington. D. On February 29, 2020, Washington Governor Jay Inslee declared a state of emergency in response to new cases of COVID-19, directing state agencies to use all resources necessary to prepare for and respond to the outbreak. E. On March 3, 2020, Mayor Jenny Durkan issued a proclamation of civil emergency in response to new cases of COVID-19, authorizing the Mayor to exercise the emergency powers necessary for the protection of the public peace, safety, and welfare.

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F. On March 11, 2020, Washington Governor Jay Inslee amended his emergency order to prohibit gatherings of 250 people or more for social, spiritual and recreational activities including, but not limited to, community, civic, public, leisure, faith-based, or sporting events; parades; concerts; festivals; conventions; fundraisers; and similar activities.
G. On March 13, 2020, Washington Governor Jay Inslee amended his emergency order closing all schools in King, Snohomish, and Pierce Counties through April 24, 2020 to apply statewide.
H. On March 13, 2020, the U.S. President declared that the COVID-19 outbreak constituted a national emergency.

I. On March 14, 2020, Mayor Durkan signed an emergency order creating a moratorium on residential evictions for non-payment of rent through the earlier of the end of the civil emergency or 60 days after the effective date of the emergency order, prohibiting a landlord from issuing a notice of termination or initiating an eviction action for non-payment of rent or otherwise acting on a termination notice, and creating a defense to a pending eviction action for non-payment of rent that the eviction would occur during the moratorium.

J. On March 16, 2020, Washington Governor Jay Inslee mandated the immediate twoweek closure of all restaurants, bars, <u>and entertainment</u>, and recreational facilities and amended his emergency order to prohibit gatherings of 50 people or more.

K. On March 17, 2020, Public Health – Seattle and King County confirmed 518 cases of COVID-19, including 46 deaths, in King County.

L. On March 18, 2020, Washington Governor Jay Inslee announced a statewide moratorium on evictions, prohibiting landlords from serving a notice of unlawful detainer for default payment of rent and issuing a 20-day notice for unlawful detainer, unless the landlord

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1	provides an affidavit stating that the action is believed necessary to ensure the health and safety
2	of the tenant or others.
3	MM. On March 23, 2020, Governor Inslee announced a "Stay-Home Stay Healthy" order
4	that required that all non-essential businesses be closed and banned all gatherings for two weeks,
5	and on April 2, extended the order until May 4.
6	N. On April 6, 2020, Washington Governor Jay Inslee extended school closures through
7	the end of the 2019-2020 school year and prohibited most forms of in-person instruction through
8	<u>June 19.</u>
9	O. On April 16, 2020, Washington Governor Jay Inslee extended the statewide
10	moratorium on evictions until June 4, 2020 and expanded the order to: include more types of
11	dwelling situations; prohibit enforcement of agreements to vacate; prohibit a landlord from
12	assessing or threatening to assess late fees; prohibit rent where access to the unit was prevented
13	as a result of COVID-19; prohibit increased rent or deposits; and prohibit landlords from treating
14	unpaid rent and charges as enforceable debt unless the landlord demonstrates by a preponderance
15	of the evidence to a court that the resident was offered, and refused or failed to comply with, a
16	reasonable repayment plan that was reasonable based on the individual financial, health, and
17	other circumstances of that resident.
18	P. In light of COVID-19 spreading person-to-person and particularly between people who
19	are in close contact with one another, the Centers for Disease Control and Prevention (CDC) has
20	recommended that: those who are mildly ill self-isolate by staying home, avoiding public areas,
21	and avoiding transportation; sensitive populations avoid people who are sick; and everyone
22	practice self-distancing.

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NQ. Public Health – Seattle and King County has recommended that people at higher risk of severe illness stay home and away from large groups of people as much as possible. People at higher risk include people: over 60 years of age; with underlying health conditions, including heart disease, lung disease, or diabetes; with weakened immune systems; and who are pregnant.

OR. Public Health – Seattle and King County has recommended that employers take steps to make it more feasible for their employees to work in ways that minimize close contact with large numbers of people, including maximizing telecommuting options and maximizing flexibility in sick leave benefits for those who are ill or at high risk.

PS. The Washington State Legislature has declared a state policy to help residents who are experiencing a temporary crisis in retaining stable housing to avoid eviction from their homes, as expressed in Laws of 2019, ch. 356, § 1.

QT. The September 2018 Seattle Women's Commission and the King County Bar Association's report *Losing Home: The Human Cost of Eviction in Seattle* ("Losing Home Report") found that the most disadvantaged groups face the highest likelihood of eviction.

RU. The Losing Home report found that most evicted respondents became homeless, with 37.5 percent completely unsheltered, 25.0 percent living in a shelter or transitional housing, and 25.0 percent staying with family or friends. Only 12.5 percent of evicted respondents found another apartment or home to move into.

SV. A 2018 investigation by the King County Medical Examiner's Office (KCMEO) found that over half of 107 presumed homeless deaths investigated occurred outside and attributed approximately 121, or 62 percent, of presumed homeless deaths investigated to nonnatural causes (drug overdose, accidents (including hypothermia), suicide, homicide, and

undetermined), making it clear that people experiencing homelessness have a much higher risk than the general population of developing exposure-related conditions.

 $\pm W$. Persons with underlying health conditions are at greater risk of fatality if they catch COVID-19, and preventing individuals from becoming higher-risk patients will protect the public health, safety, and welfare of the region.

UX. The impacts of the emerging public health crisis on the economy, employment, job
retention, child care, and businesses may result in: workers being unable to go to work because
of illness; the need to care for children home from day care or school or for other family
members without paid sick or safe time; and reduced hours due to reduced demand, furlough, or
unemployment as businesses struggle during the state of emergency. These risks are
compounded especially for workers without paid sick or safe time, those in the "gig economy,"
and others without protections that help stabilize income. Historically disadvantaged populations
are already at greater risk of eviction. Compounding existing risk with the impacts from the
COVID-19 emergency may increase the likelihood of exposure, spread, and contraction of the
virus.

 $\Psi \underline{Y}$. Providing a defense to eviction for certain causes resulting from the COVID-19pandemicis necessary as an additional step to protect public health to support stable housing,decrease the likelihood that individuals and families will fall into homelessness, and decreaseexposure while the COVID-19 emergency exists.

Section 2. Subsection 22.206.160.C of the Seattle Municipal Code, which section was last amended by Ordinance 126041, is amended as follows:

- **22.206.160** Duties of owners

* * *

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C. Just cause eviction

2 1. Pursuant to provisions of the Washington State Residential Landlord-Tenant 3 Act (RCW 59.18.290), an owner may not evict a residential tenant without a court order, which 4 can be issued by a court only after the tenant has an opportunity in a show cause hearing to 5 contest the eviction (RCW 59.18.380). An owner of a housing unit shall not evict or attempt to 6 evict any tenant, or otherwise terminate or attempt to terminate the tenancy of any tenant, unless 7 the owner can prove in court that just cause exists. Regardless of whether just cause for eviction 8 may exist, an owner may not evict a residential tenant from a rental housing unit if: the unit is 9 not registered with the Seattle Department of Construction and Inspections if required by Section 10 22.214.040; or if subsections 22.206.160.C.8 or 22.206.160.C.9 provide((s)) the tenant a defense 11 to the eviction.

An owner is in compliance with the registration requirement if the rental housing unit is registered with the Seattle Department of Construction and Inspections before issuing a notice to terminate tenancy. The reasons for termination of tenancy listed below, and no others, shall constitute just cause under this Section 22.206.160:

a. The tenant fails to comply with a 14 day notice to pay rent or vacate
pursuant to RCW 59.12.030(3); a ten day notice to comply or vacate pursuant to RCW
59.12.030(4); or a three day notice to vacate for waste, nuisance (including a drug-related
activity nuisance pursuant to chapter 7.43 RCW), or maintenance of an unlawful business or
conduct pursuant to RCW 59.12.030(5);

b. The tenant habitually fails to pay rent when due which causes the owner
to notify the tenant in writing of late rent four or more times in a 12 month period;

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c. The tenant fails to comply with a ten day notice to comply or vacate that
 requires compliance with a material term of the rental agreement or that requires compliance
 with a material obligation under chapter 59.18 RCW;

d. The tenant habitually fails to comply with the material terms of the
rental agreement which causes the owner to serve a ten day notice to comply or vacate three or
more times in a 12 month period;

7 e. The owner seeks possession so that the owner or a member of the 8 owner's immediate family may occupy the unit as that person's principal residence and no 9 substantially equivalent unit is vacant and available in the same building, and the owner has 10 given the tenant at least 90 days' advance written notice of the date the tenant's possession is to 11 end. The Director may reduce the time required to give notice to no less than 20 days if the 12 Director determines that delaying occupancy will result in a personal hardship to the owner or to 13 the owner's immediate family. Personal hardship may include but is not limited to hardship 14 caused by illness or accident, unemployment, or job relocation. For the purposes of this Section 15 22.206.160, "Immediate family" includes the owner's domestic partner registered pursuant to 16 Section 1 of Ordinance 117244 or the owner's spouse, parents, grandparents, children, brothers 17 and sisters of the owner, of the owner's spouse, or of the owner's domestic partner. There is a 18 rebuttable presumption of a violation of this subsection 22.206.160.C.1.e if the owner or a 19 member of the owner's immediate family fails to occupy the unit as that person's principal 20 residence for at least 60 consecutive days during the 90 days immediately after the tenant 21 vacated the unit pursuant to a notice of termination or eviction using this subparagraph as the 22 cause for eviction;

1 f. The owner elects to sell a single-family dwelling unit and gives the 2 tenant at least 90 days' written notice prior to the date set for vacating, which date shall coincide 3 with the end of the term of a rental agreement, or if the agreement is month to month, with the 4 last day of a monthly period. The Director may reduce the time required to give notice to no less 5 than 60 days if the Director determines that providing 90 days' notice will result in a personal 6 hardship to the owner. Personal hardship may include but is not limited to hardship caused by 7 illness or accident, unemployment, or job relocation. For the purposes of this Section 8 22.206.160, an owner "elects to sell" when the owner makes reasonable attempts to sell the 9 dwelling within 30 days after the tenant has vacated, including, at a minimum, listing it for sale 10 at a reasonable price with a realty agency or advertising it for sale at a reasonable price in a 11 newspaper of general circulation. There shall be a rebuttable presumption that the owner did not 12 intend to sell the unit if: 13 1) Within 30 days after the tenant has vacated, the owner does not

14 list the single-family dwelling unit for sale at a reasonable price with a realty agency or advertise15 it for sale at a reasonable price in a newspaper of general circulation, or

2) Within 90 days after the date the tenant vacated or the date the
property was listed for sale, whichever is later, the owner withdraws the rental unit from the
market, rents the unit to someone other than the former tenant, or otherwise indicates that the
owner does not intend to sell the unit;

20 g. The tenant's occupancy is conditioned upon employment on the21 property and the employment relationship is terminated;

h. The owner seeks to do substantial rehabilitation in the building;
provided that, the owner must obtain a tenant relocation license if required by Chapter 22.210

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1	and at least one permit necessary for the rehabilitation, other than a Master Use Permit, before			
2	terminating the tenancy;			
3	i. The owner (i) elects to demolish the building, convert it to a cooperative,			
4	or convert it to a nonresidential use; provided that, the owner must obtain a tenant relocation			
5	license if required by Chapter 22.210 and a permit necessary to demolish or change the use			
6	before terminating any tenancy, or (ii) converts the building to a condominium provided the			
7	owner complies with the provisions of Sections 22.903.030 and 22.903.035;			
8	j. The owner seeks to discontinue use of a housing unit unauthorized by			
9	Title 23 after receipt of a notice of violation. The owner is required to pay relocation assistance			
10	to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the			
11	tenancy, at the rate of:			
12	1) \$2,000 for a tenant household with an income during the past 12			
13	months at or below 50 percent of the County median income, or			
14	2) Two months' rent for a tenant household with an income during			
15	the past 12 months above 50 percent of the County median income;			
16	k. The owner seeks to reduce the number of individuals residing in a			
17	dwelling unit to comply with the maximum limit of individuals allowed to occupy one dwelling			
18	unit, as required by Title 23, and:			
19	1)			
20	a) The number of such individuals was more than is lawful			
21	under the current version of Title 23 but was lawful under Title 23 or Title 24 on August 10,			
22	1994;			

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1	b) That number has not increased with the knowledge or	
2	consent of the owner at any time after August 10, 1994; and	
3	c) The owner is either unwilling or unable to obtain a	
4	permit to allow the unit with that number of residents.	
5	2) The owner has served the tenants with a 30 day notice,	
6	informing the tenants that the number of tenants exceeds the legal limit and must be reduced to	
7	the legal limit,	
8	3) After expiration of the 30 day notice, the owner has served the	
9	tenants with and the tenants have failed to comply with a ten day notice to comply with the limit	
10	on the number of occupants or vacate, and	
11	4) If there is more than one rental agreement for the unit, the owner	
12	may choose which agreements to terminate; provided that, the owner may either terminate no	
13	more than the minimum number of rental agreements necessary to comply with the legal limit on	
14	the number of occupants, or, at the owner's option, terminate only those agreements involving	
15	the minimum number of occupants necessary to comply with the legal limit;	
16	1.	
17	1) The owner seeks to reduce the number of individuals who reside	
18	in one dwelling unit to comply with the legal limit after receipt of a notice of violation of the	
19	Title 23 restriction on the number of individuals allowed to reside in a dwelling unit, and:	
20	a) The owner has served the tenants with a 30 day notice,	
21	informing the tenants that the number of tenants exceeds the legal limit and must be reduced to	
22	the legal limit; provided that no 30 day notice is required if the number of tenants was increased	
23	above the legal limit without the knowledge or consent of the owner;	
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1	b) After expiration of the 30 day notice required by			
2	subsection 22.206.160.1.1.a, or at any time after receipt of the notice of violation if no 30 day			
3	notice is required pursuant to subsection 22.206.160.1.1.a, the owner has served the tenants with			
4	and the tenants have failed to comply with a ten day notice to comply with the maximum legal			
5	limit on the number of occupants or vacate; and			
6	c) If there is more than one rental agreement for the unit,			
7	the owner may choose which agreements to terminate; provided that the owner may either			
8	terminate no more than the minimum number of rental agreements necessary to comply with the			
9	legal limit on the number of occupants, or, at the option of the owner, terminate only those			
10	agreements involving the minimum number of occupants necessary to comply with the legal			
11	limit.			
12	2) For any violation of the maximum legal limit on the number of			
12 13	2) For any violation of the maximum legal limit on the number of individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner,			
13	individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner,			
13 14	individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two			
13 14 15	individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of:			
13 14 15 16	individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of: a) \$2,000 for a tenant household with an income during the			
13 14 15 16 17	individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of: a) \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the county median income, or			
13 14 15 16 17 18	individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of: a) \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the county median income, or b) Two months' rent for a tenant household with an income			
13 14 15 16 17 18 19	individuals allowed to reside in a unit that occurred with the knowledge or consent of the owner, the owner is required to pay relocation assistance to the tenant(s) of each such unit at least two weeks prior to the date set for termination of the tenancy, at the rate of: a) \$2,000 for a tenant household with an income during the past 12 months at or below 50 percent of the county median income, or b) Two months' rent for a tenant household with an income during the past 12 months above 50 percent of the county median income;			

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1	required to pay relocation assistance to the tenant household residing in such a unit at least two
2	weeks prior to the date set for termination of the tenancy, at the rate of:
3	1) \$2,000 for a tenant household with an income during the past 12
4	months at or below 50 percent of the county median income, or
5	2) Two months' rent for a tenant household with an income during
6	the past 12 months above 50 percent of the county median income;
7	n. An emergency order requiring that the housing unit be vacated and
8	closed has been issued pursuant to Section 22.206.260 and the emergency conditions identified
9	in the order have not been corrected;
10	o. The owner seeks to discontinue sharing with a tenant of the owner's
11	own housing unit, i.e., the unit in which the owner resides, seeks to terminate the tenancy of a
12	tenant of an accessory dwelling unit authorized pursuant to Sections 23.44.041 and 23.45.545
13	that is accessory to the housing unit in which the owner resides, or seeks to terminate the tenancy
14	of a tenant in a single-family dwelling unit and the owner resides in an accessory dwelling unit
15	on the same lot. This subsection 22.206.160.C.1.0 does not apply if the owner has received a
16	notice of violation of the development standards of Section 23.44.041. If the owner has received
17	such a notice of violation, subsection 22.206.160.C.1.m applies;
18	p. A tenant, or with the consent of the tenant, the tenant's subtenant,
19	sublessee, resident, or guest, has engaged in criminal activity on the premises, or on the property
20	or public right-of-way abutting the premises, and the owner has specified in the notice of
21	termination the crime alleged to have been committed and the general facts supporting the
22	allegation, and has assured that the Seattle Department of Construction and Inspections has

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1	recorded receipt of a copy of the notice of termination. For purposes of this subsection
2	22.206.160.C.1.p, a person has "engaged in criminal activity" if the person:
3	1) Engages in drug-related activity that would constitute a
4	violation of chapters 69.41, 69.50, or 69.52 RCW, or
5	2) Engages in activity that is a crime under the laws of this state,
6	but only if the activity substantially affects the health or safety of other tenants or the owner.
7	2. Any rental agreement provision which waives or purports to waive any right,
8	benefit or entitlement created by this subsection 22.206.160.C shall be deemed void and of no
9	lawful force or effect.
10	3. With any termination notices required by law, owners terminating any tenancy
11	protected by this Section 22.206.160 shall advise the affected tenant or tenants in writing of the
12	reasons for the termination and the facts in support of those reasons.
13	4. If a tenant who has received a notice of termination of tenancy claiming
14	subsection 22.206.160.C.1.e, 22.206.160.C.1.f, or 22.206.160.C.1.m as the ground for
15	termination believes that the owner does not intend to carry out the stated reason for eviction and
16	makes a complaint to the Director, then the owner must, within ten days of being notified by the
17	Director of the complaint, complete and file with the Director a certification stating the owner's
18	intent to carry out the stated reason for the eviction. The failure of the owner to complete and file
19	such a certification after a complaint by the tenant shall be a defense for the tenant in an eviction
20	action based on this ground.
21	5. In any action commenced to evict or to otherwise terminate the tenancy of any
22	tenant, it shall be a defense to the action that there was no just cause for such eviction or
23	termination as provided in this Section 22.206.160.

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1	6. It shall be a violation of this Section 22.206.160 for any owner to evict or	
2	attempt to evict any tenant or otherwise terminate or attempt to terminate the tenancy of any	
3	tenant using a notice that references subsections 22.206.160.C.1.e, 22.206.160.C.1.f,	
4	22.206.160.C.1.h, 22.206.160.C.1.k, 22.206.160.C.1.l, or 22.206.160.C.1.m as grounds for	
5	eviction or termination of tenancy without fulfilling or carrying out the stated reason for or	
6	condition justifying the termination of such tenancy.	
7	7. An owner who evicts or attempts to evict a tenant or who terminates or	
8	attempts to terminate the tenancy of a tenant using a notice which references subsections	
9	22.206.160.C.1.e, 22.206.160.C.1.f or 22.206.160.C.1.h as the ground for eviction or termination	
10	of tenancy without fulfilling or carrying out the stated reason for or condition justifying the	
11	termination of such tenancy shall be liable to such tenant in a private right for action for damages	
12	up to \$2,000, costs of suit, or arbitration and reasonable attorney's fees.	
13	8. Except as provided in subsection 22.206.160.C.8.d, it is a defense to eviction if:	
14	a. The eviction would result in the tenant having to vacate the housing unit	
15	at any time between December 1 and March 1; and	
16	b. The tenant household is a moderate-income household as defined in	
17	Section 23.84A.016; and	
18	c. The housing unit that the tenant would have to vacate is owned by a	
19	person who owns more than four rental housing units in The City of Seattle. For purposes of this	
20	subsection 22.206.160.C.8.c, "owns" includes having an ownership interest in the housing units.	
21	d. If the reason for termination of the tenancy is due to conditions	
22	described in subsections 22.206.160.C.1.e, 22.206.160.C.1.f provided that the tenant was	
23	provided at least 90 days' written notice prior to the date set for vacating the unit,	
		1

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22.206.160.C.1.j, 22.206.160.C.1.k, 22.206.160.C.1.m, 22.206.160.C.1.n, 22.206.160.C.1.o, or 22.206.160.C.1.p, or if the reason for termination is due to the tenant's failure to comply with a three day or ten day notice to vacate for a drug-related activity nuisance pursuant to chapter 7.43 RCW or maintenance of an unlawful business or conduct pursuant to RCW 59.12.030(5) or because the tenant's conduct has a substantial detrimental impact on, or constitutes an imminent threat to, the health or safety of other tenants in the rental building or the owner, the eviction may occur as otherwise allowed by law.

e. A rent mitigation fund is created to provide funds to eligible lowincome tenant households at risk of residential eviction during the period described in subsection
22.206.160.C.8, if other sources of funds are not available to assist the tenant, or to provide
financial assistance to a non-profit corporation or other housing provider that cannot evict a
tenant from a rental housing unit during the period described in subsection 22.206.160.C.8
because the unit is subject to restrictions on tenant incomes or rent as a condition of that
assistance.

15 1) Tenant eligibility. To be eligible to receive funds, (1) the reason
16 for termination must include nonpayment of rent; and (2) the tenant household must be a low17 income household as defined in Section 23.84A.016; and (3) the tenant must demonstrate that the
18 tenant does not have the financial resources to avoid eviction; and (4) the tenant must request
19 mitigation funds on or before the date a writ of restitution is executed.

20 2) Housing provider eligibility. To be eligible to receive funds the
21 housing provider shall (1) demonstrate that an eviction was delayed during this period because
22 the tenant raised the defense described in subsection 22.206.160.C.8; and (2) demonstrate that
23 the tenant does not have financial resources available to pay rent during the period described in

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3) The Director shall have rulemaking authority to administer the
fund. This authority includes the ability to have the fund administered by a public or private
organization having experience administering or capable of administering similar tenant
assistance programs. If by rule the Director determines that payments shall be made directly to a
landlord, the landlord shall sign an agreement with the Director prior to payment stating that the
landlord will not report the tenant's delinquent rent payment to credit reporting agencies.

4) The availability of funds is subject to the existence of budget
appropriations for that purpose. A request for funding shall be denied if insufficient funds are
available. The City is not civilly or criminally liable for failure to provide funding and no penalty
or cause of action may be brought against the City resulting from the provision or lack of
provision of funds.

15 5) When a landlord issues a notice to terminate tenancy due to
16 nonpayment of rent, the notice must contain information to the tenant about how to access the
17 tenant mitigation fund. The landlord is not required to provide this information if insufficient
18 funds have been appropriated by the City Council to provide the funds for mitigation. The
19 information for the notice shall be adopted by the Seattle Department of Construction and
20 Inspections by rule.

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<u>9. If termination of the tenancy is due to any reason enumerated in this subsection</u> 22.206.160.C.9, it

1	a. It is a defense to eviction if the eviction would result in the tenant
2	having to vacate the housing unit before, or within six months after, the termination of the civil
3	emergency proclaimed by the Mayor on March 3, 2020. The defense is available Mayor's
4	eviction moratorium, and if the reason for termination ofterminating the tenancy is:
5	a.1) The tenant fails to comply with a 14-day notice to pay rent or
6	vacate pursuant to RCW 59.12.030(3); for rent due during the pendency, or within six months
7	after, the termination of the Mayor's residential eviction moratorium; or
8	b. The tenant fails to comply with a ten day notice to comply or vacate that
9	requires compliance with the material term of the rental agreement to pay rent; or
10	e.2) The tenant habitually fails to comply with the material terms
11	of the rental agreement which causes the owner to serve a ten day notice to comply or vacate
12	three times pay rent resulting in four or more pay-or-vacate notices in a 12-month period.
13	To assert this defense, the tenant must prove that the failure alleged in subsections
14	22.206.160.C.9.a-c resulted in the tenant's: illness; loss or reduction of income; loss of
15	employment; reduction in compensated hours of work; business or office closure; a need to miss
16	work to care for a family member or child, where that care is uncompensated; or other similar
17	loss of income due to the civil emergency proclaimed by the Mayor on March 3, 2020.
18	For purposes of this subsection 22.206.160.C.9, "termination of the Mayor's
19	residential eviction moratorium" means termination of subsection 1.C (creating a defense to a
20	pending eviction action) of the moratorium on residential evictions ordered by the Mayor's
21	March 14, 2020 civil emergency order, as amended by the Council in Resolution 31938.
22	b. If a landlord issues a notice to terminate a tenancy due to a reason listed
23	in subsections 22.206.160.C.9.a.1-2, and if the landlord issues that notice within six months after

Asha Venkataraman LEG Emergency Defense to Eviction ORD D7aD1a

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1	the termination of the Mayor's residential eviction moratorium, the notice must contain the		
2	following statement: "If you cannot pay rent, during or within 6 months after the end of the		
3	Mayor's moratorium on evictions, your inability to pay is a defense to eviction that you may		
4	raise in court." It is a defense to eviction if the notice does not contain that statement.		
5	c. A court may require a tenant who successfully asserts a defense		
6	provided in subsection 22.206.160.C.9.a to pay any rent in arrears in installments.		
7	d. An award of attorneys' fees and statutory court costs to a landlord		
8	arising from an eviction proceeding arising from a notice to terminate a tenancy due to a reason		
9	listed in subsections 22.206.160.C.9.a.1-2 is prohibited unless otherwise allowed by law.		
10	Section 4. The City Council requests that the Washington State legislature enact a		
11	temporary, state-wide moratorium on evictions during the COVID-19 state of emergency to		
12	provide all tenants relief from the unlawful detainer process.		
12 13	provide all tenants relief from the unlawful detainer process. Section 3. Based on the findings of fact set forth in Section 1 of this ordinance, the		
13	Section 3. Based on the findings of fact set forth in Section 1 of this ordinance, the		
13 14	<u>Section 3</u> . Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take		
13 14 15	Section 3. Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare.		
13 14 15 16	<u>Section 3</u> . Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare. <u>Section 6. Due to the emergency nature of this ordinance, it might take effect before</u>		
13 14 15 16 17	<u>Section 3</u> . Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare. <u>Section 6. Due to the emergency nature of this ordinance, it might take effect before</u> Ordinance 126041. The City Council does not intend to alter the effective date of Ordinance		
13 14 15 16 17	<u>Section 3</u> . Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare. <u>Section 6. Due to the emergency nature of this ordinance, it might take effect before</u> Ordinance 126041. The City Council does not intend to alter the effective date of Ordinance		
13 14 15 16 17	<u>Section 3</u> . Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare. <u>Section 6. Due to the emergency nature of this ordinance, it might take effect before</u> Ordinance 126041. The City Council does not intend to alter the effective date of Ordinance		

Section 4. The provisions of this ordinance are declared to be separate and severable. If
 any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or
 the application thereof to any landlord, prospective occupant, tenant, person, or circumstance, is
 held to be invalid, it shall not affect the validity of the remainder of this ordinance, or the validity
 of its application to other persons or circumstances.

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Asha Venkataraman LEG Emergency Defense to Eviction ORD

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1	Section 75 . By reason of the findings set out in Section 1, and the emergency that is		
2	hereby declared to exist, this ordinance shall become effective immediately upon its passage by a		
3	3/4 vote of the Council and its approval by the Mayor, as provided by Article 4, subsection 1.1 of		
4	the Charter of the City.		
5	Passed by a 3/4 vote of all the members of the City Council the day of		
6	, 2020, and signed by me in open session in authentication of its		
7	passage this day of, 2020.		
0			
8 9		President of the City Council	
)		of the City Coulon	
10	Approved by me this day	of, 2020.	
11			
12		Jenny A. Durkan, Mayor	
13	Filed by me this day of	, 2020.	
14			
15		Monica Martinez Simmons, City Clerk	
16	(Seal)		

Amendment 1

to CB 119784 – Emergency Eviction Defense Sponsor: CP González Technical corrections and legislative findings

Legislative Finding I: Amend the following as shown:

I. On March 14, 2020, Mayor Durkan signed an emergency order, amended by the <u>Council in Resolution 31938 on March 16, 2020</u>, creating a moratorium on residential evictions

for non-payment of rent through the earlier of the end of the civil emergency or 60 days after the effective date of the emergency order, prohibiting a landlord from issuing a notice of termination or initiating an eviction action for non-payment of rent or otherwise acting on a termination notice, and creating a defense to a pending eviction action for non-payment of rent that the eviction would occur during the moratorium.

Legislative Findings: Amend the following as shown:

Y. Providing a defense to eviction for certain causes is necessary as an additional step to protect public health to support stable housing, decrease the likelihood that individuals and families will fall into homelessness, and decrease exposure while the COVID-19 emergency exists. Z. Governor's Proclamation 20-28 allows certain actions under the Open Public Meetings Act for actions that are 1) necessary and routine; or 2) necessary in response to the COVID-19 public health emergency.

AA. By reason of the findings set out above, this legislation is necessary in response to the COVID-19 public health emergency.

Section 22.206.160.C.9.a.1: Amend the following as shown:

<u>1) The tenant fails to comply with a 14-day notice to pay rent or vacate pursuant to RCW</u> <u>59.12.030(3) for rent due during the pendency</u>, or within six months after, the termination of, <u>the Mayor's residential eviction moratorium; or</u>

Section 22.206.160.C.9: Amend the following as shown:

For purposes of this subsection 22.206.160.C.9, "termination of the Mayor's residential eviction moratorium" means termination of subsection 1.C (creating a defense to a pending eviction action) of the moratorium on residential evictions ordered by the Mayor's March 14, 2020 civil emergency order, as amended by the Council in Resolution 31938 on March 16, 2020.

Effect:

These amendments would make a grammatical correction, revise references to the date of the Mayor's eviction moratorium to include a reference to Council's amendments in Resolution 31938, and add findings showing compliance with Governor's Order 20-28.

Amendment 2

to CB 119784 – Emergency Eviction Defense Sponsor: CP Pedersen Small landlord exemption

Section 22.206.160.C.9. Amend the following as shown:

<u>9.</u>

a. Subject to the requirements of subsection 22.206.160.C.9.b, ilt is a

defense to eviction if the eviction would result in the tenant having to vacate the housing unit within six months after the termination of the Mayor's eviction moratorium, and if the reason for terminating the tenancy is:

1) The tenant fails to comply with a 14-day notice to pay rent or

vacate pursuant to RCW 59.12.030(3) for rent due during the pendency, or within six months

after, the termination of the Mayor's residential eviction moratorium; or

2) The tenant habitually fails to pay rent resulting in four or more

pay-or-vacate notices in a 12-month period.

<u>For purposes of this subsection 22.206.160.C.9, "termination of the</u> <u>Mayor's residential eviction moratorium" means termination of subsection 1.C (creating a</u> <u>defense to a pending eviction action) of the moratorium on residential evictions ordered by the</u> <u>Mayor's March 14, 2020 civil emergency order, as amended by the Council in Resolution 31938.</u>

b. The tenant may invoke the defense provided in subsection

22.206.160.C.9.a only if the housing unit that the tenant would have to vacate is owned by a

person who owns more than four rental housing units in The City of Seattle. For purposes of

this subsection 22.206.160.C.9.b, "owns" includes having any ownership interest in the housing

<u>units.</u>

Effect: This amendment would limit this defense to a tenant living in a building owned by a person owning more than four rental housing units. The defense would not be valid against an eviction action if the tenant lives in a unit that is owned by a person owning four or fewer rental housing units.

Amendment 3a

to

CB 119784 – Emergency Eviction Defense Sponsor: CP Pedersen Good faith effort to access rental assistance

Section 22.206.160.C.9. Amend the following as shown:

<u>9.</u>

a. Subject to the requirements of subsection 22.206.160.C.9.b, it is a defense to eviction if the eviction would result in the tenant having to vacate the housing unit within six months after the termination of the Mayor's eviction moratorium, and if the reason for terminating the tenancy is:

1) The tenant fails to comply with a 14-day notice to pay rent or

vacate pursuant to RCW 59.12.030(3) for rent due during the pendency, or within six months

after, the termination of the Mayor's residential eviction moratorium; or

2) The tenant habitually fails to pay rent resulting in four or more

pay-or-vacate notices in a 12-month period.

For purposes of this subsection 22.206.160.C.9, "termination of the

Mayor's residential eviction moratorium" means termination of subsection 1.C (creating a

defense to a pending eviction action) of the moratorium on residential evictions ordered by the

Mayor's March 14, 2020 civil emergency order, as amended by the Council in Resolution 31938.

b. The tenant may invoke the defense provided in subsection

22.206.160.C.9.a only if:

Asha Venkataraman Date: May 4, 2020 Version: 1

<u>1) **t**</u>he housing unit that the tenant would have to vacate is

owned by a person who owns more than four rental housing units in The City of Seattle. For

purposes of this subsection 22.206.160.C.9.b.1, "owns" includes having any ownership interest

in the housing units-; and

2) The tenant has applied for or made a good faith effort to obtain

rental assistance from a public, private, or non-profit rental assistance program.

Effect: This amendment would require that a tenant who wants to use the defense applies for or makes a good faith effort to secure rental assistance funds from a rental assistance program.

Amendment 3b

to

CB 119784 – Emergency Eviction Defense

Sponsor: CP Pedersen

Good faith effort to access rental assistance

Section 22.206.160.C.9. Amend the following as shown:

<u>9.</u>

a. Subject to the requirements of subsection 22.206.160.C.9.b, ilt is a

defense to eviction if the eviction would result in the tenant having to vacate the housing unit within six months after the termination of the Mayor's eviction moratorium, and if the reason for terminating the tenancy is:

1) The tenant fails to comply with a 14-day notice to pay rent or

vacate pursuant to RCW 59.12.030(3) for rent due during the pendency, or within six months

after, the termination of the Mayor's residential eviction moratorium; or

2) The tenant habitually fails to pay rent resulting in four or more

pay-or-vacate notices in a 12-month period.

<u>For purposes of this subsection 22.206.160.C.9, "termination of the</u> <u>Mayor's residential eviction moratorium" means termination of subsection 1.C (creating a</u> <u>defense to a pending eviction action) of the moratorium on residential evictions ordered by the</u> <u>Mayor's March 14, 2020 civil emergency order, as amended by the Council in Resolution 31938.</u> Asha Venkataraman Date: May 4, 2020 Version: 1

b. The tenant may invoke the defense provided in subsection

22.206.160.C.9.a only if the tenant has applied for or made a good faith effort to obtain rental

assistance from a public, private, or non-profit rental assistance program.

Effect: This amendment would require that a tenant who wants to use the defense applies for or makes a good faith effort to secure rental assistance funds from a rental assistance program.

Amendment 4

to

CB 119784 – Emergency Eviction Defense

Sponsor: CP González

Removing the installment plan provision

Section 22.206.160.C.9. Amend the following as shown:

* * *

c. A court may require a tenant who successfully asserts a defense

provided in subsection 22.206.160.C.9.a to pay any rent in arrears in installments.

<u>dc</u>. An award of attorneys' fees and statutory court costs to a landlord

arising from an eviction proceeding arising from a notice to terminate a tenancy due to a

reason listed in subsections 22.206.160.C.9.a.1-2 is prohibited unless otherwise allowed by law.

Effect:

This amendment removes the reference to the installment plan the Court may order.



Legislation Text

File #: CB 119780, Version: 1

CITY OF SEATTLE

ORDINANCE

COUNCIL BILL _____

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services to negotiate and execute a real property lease with Epic Life Church, for a site located at 10503 Interlake Avenue N; and ratifying and confirming certain prior acts. WHEREAS, The City of Seattle ("City") is in need of locating a new Fire Station 31 on an interim basis on

leased land; and

WHEREAS, the Epic Life Church has a 19,074-square-foot parking lot, which is of suitable size and location,

that is available for lease to the City; and

WHEREAS, the authority of the Director of Finance and Administrative Services under Seattle Municipal Code

Section 3.127.020 is limited to negotiating and executing leases, for and on behalf of the City, that do

not exceed five years and that do not lease more than 18,000 square feet of yard space; NOW,

THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares that:

A. Governor's Proclamation 20-28 prohibits agencies from taking action (as defined in RCW

42.30.020), unless the matter is (1) necessary and routine; or (2) necessary to respond to the COVID-19 public

health emergency.

B. This legislation is necessary because providing fire protection services, including leasing temporary

fire facilities, is a core City function for the preservation of public health and safety.

C. The City Council routinely reviews and approves leases for space to be used as fire facilities.

File #: CB 119780, Version: 1

Section 2. The Director of Finance and Administrative Services ("Director") or the Director's designee is authorized to negotiate and execute, for and on behalf of The City of Seattle ("City"), a lease, with Epic Life Church, substantially in the form of Attachment 1 to this ordinance and identified as FS 31 Interim Site Lease, providing for the City's use and occupancy of the real property located at 10503 Interlake Avenue N in Seattle.

Section 3. The lease payments contemplated by the terms of any lease agreement or amendment authorized in Section 2 of this ordinance shall be charged to the appropriate expenditure allowance in the budget of the Department of Finance and Administrative Services (FAS) and shall be reimbursed to FAS.

Section 4. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 5. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the	_day of	, 2020, and signed by
me in open session in authentication of its passa	ge this day c	f, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments: Attachment 1 - FS 31 Interim Site Lease Att 1 – FS 31 Interim Site Lease V1a

LEASE AGREEMENT PART A - SIGNATURE FORM

1 PARTIES THIS LEASE AGREEMENT, entered into by and between Epic Life Church, a nonprofit corporation of the State of Washington (hereinafter referred to as the "Lessor"), and The City of Seattle, a municipal corporation of the State of Washington, as Lessee (hereinafter referred to as the "City"), WITNESSES THAT: 2. PREMISES The Lessor hereby leases to the City, and the City hereby leases from the Lessor, certain real property commonly known as 10503 Interlake Avenue North in Seattle, King County, Washington, and legally described as follows: All of Lot 6 and the south 20 feet of Lot 7, Block 6, Oak Lake Villa Tracts, as recorded in Volume 18 of Plats, Page 33, Records of King County, Washington; the leased area consists of approximately 19,074 square feet and are hereinafter referred to as the ("Premises"). 3. PURPOSES Lessee intends to use the Premises for the construction and operation of a temporary fire station and for such other municipal purposes as the City may deem reasonably consistent therewith. The term of this lease shall commence on January 1, 2021 and shall expire at 4. TERM midnight, December 31, 2026 (the "Term"). The City may elect for early occupancy of the site with payment of rent and terms in accordance with this lease. Provided the City is not in default of any of its obligations hereunder at the expiration of the Term, the City may extend this lease for up to two (2) years upon the terms and conditions contained herein. The City shall notify Lessor, in writing, of its desire to extend the term of this lease not later than ninety (90) days prior to expiration of the Term. 5. RENT In consideration of this lease and the Lessor's performance of all covenants and agreements contained herein, the City shall pay to the Lessor as rental for said Premises, the sum of Ten thousand (\$10,000) per month. The City shall pay the Lessor as rental for the extended term as provided in section 4, the sum of Eleven thousand (\$11,000) per month. Rent is due on the first day of each month. 6. LICENSE Epic Life Church and the City have signed a License Agreement giving the City access to the property for evaluation, design and permitting from March 1, 2020 until a lease is executed and no longer than December 31, 2020. The signed License Agreement is attached to Part B of this Lease as Exhibit B. 7. AGREEMENT This lease consists of this Part A - Signature Form, plus Part B - General Terms and CONTENTS Conditions, Exhibit A – Site Alterations to be Made by The City and Improvements to Remain on the Premises, and Exhibit B, License for Entry onto the Property, and embodies the entire agreement of the parties hereto. There are no other understandings or agreements, written or oral, between the parties relating to the

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Att 1 – FS 31 Interim Site Lease V1a				
	subject matter hereof.			
8. EFFECTUATION OF AGREEMENT	In order to be effective, this lease must be (1) signed by an authorized representative of the Lessor and returned to the City at the address set forth below and (2) signed by the City's Director of the Finance and Administrative Services Department or authorized designee pursuant to ordinance authority.			
9. REPLACEMENT PARKING	As part of the consideration for this lease, the City will provide limited term parking at the property at 1319 N. Northgate Way for the duration of the lease. The City will provide one parking space for a coffee truck of a standard at least comparable to the church's present-day standard for parking. Exterior parking is to be located on paved surfaces on the west, south and north side of the building, and to be limited to times needed by the church for overflow parking when church parking lot is full.			
10. WARRANTIES	Lessor represents and warrants that, (i) it is duly organized, validly existing and in good standing and has the right, power, and authority to enter into this lease and (ii) the officers and individuals executing below have been duly authorized to act for and on behalf of the Lessor for purposes of executing this Lease.			

IN WITNESS WHEREOF, the parties hereto have affixed their signature below:

LESSEE, THE CITY OF SEATTLE

By ____

Director of Finance and Administrative Services

Authorizing Ordinance:

LESSOR, Epic Life Church

By lature)

(Print or Type Name)

PASTOR (Print or Type Title)

City's address for all communications:

Finance and Administrative Services 700 5th Avenue, Suite 5200 P.O. Box 94689 Seattle, Washington 98124-4689

Lessor's address for all communications:

Epic Life Church Attn: Keith Carpenter 10510 Stone Ave. N. Seattle, WA 98133 Email keith@epiclifechurch.org Phone: 206.777.5023



Att 1 – FS 31 Interim Site Lease V1a

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Att 1 – FS 31 Interim Site L	ease
V1a	
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that ______ is the person who appeared before me, and said person acknowledged that ______ signed this instrument, on oath stated that ______ was authorized to execute the instrument and acknowledged it as the Director of Finance and Administrative Services, or authorized designee, of THE CITY OF SEATTLE to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

(Notary Signature)

(Print Name)

NOTARY PUBLIC in and for the State of Washington, residing at Seattle. My appointment expires

STATE OF WASHINGTON)	
) ss.	
COUNTY OF KING)	

I certify that I know or have satisfactory evidence that $\underbrace{K \in TH} \underbrace{K \in T$

Dated. M	ARC4 23, 2020	
$\langle \langle \langle \rangle \rangle$	m	
\bigcirc	(Notary Signature)	
t		

(Print Name)



NOTARY PUBLIC in and for the State of Washington, residing at

My appointment expires つくしょ/シュス

LEASE AGREEMENT

Att 1 – FS 31 Interim Site Lease V1a

PART B - GENERAL TERMS AND CONDITIONS

1. <u>POSSESSION</u>. In the event of the inability of the Lessor to deliver possession of the Premises, or any portion thereof, at the time of the commencement of the Initial Term of this lease, the City, at its option, may elect to retain the lease and insist upon possession or to cancel this lease as a result of the Lessor's failure to deliver possession. The Lessee shall have possession of the Premises as defined in Lease Agreement Part A- Signature Form, Section 2.

2. <u>ACCESS.</u> City shall allow Lessor or Lessor's agent access at all reasonable times to said Premises to inspect. This provision shall not be construed as an agreement on the part of Lessor to make such repairs, additions or alterations or a waiver of City's right of quiet enjoyment.

3. <u>UTILITIES AND OTHER SERVICES</u>. The City shall provide or shall otherwise pay for, when due, all costs for providing all utilities and other services needed by the City on or to the Premises including but not limited to electricity, water, sewer and garbage. The City shall pay all charges for utility installations and modifications thereto occasioned by the City's requirements.

4. <u>CARE OF PREMISES</u>. The Premises shall at all times be kept and used by the City, at its sole expense, in accordance with the laws of the State of Washington and ordinances of The City of Seattle, and in accordance with all duly authorized directions, rules, and regulations of the Health Officer, Fire Marshal or other proper officer of the City of Seattle.

5. <u>MAINTENANCE_REPAIRS</u>. The Premises have been inspected by both parties and are accepted by the City in their existing condition as of the commencement date of this lease, without reservation except for latent defects or environmental conditions on the Premises not reasonably discoverable by inspection at the time of taking possession. Except as otherwise provided for herein, the City, at its sole expense, shall keep and preserve the Premises in good repair.

6. COMPLIANCE WITH LAW

(a) <u>General Requirement</u>. Each party shall perform its obligations under this Lease in compliance with all applicable laws of the United States and the State of Washington; the Charter and ordinances of The City of Seattle; and rules, regulations, orders, and directives of their administrative agencies and the officers thereof.

(b) <u>Licenses and Similar Authorizations</u>. The Lessor and/or the City, when applicable, shall secure and maintain in full force and effect during the term of this Agreement, all required licenses, permits, and similar legal authorizations, and comply with all requirements thereof.

(c) <u>Taxes</u>. Unless otherwise specified in Part A. hereof, Lessor shall pay, before delinquency, all taxes, levies and assessments on the Premises. This is a lease for real property and rent compensation for the same.

7. <u>INDEMNIFICATION</u>. Lessor shall indemnify, defend and hold City harmless from all claims for accident or injury caused to persons or property to the extent caused, by the fault or neglect of Lessor or any of its employees, agents, licensees or tenants; or occurring in, on, or about any portion of the structure of which the Premises form a part that is under the control of Lessor or its employees, agents, licensees or

Att 1 – FS 31 Interim Site Lease

V1a

tenants; or caused by any fault or defect inherent in said structure or any defect in or malfunction thereof not discernable by reasonable inspection. City will indemnify, defend and hold Lessor harmless from all claims for accident or injury caused to persons or property within the Premises, or caused by the fault or neglect of City or any of its employees, agents, licensees or subtenants to the extent of the fault or neglect of City. All personal property of City on said Premises shall be at the risk of and the responsibility of City. This is a commercial transaction and the parties hereby expressly waive any and all defense of immunity (or any similar defense) to which either may be entitled.

8. <u>SIGNS</u>. The City may place identification signs or symbols that are required by applicable laws upon the Premises without obtaining Lessor's prior written approval. The City may place other identification signs or symbols upon the Premises, subject to the prior approval of the Lessor; and permission to place such signs shall not be unreasonably withheld, conditioned or delayed by Lessor.

9. <u>ALTERATIONS, ADDITIONS AND IMPROVEMENTS</u>. Any alteration, addition or improvement that is made solely for the convenience of the City or any of its employees or agents, or of the program to be conducted on the Premises shall be at the sole cost and expense of the City or the program being conducted on the Premises.

10. TERMINATION.

(a) Notwithstanding any other provision herein, in the event that either party to this lease defaults in the performance of any of the terms, provisions, covenants and agreements to be kept, observed and performed as provided in the following sections:

Part A –	§4 TERM	Part B –	§3 CARE OF PREMISES
	§5 RENT		§4 MAINTENANCEREPAIRS

and such default is not corrected within forty-five (45) days after the receipt of written notice thereof from the other party, then the nonbreaching party may, at its option, immediately terminate this lease, without notice or other proceedings, and in such event the Lessor may also reenter and take possession of the Premises. Damages may be claimed for a default in the performance of the other lease obligations, but such default shall not be cause for termination of this lease unless such default is repeated upon three or more occasions and a notice to comply is provided after each such instance.

(b) It is understood that funds for the payment of the rent herein are allocated out of monies received by the City from tax sources and/or other governmental entities and that funding for the program that occupies the Premises can be increased, changed, decreased, or eliminated by executive or legislative action. Therefore, it is agreed by the Lessor and the City that notwithstanding any other provision herein, in the event said funding and/or program is increased, changed, decreased, or eliminated, or in the judgment of the executive or legislative authority of the City, continuation of the lease to its full term would be an unnecessary expenditure of public funds, then the City may terminate this lease without further obligation to the Lessor, after the City has provided the Lessor with written notice of such termination at least ninety (90) days prior to the effective date thereof and documentation of such executive or legislative action.

11. <u>SURRENDER OF PREMISES</u>. Upon the expiration or termination of this lease, whichever is earlier, the City shall quit and surrender said Premises in as good condition as received at the commencement of the term hereof, except for ordinary wear and tear; latent defects or environmental conditions on the

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Att 1 – FS 31 Interim Site Lease V1a

Premises, not discoverable by inspection at the time of taking possession; and those improvements made to the Premises by the City, and scheduled to remain on the Premises as specified in Exhibit I hereto.

12. <u>ADJUDICATION</u>. This Lease shall be construed under all the applicable laws, statutes, ordinances, rules and regulations of the United States of America, the State of Washington, and The City of Seattle. In the case of a dispute between the parties, jurisdiction over such dispute shall be with the Superior Court of King County, Washington.

13. <u>NOTICES</u>. All notices to be given by either of the parties hereto to the other party, including but not limited to invoices, shall be in writing and may either be delivered personally (which delivery may be by reliable overnight courier service with evidence of delivery), or may be deposited in the United States Mail, postage prepaid, as either certified or regular mail, addressed as specified in Part A hereof or to such other respective addresses as either party may from time to time designate in writing.

14. <u>RELATIONSHIP</u>. In no event shall the City be construed or held to have become in any way or for any purpose a partner, associate, or joint venturer of the Lessor or any party associated with the Lessor in the conduct of the Lessor's business or otherwise. This lease does not constitute the Lessor as the agent or legal representative of the City for any purpose whatsoever.

15. <u>AMENDMENTS</u>. The parties hereto expressly reserve the right to renegotiate any and all of the provisions hereof from time to time as may be necessary and to amend this lease accordingly; provided, however, that no alteration or modification of the terms or conditions hereof shall be valid and binding unless made in writing and signed by the authorized representative of the parties hereto.

16. <u>NO WAIVER OF DEFAULT</u>. The City does not waive full compliance with the terms and conditions of this lease by the payment of rent. No waiver of default by either party of any of the terms, covenants, and conditions hereof to be performed, kept and observed by the other party shall be construed as, or operated as, a waiver of any subsequent default or of any of the terms, covenants, and conditions herein contained, to be performed, kept and observed by the other party.

17. <u>BINDING EFFECT</u>. This lease shall be binding upon the heirs, successors, assigns, and all other parties legally empowered with signatory rights of any or all of the parties hereto.

18. <u>INVALIDITY OF PROVISIONS</u>. Should any term, provision, condition or other portion of this lease be held to be inoperative, invalid or void, the same shall not affect any other term, provision, condition or other portion of this lease; and the remainder of this lease shall be effective as if such term, provision, condition or portion had not been contained herein.

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Att 1 – FS 31 Interim Site Lease V1a

Exhibit A

SITE ALTERATIONS TO BE MADE BY THE CITY AND IMPROVEMENTS TO REMAIN ON THE PREMISES

- 1. The purpose of this lease is for the construction and operation of an interim fire station. The City will install temporary vehicle and crew facilities on the Premises and, except as provided in this Exhibit, will remove such temporary vehicle and crew facilities before the expiration of this lease.
- 2. The City will install fencing as needed around the perimeter of the site. The fencing will be left on the Premises upon expiration of this lease and shall become at once a part of the realty and the property of the Lessor.
- 3. The City will install a temporary power pole and electrical service on the site to serve the interim fire facilities. The temporary power pole and electrical service will be removed before the expiration of this lease. Lessor will be responsible for providing electrical power to the site after expiration of this lease.
- 4. The City will install rock or surfacing as part of the interim fire facilities. At least six months prior to expiration of this lease, the City will confer with the lessor on the proposed disposition of site surfaces.
- 5. The City will cap the sewer and water service to the Premises before the expiration of this lease.
- 6. Concrete ecology blocks installed by the City may be removed or left on the Premises as may be mutually agreeable between Lessor and the City prior to expiration of this lease.
- 7. City will remove signage prior to expiration of the lease.

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Exhibit B License Agreement

LICENSE FOR ENTRY ONTO PROPERTY

This agreement ("License") is granted by Epic Life Church ("Owner") to City of Seattle, a municipal corporation, its employees, agents, representatives, contractors and its consultants, together the ("City") for entry by City onto the property ("Property") described below, for evaluation, design, and permitting.

The Property is commonly known as 10503 Interlake Avenue North in Seattle, King County, Washington, and legally described as follows:

All of Lot 6 and the south 20 feet of Lot 7, Block 6, Oak Lake Villa Tracts, as recorded in Volume 18 of Plats, page 33, Records of King County, Washington; consisting of approximately 19,074 square feet.

The Owner grants to City a non-exclusive License to enter the Property for the purpose of for evaluation, design and permitting the Property as a prospective interim site for use by the City's fire station 31.

- (I) When access is need to the site, City shall notify the Owner or its designated agent(s) and representative(s) at least 24 hours in advance, by telephone including voicemail or e-mail at such numbers and addresses provided by Owner.
- (ii) City shall give Owner and its consultants and representatives the opportunity to accompany City onto the Property during such entry.
- (iii) All activities conducted by the City on the Property, including without limitation the inspections, shall be undertaken in a safe, workmanlike and reasonable manner in compliance with all applicable law.
- (IV) City shall, at its expense, restore any area which may be disturbed by the City to its condition prior to disturbance.
- (V) City shall at the written request of Owner, provide to Owner copies of all technical and design reports, technical and design investigations, studies, subsurface test results, and other similar technical and design documents City in Investigating and assessing the Property.

Notwithstanding any provision to the contrary in this License, neither City nor any of City's equipment shall in any way interfere with the use of the Property by the Owner, its tenant(s) and the operation of their respective businesses.

Term: The License granted in this Section shall expire upon execution of a proposed lease with the City for use of the Property for an interim fire station, or with a 30-day notice from the City of Seattle, and in any event no longer than December 31, 2020.

Fee: The fee for this License is \$3,000 a month, to be paid monthly at the beginning of each month. The first three months fee to paid after mutual execution of this License, and check is issued by City.

Indemnity: To the extent allowed by law, the City shall indemnify, defend and hold Owner harmless from all claims for loss, damage or injury to any person or property arising out of, or resulting from, the negligent acts or omissions of the City, its agents, employees, or representatives, during the term of this Agreement including, but not limited to inspection, surveying and investigation activities.

Insurance: Through a program of self-insurance, any incident which occurs as a result of the negligence or for which the City is found responsible, shall be administered by the City as a selfinsured entity, evidence of which shall be provided in the form of a letter from the City.

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Page

Att 1 - FS 31 Interim Site Lease V1a

 Notices. Notices required hereunder shall be delivered as follows:

 To City:

 City of Scattla

 Finance and Administrative Services

 Attn: Richard Embry

 PO Box 94689

 Seattle, WA 9812

 Email:

 Email:

 Phone: 206-684-3975

To Owner: Epic Life Church Attn: Keith Carpenter 10510 Stone Ave N, Seattle, WA 98133 Email keith@epicifechurch.org Phone: 206.777.5023

IN WITNESS WHEREOF, the parties have executed this instrument this as of the date set forth above.

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Director, or Designed Signing Authority, Finance and Administrative Services

26/2020 2

Epic Life Church

2.18.2020 Date

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SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Finance and Administrative	Karen Gruen 733-9328	William Chen 233-7274
Services		

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

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the Department of Finance and Administrative Services; authorizing the Director of Finance and Administrative Services to negotiate and execute a real property lease with Epic Life Church, for a site located at 10503 Interlake Avenue N; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

The City has determined that Fire Station 31 in its current location at 1319 N. Northgate Way no longer meets the operational needs of the Seattle Fire Department (SFD). The Department of Finance and Administrative Services (FAS) has been tasked with finding a suitable site for an interim location for Fire Station 31, since the fire department has left the site at 1319 N. Northgate Way and has dispersed crews to other North Seattle fire stations. FAS conducted a site search and has identified the parking lot of the Epic Life Church, where a previous interim fire station was located in 2007.

This legislation will authorize the Director of FAS to execute a lease for the property for five years with an extension for two years. The funding for this lease is contained within the Fire Station 31 Interim Station project (MC-FA-FS31IMP).

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? _____ Yes <u>X</u> No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget?

___Yes <u>_X</u>_No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs? There are costs associated with the construction of the interim fire station of which are included in the 2020 Adopted Budget.

Is there financial cost or other impacts of *not* **implementing the legislation?** If an interim Fire Station 31 site is not leased, the crews of Fire Station 31 would continue to be housed in in other stations, reducing the overall capacity of the Seattle Fire Department.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department? This legislation will affect the Seattle Fire Department, as they need to be relocated to an interim site in the duration of the construction of the new Fire Station 31 building.

b. Is a public hearing required for this legislation?

A public hearing is not required for this legislation, although public outreach has been conducted. A public meeting was held on March 4, 2020; a website was created with information about the interim site; emails were sent to community groups; written comments were solicited at the meeting and via postcard. Postcards about the meeting were mailed to all residents within 300 feet of the property. An email address has been established for comments to be shared after the meeting.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

This legislation does not involve legislation that requires landlord or sellers of real property to provide information to a buyer or tenant.

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

No publication is required for this legislation.

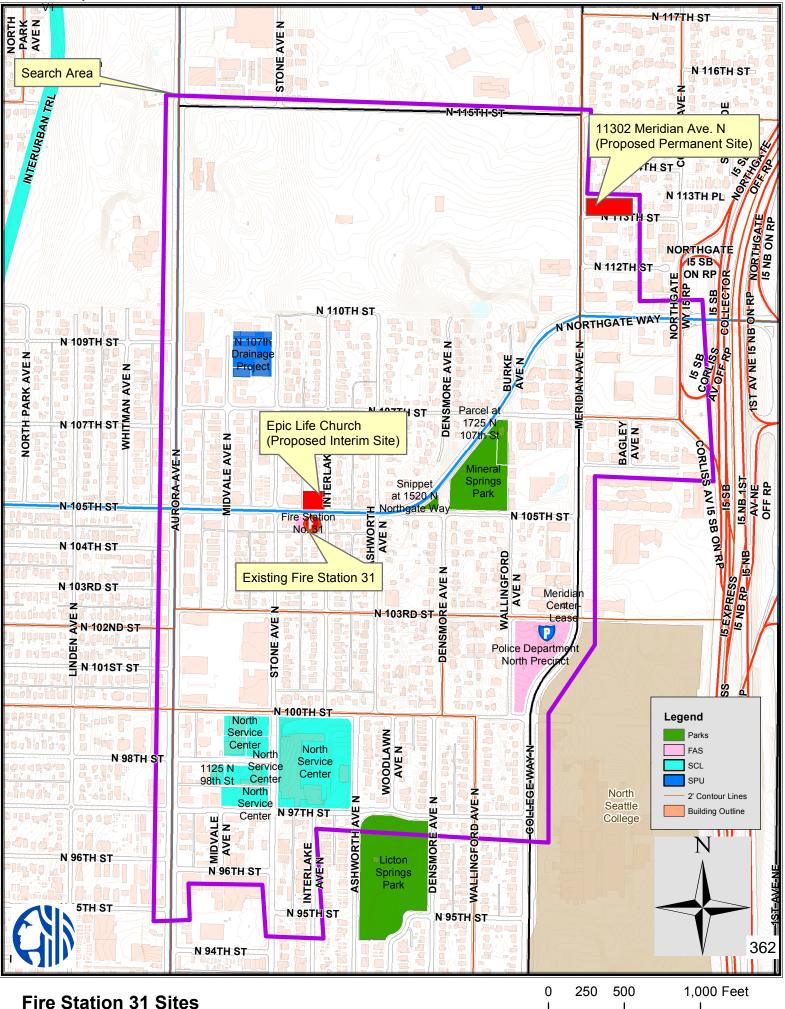
- e. Does this legislation affect a piece of property? This legislation affects a piece of property. A map is attached.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public? The purpose of this legislation is to lease a property to house Fire Station 31 crews while the City builds a new Fire Station 31. The area surrounding the property has vulnerable and historically disadvantaged communities that are well documented by the Department of Neighborhoods (DON) and the legislation may have perceived implications for how the City honors the principles of its Race and Social Justice Initiative (RSJI). This property serves as a parking lot for Epic Life Church and contains a playground; parking and the playground will be removed so that the City can construct and operate interim Fire Station 31 facilities, and impacts to adjacent neighbors from both construction and interim fire station operations are

likely. The City will offer Epic Life Church replacement parking and will replace the playground nearby. Comments from a community meeting have been compiled and addressed. FAS is working with SFD and DON on an ongoing inclusive public outreach plan for the entire project that addresses equitable access to participation and the multilingual needs of affected nearby residents and businesses. Additionally, providing emergency services within acceptable response time to all inhabitants is a service requirement for SFD. People receiving the services represent the full range of City residents and visitors including all races, ethnicities, and economic statuses.

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

This is not a new program. It will allow for the lease of property for the Interim Fire Station 31.

List attachments/exhibits below: Summary Attachment 1 – Fire Station 31 Sites





April 30, 2020

MEMORANDUM

То:	Seattle City Council
From:	Tom Mikesell, Analyst
Subject:	Fire Station 31 Site Acquisition

On Monday, May 4, 2020 the Council will consider and possibly vote on a set of bills that together finance and authorize the purchase of a permanent site for a new Fire Station(FS) 31 in North Seattle, and provide for an interim physical location for Seattle Fire Department (SFD) crews during construction of the new station.

Background

In 2019 the City discontinued operations at FS 31, located at 1319 N. Northgate Way, to allow for the testing of mold, mycotoxins, and water intrusion in the facility. Due to structural conditions and the physical capacity issues of the aging building, the decision was made to replace the facility in lieu of making repairs. Council Budget Action (CBA) <u>FAS-1-B-1</u>, which was approved as part of the final 2020 Adopted Budget in <u>Ordinance 12000</u> added \$500,000 REET I to the Department of Finance and Administrative Services (FAS) FAS Fire Station 31 Improvements CIP Project (MC-FA-FS3IMP) in 2020, and renamed that CIP Project to "Fire Station 31 Temporary Station". The amended project provided a total of \$2 million to create an interim fire station and site a permanent station. The following council bills build on the work funded by CBA FAS-1-B-1 as follows:

- 1. <u>CB 119780</u> Establishes an Interim Site Lease for Fire Station 31
- 2. <u>CB 119781</u> Authorizes Purchase of a Permanent Fire Station 31 Site
- 3. <u>CB 119782</u> Provides an Interfund Loan and Appropriation for Site Purchase and Related Costs

1. Summary of Interim Site Lease (CB 119780)

The Interim Site Lease bill would authorize the Director of FAS to enter into a lease to use the parking lot at Epic Life Church, located at 10503 Interlake Avenue N, as an interim FS 31 site. The temporary site is across the street from the existing FS 31.

- A. <u>Lease Terms</u>: Five-year period from January 1, 2021 through December 31, 2026, with option for earlier occupancy subject to payment of rent. An optional two-year extension is included.
- B. <u>Monthly Rent</u>: \$10,000 per month for the initial five-year term, increasing to \$11,000 per month during the optional period.
- C. <u>Parking</u>: To accommodate displaced parking capacity, the City agrees to provide parking at 1319 N. Northgate Way.
- D. <u>Funding</u>: Total funding for the lease is included in the FS 31 Temporary Station (MC-FA-FS3IMP) project noted above.

2. Summary of Permanent Site Purchase (CB 119781)

The Permanent Site Purchase bill would authorize the Director of FAS to purchase property in the vicinity of 113th Ave and Meridian Avenue N in North Seattle, as the permanent site for FS 31.

A. <u>Purchase Terms</u>: The bill limits the maximum purchase price to \$4.5 million.

- B. <u>Operational Considerations</u>: According to the City Budget Office (CBO), SFD has deemed the property well-located and of adequate size to construct a new modern FS 31 in order to improve response times for aid vehicles in the primary Fire Station 31 response area.
- C. <u>Funding</u>: Funding for the purchase is provided in CB 119782, which is discussed below. The funding plan for building the FS 31 facility is included in the Fire Station 31 Replacement Project, which is created in CB 119782 and described below.

3. Summary of Interfund Loan (IFL) and Appropriation (CB 119782)

The Adopted 2020 Budget does not include appropriations to purchase the permanent FS 31 site identified in CB 119781. To fund the purchase, the IFL and Appropriation bill would implement a series of financial transactions to bridge proceeds from a 2021 bond issuance for use in 2020. These transactions include four components, as described below.

- A. <u>Create a New Fund</u>: The bill creates a new 2021 Multipurpose Limited Tax General Obligation (LTGO) Bond Fund in the City Treasury, to receive and distributes LTGO bond proceeds issued for capital projects. It is standard practice to create a new bond fund for each years' LTGO debt issuance, to allow detailed debt management. This fund is created now to accept and distribute monies from the interfund loan, and to provide clear tracking of loan repayments from a LTGO Bond issuance in 2021.
- B. <u>Authorize an Interfund Loan</u>: The bill authorizes a \$8.2 million loan from the Construction and Inspections Fund to the newly created 2021 Multipurpose LTGO Bond Fund. The \$8.2 million amount includes \$8.03 million in principal and \$170,000 of interest over the term of the loan. CBO indicates that the Constructions and Inspections Fund has sufficient balance to support this loan until it is fully repaid, with interest, from bond proceeds to be received from a June 2021 debt issuance. Through electronic communication in April 2020, the Debt Management Policy Advisory Committee reviewed and approved this interfund loan. Councilmember Teresa Mosqueda and Director Kirstan Arestad are voting members of the Advisory Committee.
- C. <u>Create New Capital Project</u>: The bill creates a <u>Fire Station 31 Replacement Project (MC-FA-FS31)</u> in the 2020-2025 Capital Improvement Program, with a total, pre-design, estimated five-year cost of \$42.8 million. The 2020 amount (\$8.083 million) is funded through the IFL described above. Costs in future years are planned to be covered by future LTGO bond sales, backed by Real Estate Excise Tax revenues.
- D. <u>Increase Appropriations to New Project</u>: The bill adds an \$8.08 million appropriation in the newly created 2021 Multipurpose LTGO Bond Fund to fund 2020 project costs, which are shown in the following table:

Description	Amount
Site Acquisition	\$4,500,000
Environmental Remediation	500,000
FAS Real Estate Services	143,000
Design/Due Diligence	1,400,000
Demolition	1,540,000
Total Appropriation	\$8,083,000

Please don't hesitate to contact me if you have any questions. Thank you.

cc: Kirstan Arestad, Executive Director Dan Eder, Deputy Director



Legislation Text

File #: CB 119782, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL

AN ORDINANCE relating to the financing of fire facilities; creating a fund for depositing proceeds of Limited Tax General Obligation Bonds in 2021; authorizing the loan of funds in the amount of \$8,200,000 from the Construction and Inspections Fund to the 2021 Multipurpose LTGO Bond Fund for bridge financing of the Fire Station 31 Replacement Project; amending Ordinance 126000, which adopted the 2020 Budget, including the 2020-2025 Capital Improvement Program, changing appropriations to various departments and budget control levels, and from various funds in the Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

WHEREAS, The City of Seattle ("City") has determined that Fire Station 31 in its current location at 1319 N.

Northgate Way no longer meets the operational needs of the Seattle Fire Department (SFD); and

WHEREAS, the Northgate area is anticipated to continue rapid growth in both residential population and

business activity in the next 20 years; and

WHEREAS, SFD and the Department of Finance and Administrative Services (FAS), through a site search,

environmental due diligence, public outreach, and preliminary architectural designs, determined that

this property is ideal for the new Fire Station 31; and

- WHEREAS, the property owners are willing sellers and have agreed to sell the property according to purchase and sale agreements which were conditioned upon Mayor and City Council approval; and
- WHEREAS, Ordinance 126000 authorized the 2020-2025 Adopted Capital Improvement Program, which provides for the establishment of a temporary station, and authorizes FAS to obtain options on real property for a new permanent station; and
- WHEREAS, Seattle Municipal Code subsection 5.06.030.C requires City Council approval by ordinance of any interfund loan for a duration of 90 days or more; and

- WHEREAS, in the normal course of business the City may temporarily lend cash between funds to maintain required balances; and
- WHEREAS, the Director of Finance and the City Budget Director have determined that this interfund loan request is consistent with the Debt Management Policies adopted by Resolution 31553; and
- WHEREAS, there is sufficient cash in the Construction and Inspections Fund to support an interfund loan of up to \$8,200,000 through December 31, 2021 and still meet regular budgeted operating needs; and
- WHEREAS, funds loaned by the Construction and Inspections Fund to the 2021 Multipurpose LTGO Bond Fund for the bridge financing of acquiring a site for and designing a new Fire Station 31 are anticipated to be repaid with proceeds from the sale of limited tax general obligation (LTGO) bonds issued in 2021; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares that:

A. Governor's Proclamation 20-28 prohibits agencies from taking action (as defined in RCW 42.30.020), unless the matter is (1) necessary and routine; or (2) necessary to respond to the COVID-19 public health emergency.

B. This legislation is necessary because providing fire protection services, including building fire facilities, is a core City function for the preservation of public health and safety.

C. The City Council routinely reviews and approves budget actions, including adjusting or increasing appropriations, authorizing interfund loans, creating new funds, and adjusting or creating capital projects.

D. The City Council routinely reviews and approves funding mechanisms for building and maintaining fire facilities as planned in the Seattle Fire Department's Fire Facilities Framework.

Section 2. A new 2021 Multipurpose LTGO Bond Fund is created in the City Treasury, into which the principal proceeds and any premium received from the sale and delivery of limited tax general obligation bonds in 2021 shall be deposited for the purpose of paying all or part of the costs of various elements of the City's 366

File #: CB 119782, Version: 1

capital improvement program and other City purposes approved by ordinance. The Fund shall receive earnings on its positive balances and pay interest on its negative balances. The Director of Finance is authorized to create other Accounts or Subaccounts as may be needed.

Section 3. The Director of Finance is authorized to make a non-revolving loan of up to \$8,200,000 principal and interest outstanding from the Construction and Inspection Fund to the 2021 Multipurpose LTGO Bond Fund, created by Section 2 of this ordinance, to provide bridge financing for the Fire Station 31 Replacement project that will be financed by authorized limited tax general obligation (LTGO) bond proceeds. The loan is to be repaid no later than December 31, 2021, with interest on the loan at the rate of return of the City's Consolidated Cash Pool. The entire principal and interest amount of the loan drawn is intended to be repaid with proceeds from the sale of LTGO bonds issued in 2021.

Section 4. The Director of Finance may effectuate the loan authorized in Section 3 of this ordinance by transferring cash from the Construction and Inspections Fund to the 2021 Multipurpose LTGO Bond Fund or by carrying the 2021 Multipurpose LTGO Bond Fund in a negative cash position, in an amount not to exceed \$8,200,000 until no later than December 31, 2021 or until repayment with proceeds from the sale of LTGO bonds in 2021, whichever is earlier. The Director of Finance is further authorized to establish, and modify if necessary, from time to time, a repayment plan and schedule.

Section 5. The 2020-2025 Capital Improvement Program is amended by adding new project page "Fire Station 31 Replacement," attached to this ordinance as Attachment A.

Section 6. In order to pay for necessary capital costs and expenses, but for which insufficient appropriations were made due to causes that could not reasonably have been foreseen at the time of the making of the 2020 Budget, the appropriation for the following item in the 2020 Budget is increased from the fund shown, as follows:

 Item
 Fund
 Department
 Budget Summary Level
 Amount

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Total		Services		\$8,083,000
	LTGO Fund (36800)	Administrative	PSFACFIRE)	
6.1	2021 Multipurpose	Finance and	Fire Facilities (BC-FA-	\$8,083,000

Section 7. Any act consistent with the authority of this ordinance taken prior to its effective date is ratified and confirmed.

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

Passed by a 3/4 vote of all of the members of the City Council the _____ day of

_____, 2020, and signed by me in open session in authentication of its passage this

_____ day of ______, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this ______ day of ______, 2020.

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File #: CB 119782, Version: 1

Monica Martinez Simmons, City Clerk

(Seal)

Attachments: Attachment A - Fire Station 31 Replacement CIP Project Page

Fire Station 31 Replacement

Project No:	MC-FA-FS31	BSL Code:	BC-FA-PSFACFIRE
Project Type:	Discrete	BSL Name:	Public Safety Facilities Fire
Project Category:	New Facility	Location:	11320 Meridian Ave. N
Current Project Stage:	Stage 1 – Pre-Project Development	Council District:	Council District 5
Start/End Date:	2020 - 2026	Neighborhood District:	Not in a Neighborhood District
Total Project Cost Range:	35,000 - 56,000	Urban Village:	Aurora Licton Springs

This project provides funding for acquisition, design and construction of a new Fire Station 31 to replace the existing facility and the demolition of the existing Fire Station 31. The 2020 appropriations are supported with an Interfund Loan. The Interfund Loan will be paid back with 2021 LTGO Bond Proceeds (\$8.09m).

Resources	LTD thru 2019	2019 Cfwd	2020 Adptd	2020 Adj²	2020 Rev ³	2021	2022	2023	2024	2025	Total
LTGO Bond Proceeds	-	-	-	8,083	8,083	3,200	-	-	-	-	11,283
Total:	-	-	-	8,083	8,083	3,200	-	-	-	-	11,283
Fund Appropriations / Allocations ¹	LTD thru 2019	2019 Cfwd	2020 Adptd	2020 Adj²	2020 Rev ³	2021	2022	2023	2024	2025	Total
2021 Multipurpose LTGO Bond Fund	-	-	-	8,083	8,083	3,200	-	-	-	-	11,283
Total:	-	-	-	8,083	8,083	3,200	-	-	-	-	11,283
Financial Planning Estimate:	LTD thru 2019	2019 Cfwd	2020 Adptd	2020 Adj²	2020 Rev³	2021	2022	2023	2024	2025	Total
LTGO Bond Proceeds	-	-	-	-	-	-	3,500	17,000	10,000	1,000	31,500
Total:	-	-	-	-	-	-	3,500	17,000	10,000	1,000	31,500

Financial Planning Strategy: The estimated cost to reach 100% design, including land acquisition and demolition of the old structure is \$11.3m. Once the project reaches the 30% design milestone it will be baselined and FAS will establish a total project cost. The financial planning estimate above is based on the midpoint of the Total Project Cost range. The expenditures per year are based on typical design, bidding and construction durations of similar projects. The current financial strategy is to finance acquisition, design, and construction with REET backed LTGO bonds.

O&M Impacts: O&M impacts will be evaluated as the project advances through the planning and design process.

¹Funds are appropriated through the Adopted Budget at the Budget Summary Level. All Amounts shown above are in thousands of dollars

22020 adjustment shows the sum of all changes to date

³2020 Revised is the sum of prior year carryforward, current year adopted and any current year adjustments

2020 - 2025 Adopted Capital Improvement Program

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
City Budget Office	Ben Noble/4-8160	Adam Schaefer/4-8358

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

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to the financing of fire facilities; creating a fund for depositing proceeds of Limited Tax General Obligation Bonds in 2021; authorizing the loan of funds in the amount of \$8,200,000 from the Construction and Inspections Fund to the 2021 Multipurpose LTGO Bond Fund for bridge financing of the Fire Station 31 Replacement Project; amending Ordinance 126000, which adopted the 2020 Budget, including the 2020-2025 Capital Improvement Program, changing appropriations to various departments and budget control levels, and from various funds in the Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.

Summary and background of the Legislation: This legislation does four things:

- 1) Establishes the 2021 Multipurpose LTGO Bond Fund to deposit the proceeds of the sale of LTGO Bonds in 2021.
- Effectuates an interfund loan from the Construction and Inspections Fund to the 2021 Multipurpose LTGO Bond Fund to provide bridge financing for design services and land acquisition for a new Fire Station 31.
- Establishes a new Capital Improvement Program project called "Fire Station 31 Replacement."
- 4) Appropriates \$8,083,000 to the new project for site acquisition, demolition, and design.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project?

This legislation creates a new CIP project: Fire Station 31. The new project page is attached to the ordinance.

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget?

_X_Yes ___ No

_X_Yes ___ No

	Genera	l Fund \$	Other \$		
Appropriation change (\$):	2020	2021	2020	2021	
			\$8,083,000		
	Revenue to (General Fund	Revenue to Other Funds		
Estimated revenue change (\$):	2020	2021	2020	2021	
a a a a a a a a a a a a a a a a a a a					

	No. of P	Positions	Total FTE Change	
Positions affected:	2020	2021	2020	2021

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

Is there financial cost or other impacts of *not* **implementing the legislation?** Fire Station 31 needs to be replaced; this legislation makes that possible.

3.a. Appropriations

X This legislation adds, changes, or deletes appropriations.

Fund Name and number	Dept	Budget Control Level Name/#*	2020 Appropriation Change	2021 Estimated Appropriation Change
2021 Multipurpose	FAS	Fire Facilities	\$8,083,000	\$0
LTGO Bond Fund		(BC-FA-		
(36800)		PSFACFIRE)		
TOTAL	<u>.</u>		\$8,083,000	\$0

*See budget book to obtain the appropriate Budget Control Level for your department.

Is this change one-time or ongoing? One time.

3.b. Revenues/Reimbursements

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

3.c. Positions

This legislation adds, changes, or deletes positions.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department? This legislation impacts the budget of the Department of Finance and Administrative Services and impacts the Seattle Fire Department operationally.
- **b.** Is a public hearing required for this legislation? No.

- **c.** Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant? No.
- **d.** Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation? No.
- e. Does this legislation affect a piece of property? No, although part of the proceeds from the interfund loan will be used to purchase land for Fire Station 31.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public? Providing emergency services within acceptable response time to all citizens is a service requirement for the Fire Department. Citizens receiving the services represent the full range of City residents and visitors including all races, ethnicities, and economic statuses. Providing high quality facilities for the responders is a way for FAS to support the RSJI. FAS is working with SFD and DON on an ongoing inclusive public outreach plan for the entire Fire Station 31 project, including interim and new facilities, that addresses equitable access to participation and the multilingual needs of affected nearby residents and businesses.
- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s). N/A

List attachments/exhibits below:



April 30, 2020

MEMORANDUM

То:	Seattle City Council
From:	Tom Mikesell, Analyst
Subject:	Fire Station 31 Site Acquisition

On Monday, May 4, 2020 the Council will consider and possibly vote on a set of bills that together finance and authorize the purchase of a permanent site for a new Fire Station(FS) 31 in North Seattle, and provide for an interim physical location for Seattle Fire Department (SFD) crews during construction of the new station.

Background

In 2019 the City discontinued operations at FS 31, located at 1319 N. Northgate Way, to allow for the testing of mold, mycotoxins, and water intrusion in the facility. Due to structural conditions and the physical capacity issues of the aging building, the decision was made to replace the facility in lieu of making repairs. Council Budget Action (CBA) <u>FAS-1-B-1</u>, which was approved as part of the final 2020 Adopted Budget in <u>Ordinance 12000</u> added \$500,000 REET I to the Department of Finance and Administrative Services (FAS) FAS Fire Station 31 Improvements CIP Project (MC-FA-FS3IMP) in 2020, and renamed that CIP Project to "Fire Station 31 Temporary Station". The amended project provided a total of \$2 million to create an interim fire station and site a permanent station. The following council bills build on the work funded by CBA FAS-1-B-1 as follows:

- 1. <u>CB 119780</u> Establishes an Interim Site Lease for Fire Station 31
- 2. <u>CB 119781</u> Authorizes Purchase of a Permanent Fire Station 31 Site
- 3. <u>CB 119782</u> Provides an Interfund Loan and Appropriation for Site Purchase and Related Costs

1. Summary of Interim Site Lease (CB 119780)

The Interim Site Lease bill would authorize the Director of FAS to enter into a lease to use the parking lot at Epic Life Church, located at 10503 Interlake Avenue N, as an interim FS 31 site. The temporary site is across the street from the existing FS 31.

- A. <u>Lease Terms</u>: Five-year period from January 1, 2021 through December 31, 2026, with option for earlier occupancy subject to payment of rent. An optional two-year extension is included.
- B. <u>Monthly Rent</u>: \$10,000 per month for the initial five-year term, increasing to \$11,000 per month during the optional period.
- C. <u>Parking</u>: To accommodate displaced parking capacity, the City agrees to provide parking at 1319 N. Northgate Way.
- D. <u>Funding</u>: Total funding for the lease is included in the FS 31 Temporary Station (MC-FA-FS3IMP) project noted above.

2. Summary of Permanent Site Purchase (CB 119781)

The Permanent Site Purchase bill would authorize the Director of FAS to purchase property in the vicinity of 113th Ave and Meridian Avenue N in North Seattle, as the permanent site for FS 31.

A. <u>Purchase Terms</u>: The bill limits the maximum purchase price to \$4.5 million.

- B. <u>Operational Considerations</u>: According to the City Budget Office (CBO), SFD has deemed the property well-located and of adequate size to construct a new modern FS 31 in order to improve response times for aid vehicles in the primary Fire Station 31 response area.
- C. <u>Funding</u>: Funding for the purchase is provided in CB 119782, which is discussed below. The funding plan for building the FS 31 facility is included in the Fire Station 31 Replacement Project, which is created in CB 119782 and described below.

3. Summary of Interfund Loan (IFL) and Appropriation (CB 119782)

The Adopted 2020 Budget does not include appropriations to purchase the permanent FS 31 site identified in CB 119781. To fund the purchase, the IFL and Appropriation bill would implement a series of financial transactions to bridge proceeds from a 2021 bond issuance for use in 2020. These transactions include four components, as described below.

- A. <u>Create a New Fund</u>: The bill creates a new 2021 Multipurpose Limited Tax General Obligation (LTGO) Bond Fund in the City Treasury, to receive and distributes LTGO bond proceeds issued for capital projects. It is standard practice to create a new bond fund for each years' LTGO debt issuance, to allow detailed debt management. This fund is created now to accept and distribute monies from the interfund loan, and to provide clear tracking of loan repayments from a LTGO Bond issuance in 2021.
- B. <u>Authorize an Interfund Loan</u>: The bill authorizes a \$8.2 million loan from the Construction and Inspections Fund to the newly created 2021 Multipurpose LTGO Bond Fund. The \$8.2 million amount includes \$8.03 million in principal and \$170,000 of interest over the term of the loan. CBO indicates that the Constructions and Inspections Fund has sufficient balance to support this loan until it is fully repaid, with interest, from bond proceeds to be received from a June 2021 debt issuance. Through electronic communication in April 2020, the Debt Management Policy Advisory Committee reviewed and approved this interfund loan. Councilmember Teresa Mosqueda and Director Kirstan Arestad are voting members of the Advisory Committee.
- C. <u>Create New Capital Project</u>: The bill creates a <u>Fire Station 31 Replacement Project (MC-FA-FS31)</u> in the 2020-2025 Capital Improvement Program, with a total, pre-design, estimated five-year cost of \$42.8 million. The 2020 amount (\$8.083 million) is funded through the IFL described above. Costs in future years are planned to be covered by future LTGO bond sales, backed by Real Estate Excise Tax revenues.
- D. <u>Increase Appropriations to New Project</u>: The bill adds an \$8.08 million appropriation in the newly created 2021 Multipurpose LTGO Bond Fund to fund 2020 project costs, which are shown in the following table:

Description	Amount
Site Acquisition	\$4,500,000
Environmental Remediation	500,000
FAS Real Estate Services	143,000
Design/Due Diligence	1,400,000
Demolition	1,540,000
Total Appropriation	\$8,083,000

Please don't hesitate to contact me if you have any questions. Thank you.

cc: Kirstan Arestad, Executive Director Dan Eder, Deputy Director



Legislation Text

File #: CB 119781, Version: 1

CITY OF SEATTLE

ORDINANCE

COUNCIL BILL

AN ORDINANCE relating to the Seattle Department of Finance and Administrative Services; authorizing the acquisition of real property being identified in King County Records as Parcels AA, BB, CC, and DD of City of Seattle Short Subdivision No. 3025019, and Parcel Y of Seattle Lot Boundary Adjustment No. 3026183; authorizing acceptance and recording of deeds for general municipal purposes including, but not limited to, the construction of Fire Station 31; and ratifying and confirming certain prior acts.
 WHEREAS, The City of Seattle ("City") has determined that Fire Station 31 in its current location at 1319 N.

Northgate Way no longer meets the operational needs of the Seattle Fire Department (SFD); and

WHEREAS, the Northgate area is anticipated to continue rapid growth in both residential population and

business activity in the next 20 years; and

WHEREAS, the Department of Finance and Administrative Services (FAS) and Seattle Fire Department (SFD)

through a site search, environmental due diligence, public outreach, and through preliminary

architectural designs determined that the property described in Section 2 of this ordinance ("Property")

is ideal for the new Fire Station 31; and

- WHEREAS, the Property's owners are willing sellers and have agreed to sell the Property according to purchase and sale agreements which were conditioned upon Mayor and City Council approval; and
- WHEREAS, Ordinance 126000 adopted the 2020-2025 Capital Improvement Program, which provides for the establishment of a temporary station, and authorizes FAS to obtain options on real property for a new permanent station; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council finds and declares that:

File #: CB 119781, Version: 1

A. Governor's Proclamation 20-28 prohibits agencies from taking action (as defined in RCW

42.30.020), unless the matter is (1) necessary and routine; or (2) necessary to respond to the COVID-19 public health emergency.

B. This legislation is necessary because providing fire protection services, including building fire facilities, is a core City function for the preservation of public health and safety.

C. The City Council routinely reviews and approves legislation authorizing the purchase or sale of real property for fire facilities.

Section 2. The Director of the Department of Finance and Administrative Services or designee ("Director") is authorized on behalf of The City of Seattle to acquire the following described real property ("Property") situated in the City of Seattle, County of King, State of Washington identified by King County parcel numbers 292604-9618-08, 292604-9619-07, 262604-9620-4, 292604-9052-01, and 292604-9056-07 together with all rights, privileges, and other property pertaining thereto, for general municipal uses including but not limited to the construction of a new Fire Station 31:

Parcels AA, BB, CC, DD of City of Seattle Short Subdivision no 3025019, as recorded under recording number 20170720900044, records of King County; and Parcel Y of Seattle Lot Boundary Adjustment No 3026183, recording number 20170228900006, records of King County.

Containing 30,518 square feet, more or less.

Section 3. The Director is authorized, on behalf of The City of Seattle, to execute such documents as deemed necessary or desirable to acquire the Property for a purchase price not to exceed \$4,500,000.

Section 4. The Director is authorized, on behalf of The City of Seattle, to accept a deed for the Property for general municipal use; and the real property therein is placed under the jurisdiction of the Department of

Finance and Administrative Services.

Section 5. Any act consistent with the authority of this ordinance taken after its passage and prior to its

effective date is ratified and confirmed.

Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the	day of	, 2020, and signed by
me in open session in authentication of its pass	sage this day of	, 2020.

President _____ of the City Council

File #: CB 119781, Version: 1

Approved by me this	day o	of	, 2020.
		Jenny A. Durkan, Mayor	
Filed by me this	day of		_, 2020.
		Monica Martinez Simmons	s, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Finance and	Karen Gruen	William Chen
Administrative Services	206-733-9328	206-233-7274

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

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to the Seattle Department of Finance and Administrative Services; authorizing the acquisition of real property being identified in King County Records as Parcels AA, BB, CC, and DD of City of Seattle Short Subdivision No. 3025019, and Parcel Y of Seattle Lot Boundary Adjustment No. 3026183; authorizing acceptance and recording of deeds for general municipal purposes including, but not limited to, the construction of Fire Station 31; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

This legislation authorizes the acquisition of real property to relocate existing Fire Station 31 to 113th and Meridian Ave N. This site has been reviewed by Seattle Fire Department (SFD) and has deemed it well-located and of adequate size to construct a new modern Fire Station 31 in order to improve response times for aid vehicles to the primary Fire Station 31 response area.

Growth in population and in business in the Northgate area is expected to continue over the next 20 years. New multi-family developments plus the current redevelopment of Northgate Mall will increase the quantity of residences and the business activities in the area. The introduction of Light Rail service in 2021 with its connection to downtown and South Seattle should further drive growth and activity in Northgate. As a result, call volumes for emergency services are expected to increase. The existing Fire Station 31 is already one of the busiest stations in the City based upon call volumes and first-at-scene response times. Providing a fire facility that is well positioned physically to the growth epicenter as well as being of appropriate size to meet the current and future service needs is a priority of the Mayor.

2. CAPITAL IMPROVEMENT PROGRAM

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

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget?

_____Yes <u>_____</u>No

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs? This legislation may have some financial impacts to the City in terms of short-term holding costs of the property until the new station 31 is constructed. These costs have been included in the acquisition cost estimates and will be paid from the CIP sub account. Separate legislation will be introduced addressing appropriation and an interfund loan necessary for this property purchase.

Is there financial cost or other impacts of *not* **implementing the legislation?** If the City does not purchase the property, the City will forfeit its earnest money as well as due diligence costs and other expenses related to the purchase of the property. Not implementing the legislation will impact SFD'stime frame for relocating to a new facility.

4. OTHER IMPLICATIONS

- **a.** Does this legislation affect any departments besides the originating department? This legislation will affect SFD, as the purchase of the property is for the future site of a new Fire Station 31.
- b. Is a public hearing required for this legislation?

A public hearing is not required for this legislation, although public outreach has been conducted. A public meeting was held on March 4, 2020; a website was created; emails were sent to community groups; written comments were solicited at the meeting and via postcard. Postcards about the meeting were mailed to all residents within 300 feet of the property. An email address has been established for comments to be shared after the meeting.

c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

This legislation does not require landlord or sellers of real property to provide information to a buyer or tenant.

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

No publication is required for this legislation.

- e. Does this legislation affect a piece of property? This legislation affects a piece of property. A map is attached.
- f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public? The purpose of this legislation is to acquire a property to build a new Fire Station 31. The area where the property is being purchased has vulnerable and historically disadvantaged communities that are well documented by DON and the legislation may have perceived implications for how the city honors the principles of its Race and Social Justice Initiative (RSJI). Although this property contains only one house and one garage, both of which will be removed for construction of the new fire station, impacts to adjacent neighbors from both

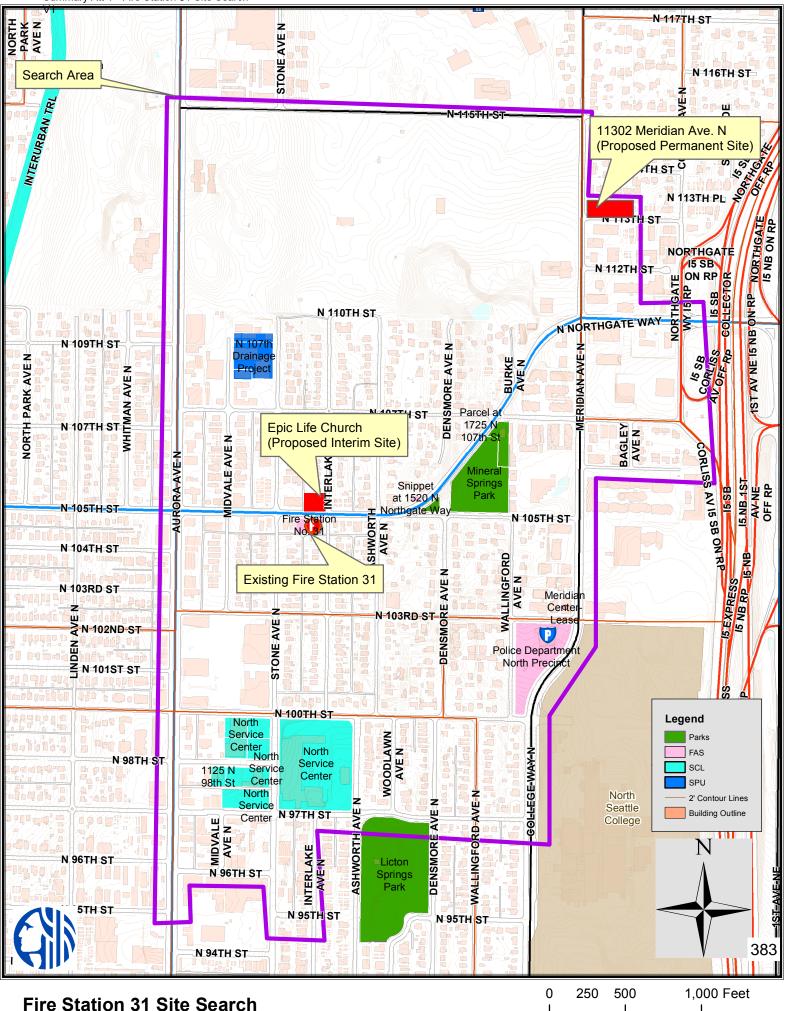
construction and future fire station operations are likely. Comments from a community meeting have been compiled and addressed. FAS is working with SFD and DON (Department of Neighborhoods) on an ongoing inclusive public outreach plan for the entire project that addresses equitable access to participation and the multilingual needs of affected nearby residents and businesses. Additionally, providing emergency services within acceptable response time to all citizens is a service requirement for the Fire Department. Citizens receiving the services represent the full range of City residents and visitors including all races, ethnicities, and economic statuses. Providing high quality facilities for the responders is a way for FAS to support the RSJI.

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

This is not a new program. It is the purchase of property for the siting of the new Fire Station 31.

List attachments/exhibits below:

Summary Attachment 1 – Fire Station 31 Site Search





April 30, 2020

MEMORANDUM

То:	Seattle City Council
From:	Tom Mikesell, Analyst
Subject:	Fire Station 31 Site Acquisition

On Monday, May 4, 2020 the Council will consider and possibly vote on a set of bills that together finance and authorize the purchase of a permanent site for a new Fire Station(FS) 31 in North Seattle, and provide for an interim physical location for Seattle Fire Department (SFD) crews during construction of the new station.

Background

In 2019 the City discontinued operations at FS 31, located at 1319 N. Northgate Way, to allow for the testing of mold, mycotoxins, and water intrusion in the facility. Due to structural conditions and the physical capacity issues of the aging building, the decision was made to replace the facility in lieu of making repairs. Council Budget Action (CBA) <u>FAS-1-B-1</u>, which was approved as part of the final 2020 Adopted Budget in <u>Ordinance 12000</u> added \$500,000 REET I to the Department of Finance and Administrative Services (FAS) FAS Fire Station 31 Improvements CIP Project (MC-FA-FS3IMP) in 2020, and renamed that CIP Project to "Fire Station 31 Temporary Station". The amended project provided a total of \$2 million to create an interim fire station and site a permanent station. The following council bills build on the work funded by CBA FAS-1-B-1 as follows:

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- D. <u>Funding</u>: Total funding for the lease is included in the FS 31 Temporary Station (MC-FA-FS3IMP) project noted above.

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3. Summary of Interfund Loan (IFL) and Appropriation (CB 119782)

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- C. <u>Create New Capital Project</u>: The bill creates a <u>Fire Station 31 Replacement Project (MC-FA-FS31)</u> in the 2020-2025 Capital Improvement Program, with a total, pre-design, estimated five-year cost of \$42.8 million. The 2020 amount (\$8.083 million) is funded through the IFL described above. Costs in future years are planned to be covered by future LTGO bond sales, backed by Real Estate Excise Tax revenues.
- D. <u>Increase Appropriations to New Project</u>: The bill adds an \$8.08 million appropriation in the newly created 2021 Multipurpose LTGO Bond Fund to fund 2020 project costs, which are shown in the following table:

Description	Amount
Site Acquisition	\$4,500,000
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FAS Real Estate Services	143,000
Design/Due Diligence	1,400,000
Demolition	1,540,000
Total Appropriation	\$8,083,000

Please don't hesitate to contact me if you have any questions. Thank you.

cc: Kirstan Arestad, Executive Director Dan Eder, Deputy Director