



CITY OF SEATTLE

City Council

Agenda

Monday, May 11, 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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Council Chamber Listen Line: 206-684-8566

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CITY OF SEATTLE

City Council Agenda

May 11, 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. 20-28.2 until May 31, 2020. Meeting participation is limited to access by telephone conference line and Seattle Channel online.

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at

<http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting 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

Council@seattle.gov

Sign-up to provide Public Comment at the meeting at

<http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

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 280](#)

May 4, 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 254](#)

May 11, 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 <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting 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.

[CB 119789](#)

AN ORDINANCE appropriating money to pay certain audited claims for the week of April 27, 2020 through May 1, 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. [CB 119787](#) 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.

**Supporting
Documents:**

[Summary and Fiscal Note](#)

[Central Staff Memo](#)

[Proposed Amendment 1](#)

[Proposed Amendment 2](#)

2. [CB 119788](#) 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.

**Supporting
Documents:**

[Summary and Fiscal Note](#)

[Central Staff Memo](#)

[Proposed Amendment 1](#)

3. [CB 119785](#) 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](#)

Supporting Documents: [Summary and Fiscal Note](#)
[Central Staff Memo](#)
[Proposed Substitute - Att 1](#)

4. [Appt 01576](#) Appointment of Jennifer E. Lee as member, Community Surveillance Working Group, for a term to December 31, 2021.

Attachments: [Appointment Packet](#)

J. ADOPTION OF OTHER RESOLUTIONS

K. OTHER BUSINESS

L. ADJOURNMENT



Legislation Text

File #: Min 280, **Version:** 1

May 4, 2020

SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104



Journal of the Proceedings of the Seattle City Council

Monday, May 4, 2020

2:00 PM

Public Hearing

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 May 4, 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 electronically:

Present: 8 - González , Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Late Arrival: 1 - Herbold

By unanimous consent, the Council Rules were suspended to allow Councilmembers to participate and vote at City Council and Committee meetings by electronic means through May 31, 2020.

C. PRESENTATIONS

Council President González recognized the Office of the City Clerk and a Proclamation declaring May 3 through May 9, 2020 as Municipal Clerks Week.

Councilmember Herbold joined the meeting at 2:11 p.m.

D. APPROVAL OF THE JOURNAL

[Min 278](#) **April 20, 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

[Min 279](#) **April 27, 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 253](#) **May 4, 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

Angie Gerrald addressed the Council regarding Agenda item 3, Council Bill 119784.

Roger Valdez addressed the Council regarding Agenda item 3, Council Bill 119784.

Dave Carlstrom addressed the Council regarding Agenda item 3, Council Bill 119784.

Dana Frank addressed the Council regarding Agenda item 3, Council Bill 119784.

Charlotte Thistle addressed the Council regarding Agenda item 3, Council Bill 119784.

MariLyn Yim addressed the Council regarding Agenda item 3, Council Bill 119784.

Neil Wilson addressed the Council regarding Agenda item 3, Council Bill 119784.

Leslie Hoge addressed the Council regarding Agenda item 3, Council Bill 119784.

John Wisdom addressed the Council regarding Agenda item 3, Council Bill 119784.

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

Jennifer Lekisch addressed the Council regarding Agenda item 3, Council Bill 119784.

Alexander Heijer addressed the Council regarding Agenda item 3, Council Bill 119784.

Edmund Witter addressed the Council regarding Agenda item 3, Council Bill 119784.

Rob Wright addressed the Council regarding Agenda item 3, Council Bill 119784.

Jessica Westgren addressed the Council regarding Agenda item 3, Council Bill 119784.

Candice Chevallier addressed the Council regarding Agenda item 3, Council Bill 119784.

William Shadbolt addressed the Council regarding Agenda item 3, Council Bill 119784.

Brett Frank-Looney addressed the Council regarding Agenda item 3, Council Bill 119784.

Elizabeth Lacer addressed the Council regarding Agenda item 3, Council Bill 119784.

Jeffrey Cook addressed the Council regarding Agenda item 3, Council Bill 119784.

Andrew Grant Houston addressed the Council regarding Agenda item 3, Council Bill 119784.

Mark Brunson addressed the Council regarding Agenda item 3, Council Bill 119784.

Kyle Woodring addressed the Council regarding Agenda item 3, Council Bill 119784.

Malik Elbaz addressed the Council regarding Agenda item 3, Council Bill 119784.

H. PAYMENT OF BILLS

[CB 119786](#) **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.**

Motion was made and duly seconded to pass Council Bill 119786.

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. [CB 119785](#) **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.**

PUBLIC HEARING ON COUNCIL BILL 119785

At 3:05 p.m., Council President Gonzalez opened the Public Hearing.

There was not a member of the public remotely present to provide comment on Council Bill 119785.

At 3:08 p.m., the Public Hearing was closed.

2. [CB 119783](#) **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.**

ACTION 1:

Motion was made and duly seconded to pass Council Bill 119783.

ACTION 2:

Motion was made by Councilmember Mosqueda, duly seconded and carried, to amend Council Bill 119783, by substituting version 7 for version 2.

ACTION 3:

Motion was made and duly seconded to pass Council Bill 119783 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: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

3. [CB 119784](#) **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.**

ACTION 1:

Motion was made and duly seconded to pass Council Bill 119784.

ACTION 2:

Motion was made by Councilmember González, duly seconded and carried, to amend Council Bill 119784, as shown on Attachment 1 to the Minutes.

ACTION 3:

Motion was made by Councilmember Pedersen and duly seconded, to amend Council Bill 119784, as shown on Attachment 2 to the Minutes.

The Motion failed by the following vote:

In Favor: 1 - Pedersen

Opposed: 8 - González, Herbold, Juarez, Lewis, Morales, Mosqueda,
Sawant, Strauss

ACTION 4:

Motion was made by Councilmember Pedersen and duly seconded, to amend Council Bill 119784, as shown on Attachment 3 to the Minutes.

ACTION 5:

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 119784.

ACTION 6:

Motion was made by Councilmember Herbold, duly seconded and carried, to further amend the proposed amendment in Action 4, as shown on Attachment 4 to the Minutes.

ACTION 7:

The Motion in Action in 4 was restated as amended.

The Motion carried by the following vote:

In Favor: 7 - González, Herbold, Juarez, Lewis, Mosqueda, Pedersen,
Strauss

Opposed: 2 - Morales, Sawant

ACTION 8:

Motion was made by Councilmember González, duly seconded and carried, to amend Council Bill 119784, as shown on Attachment 5 to the Minutes.

ACTION 9:

Motion was made by Councilmember Pedersen and duly seconded, to amend Council Bill 119784, as shown on Attachment 6 to the Minutes.

ACTION 10:

By unanimous consent, the proposed amendment in Action 9 was withdrawn.

ACTION 11:

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 119784.

ACTION 12:

Motion was made by Councilmember Pedersen and duly seconded, to amend Council Bill 119784, as shown on Attachment 7 to the Minutes.

The Motion failed by the following vote:

In Favor: 1 - Pedersen

Opposed: 8 - González, Herbold, Juarez, Lewis, Morales, Mosqueda,
Sawant, Strauss

ACTION 13:

Motion was made and duly seconded to pass Council Bill 119784 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: 9 - González , Herbold, Juarez, Lewis, Morales, Mosqueda, Pedersen, Sawant, Strauss

Opposed: None

4. [CB 119780](#) **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.**

Motion was made and duly seconded to pass Council Bill 119780.

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

5. [CB 119782](#) **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.**

Motion was made and duly seconded to pass Council Bill 119782.

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

6. [CB 119781](#) **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.**

Motion was made and duly seconded to pass Council Bill 119781.

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 5:13 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on May 11, 2020.

M. Lorena González, Council President of the City Council

Monica Martinez Simmons, City Clerk

Att 1 - Action 2 of CB 119784

Att 2 - Action 3 of CB 119784

Att 3 - Action 4 of CB 119784

Att 4 - Action 6 of CB 119784

Att 5 - Action 8 of CB 119784

Att 6 - Action 9 of CB 119784

Att 7 - Action 12 of CB 119784

Att 1 – Action 2 of CB 119784

Legislative Finding I: Amend the following as shown:

I. ~~On March 14, 2020,~~ Mayor Durkan signed an emergency order, amended by the Council in Resolution 31938 on March 16, 2020, 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.

Att 1 – Action 2 of CB 119784

Section 22.206.160.C.9.a.1: Amend the following as shown:

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

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.

Section 22.206.160.C.9. Amend the following as shown:

9.

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 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 units.

Att 3 – Action 4 of CB 119784

9.

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 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 or the tenant has submitted a declaration or self-certification asserting the tenant has suffered a financial hardship and is therefore unable to pay rent.

Section 22.206.160.C.9. Amend the following as shown:

9.

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 ~~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 or~~ the tenant has submitted a declaration or self-certification asserting the tenant has suffered a financial hardship and is therefore unable to pay rent.

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.~~

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 4: Amend the following as shown:

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. Within two months of the effective date of this ordinance and for every subsequent two-month period while this ordinance is in effect, the Seattle Department of Construction and Inspections (SDCI) and the Office of Housing (OH) shall provide to the City Council a written report assessing the effectiveness and impacts of this ordinance. The report may include:

A. The number of residential evictions initiated during the effective period of this ordinance compared to the same time period in 2019;

B. The number of households that successfully use this ordinance as a defense against eviction; and

C. Any other available information SDCI and OH deem relevant to assess the effectiveness and impact of this legislation.

Section ~~4~~5. 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.

Att 6 – Action 9 of CB 119784

Section ~~56~~. 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.I of the Charter of the City.

Section 4: Amend the following as shown:

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. Within two months of the effective date of this ordinance and for every subsequent two-month period while this ordinance is in effect, the Seattle Department of Construction and Inspections (SDCI) and the Office of Housing (OH) shall provide to the City Council a written report assessing the effectiveness and impacts of this ordinance. The report may include:

A. The number of residential evictions initiated during the effective period of this ordinance compared to the same time period in 2019;

B. The number of households that successfully use this ordinance as a defense against eviction, which should include the number of households that ~~made a good faith effort to seek financial assistance or~~ self-certified or made a declaration as to their financial need; and

C. Any other available information SDCI and OH deem relevant to assess the effectiveness and impact of this legislation.

Section ~~4~~5. 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 ~~56~~. 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.I of the Charter of the City.



Legislation Text

File #: IRC 254, Version: 1

May 11, 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

Record No.	Title	Committee Referral
<u>By: Mosqueda</u>		
1. CB 119789	AN ORDINANCE appropriating money to pay certain audited claims for the week of April 27, 2020 through May 1, 2020 and ordering the payment thereof.	City Council
<u>By: Strauss</u>		
2. CB 119790	AN ORDINANCE approving and confirming the plat of "Northline Townhomes" in the portions of Southwest Quarter of Southwest Quarter of Section 21, Township 26 North, Range 4 East, W.M. in King County, Washington.	City Council



Legislation Text

File #: CB 119789, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE appropriating money to pay certain audited claims for the week of April 27, 2020 through May 1, 2020 and ordering the payment thereof.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Payment of the sum of \$21,945,728.82 on PeopleSoft 9.2 mechanical warrants numbered 4100335395 - 4100337733 plus manual or cancellation issues for claims, E-Payables of \$49,399.95 on PeopleSoft 9.2 9100006190 - 9100006242 and Electronic Financial Transactions (EFT) in the amount of \$156,449,150.98 are presented for ratification by the City Council per RCW 42.24.180.

Section 2. Payment of the sum of \$49,439,672.92 on City General Salary Fund mechanical warrants numbered 51333685- 51334197 plus manual warrants, agencies warrants, and direct deposits numbered 190001 - 192722 representing Gross Payrolls for payroll ending date April 28, 2020 as detailed in the Payroll Summary Report for claims against the City which were audited by the Auditing Committee and reported by said committee to the City Council May 7, 2020 consistent with appropriations heretofore made for such purpose from the appropriate Funds, is hereby approved.

Section 3. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 4. 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 11th day of May 2020, and signed by me in open session in authentication of its passage this 11th 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 Simmons, City Clerk

(Seal)



Legislation Text

File #: CB 119787, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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.

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, the Governor of Washington has further required the closure of all non-essential places of work; and

WHEREAS, such a ban and closure 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

WHEREAS, evictions can lead to long-term economic impact to individuals, families, and the City; and

WHEREAS, the Mayor issued an emergency order creating a moratorium on residential evictions that could last through the end of the civil emergency or until May 15, 2020, whichever is earlier; 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 is aware that the unprecedented nature of the COVID-19 pandemic is affecting renters in unprecedented ways, including an inability to pay rent and satisfy rental obligations that would not have happened if not for the COVID-19 emergency; and

WHEREAS, evictions occurring during and after the COVID-19 pandemic are likely the result of pandemic-related issues, are unlikely to be predictive of how renters behave under non-pandemic circumstances and should therefore not be used to prevent renters from moving or finding new housing; and

WHEREAS, the Council recognizes the impact of regulating the use of evictions related to the COVID-19 emergency 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 the state of emergency; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council ("Council") finds and declares that:

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 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 or otherwise acting on a termination notice and creating a defense to an eviction action that would occur during the moratorium, except if the eviction action or notice is due to actions by the tenant constituting an imminent threat to the health or safety of neighbors, the landlord, or the tenant's or landlord's household members.

J. On March 16, 2020, Washington Governor Jay Inslee mandated the immediate two-week closure of all restaurants, bars, entertainment, and recreational facilities and amended his emergency order to prohibit gatherings of 50 people or more.

K. 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.

L. On March 23, 2020, Governor Inslee announced a “Stay-Home” order that required that all non-essential businesses be closed and banned all gatherings for two weeks.

M. On April 2, 2020, Governor Inslee extended the “Stay Home Stay Healthy” order until May 4.

N. On April 6, Governor 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, Governor Inslee extended until June 4 the statewide moratorium on evictions 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, rent where access to the unit was prevented as a result of COVID-19, 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. As of April 21, 2020, cases of COVID-19 in King County shelters and housing for people experiencing homelessness were rising and had reached 112 people, with one death in a quarantine facility, an increase from the 27 confirmed cases on April 7.

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 during the emergency and contribute to future homelessness after the emergency is over.

Y. Use of eviction history and eviction-related records occurring during and after the COVID-19 emergency to deny tenancy could contribute to more housing instability and increase individuals and families entering homelessness. This would increase the density in shelters or encampments, thus increasing the exposure of those residents to unsafe living conditions or living conditions that do not allow self-distancing or provide consistent access to locations for handwashing or other hygiene facilities.

Z. Prohibiting the use of any eviction records related to the COVID-19 pandemic to deny tenancy is necessary as an additional step to protect public health to support access to stable housing, decrease the likelihood that individuals and families will fall into homelessness, and decrease exposure while the COVID-19 emergency exists.

AA. Because the Mayor’s moratorium on evictions ends May 15, 2020 and Governor Inslee’s moratorium on eviction ends June 4, 2020, this legislation needs immediate effectiveness to ensure that tenants are protected from the use of this eviction history in finding future housing.

BB. 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.

CC. By reason of the findings set out above, this legislation is necessary in response to the COVID-19 public health emergency.

Section 2. The title of Chapter 14.09 of the Seattle Municipal Code, enacted by Ordinance 125393, is amended as follows:

Chapter 14.09 USE OF ((CRIMINAL)) SCREENING RECORDS IN HOUSING

Section 3. Section 14.09.005 of the Seattle Municipal Code, enacted by Ordinance 125393, is amended as follows:

14.09.005 Short title

This Chapter 14.09 shall constitute the "Fair Chance Housing and Eviction Records Ordinance" and may be cited as such.

Section 4. Section 14.09.010 of the Seattle Municipal Code, enacted by Ordinance 125393, is amended as follows:

14.09.010 Definitions

* * *

"Dwelling unit" has the meaning as defined in Section 22.204.050.D.

"Eviction history" means information disclosing 1) that an unlawful detainer action was filed pursuant to chapter 59.12 RCW or 2) that the landlord notified the tenant of the landlord's intent to evict the tenant, including notices issued pursuant to chapter 59.12 or 59.18 RCW.

* * *

Section 5. Section 14.09.020 of the Seattle Municipal Code, last amended by Ordinance 125515, is amended as follows:

14.09.020 Notice to prospective occupants and tenants

Notice of the requirements of this Chapter 14.09 shall be written on all applications for rental properties. The written notice shall state that the landlord is prohibited from requiring disclosure, asking about, rejecting an

applicant, or taking an adverse action based on any arrest record, conviction record, or criminal history, except for registry information as described in subsections 14.09.025.A.3, 14.09.025.A.4, and 14.09.025.A.5, and subject to the exclusions and legal requirements in Section 14.09.115. If a landlord screens prospective occupants for registry information, the written notice shall also include this screening criteria and must inform applicants that they may provide any supplemental information related to an individual's rehabilitation, good conduct, and facts or explanations regarding their registry information. The written notice shall also contain the following information: the landlord is prohibited from taking an adverse action against a tenant based on eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020, and that the Seattle Office for Civil Rights is the department that will enforce any violations of this ordinance. ((The Department shall adopt a rule or rules to enforce this Section 14.09.020.))

Section 6. A new Section 14.09.026 is added to the Seattle Municipal Code as follows:

14.09.026 Prohibited use of COVID-19-related eviction records

A. No landlord may take an adverse action against a prospective or existing tenant or occupant or a member of the tenant or occupant's household based on any eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020 unless the unlawful detainer action or action on a termination notice is due to actions by the tenant constituting an imminent threat to the health or safety of neighbors, the landlord, or the tenant's or landlord's household members, subject to the exclusions and legal requirements in subsections 14.09.115.A, 14.09.115.B, 14.09.115.E, and 14.09.115.F.

B. The City intends that any eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020, unless the unlawful detainer action or action on a termination notice is due to actions by the tenant constituting an imminent threat to the health or safety of neighbors, the landlord, or the tenant's or landlord's household members, should be considered good cause for

an order of limited dissemination pursuant to RCW 59.18.367(1)(c).

Section 7. Section 14.09.030 of the Seattle Municipal Code, enacted by Ordinance 125393, is amended as follows:

14.09.030 Retaliation prohibited

* * *

B. No person shall take any adverse action against any person because the person has exercised in good faith the rights protected under this Chapter 14.09. Such rights include but are not limited to the right to fair chance housing and regulation of the use of criminal history in housing by this Chapter 14.09; regulation of the use of eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020; the right to make inquiries about the rights protected under this Chapter 14.09; the right to inform others about their rights under this Chapter 14.09; the right to inform the person's legal counsel or any other person about an alleged violation of this Chapter 14.09; the right to file an oral or written complaint with the Department for an alleged violation of this Chapter 14.09; the right to cooperate with the Department in its investigations of this Chapter 14.09; the right to testify in a proceeding under or related to this Chapter 14.09; the right to refuse to participate in an activity that would result in a violation of City, state, or federal law; and the right to oppose any policy, practice, or act that is unlawful under this Chapter 14.09.

* * *

Section 8. 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 immediate preservation of the public peace, health and safety.

Section 9. 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/684-5382	

** 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 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.

Summary and background of the Legislation: Many landlords use eviction history as a way to evaluate a tenant and can use this history to deny tenancy. Evictions occurring during and within 6 months after the end of the Mayor’s civil emergency proclamation may increase because of the financial and other impacts from the emergency. Given that this is an unprecedented pandemic with unique implications, evictions occurring during this period should not be used as an accurate prediction of whether a person is a good tenant. As such, this bill prohibits landlords from using any eviction history (except where it is based on a tenant’s actions that constitute an imminent threat to the health or safety of neighbors, the landlord, or the tenant’s or landlord’s household members) deny tenancy.

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?

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 landlords can use eviction history from during the COVID-19 emergency, it could lead to further evictions, which may lead to homelessness and a larger cost to the City of addressing it.

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.).

It will be enforced by the Office for Civil Rights.

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.

No.

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.

NA

List attachments/exhibits below:

May 5, 2020

MEMORANDUM

To: Seattle City Councilmembers
From: Asha Venkataraman, Analyst
Subject: Council Bill 119787: Limited Use of Eviction History

On Monday, May 11, 2020, the Council is expected to vote on [Council Bill \(CB\) 119787](#), which would amend Seattle Municipal Code (SMC) [Section 14.09](#) to regulate use of eviction history when evaluating rental applications. CB 119787 would prohibit landlords from using eviction history occurring during and six months after Mayor Durkan's [March 3, 2020 Proclamation of Civil Emergency](#) as the basis to deny tenancy. CB 119787 would be effective immediately if passed by a three-quarters vote of the Council and signed by the Mayor. This memorandum provides background on this legislation and describes the bill and its impacts.

Background

In response to developments regarding the spread, transmission, and contraction of COVID-19 in Washington State and the Seattle region, Mayor Durkan proclaimed a [civil emergency](#) on March 3, 2020. Governor Inslee has issued a series of emergency orders intended to slow COVID-19, including restricting the size of public gatherings and limiting operations of bars and restaurants. These restrictions, among others, reduce work and cause loss of income for workers in multiple industries, including the service and entertainment industries, and are causing widespread economic impacts.

The economic and other disruptions from COVID-19 increase the likelihood that tenants will become more vulnerable to evictions. To address the specific difficulties faced by tenants, Governor Inslee issued, then extended and expanded a [statewide eviction moratorium](#) through June 4. Mayor Durkan issued an [Emergency Order](#) that places a moratorium on residential evictions and provides a defense to evictions if an eviction action occurs during this moratorium period, currently extended to be effective through June 4. However, neither these orders, nor any other federal, state, or local actions currently account for how to address the consequences of evictions that will move forward after these protections expire.

Landlords normally use eviction history (also described as unlawful detainer actions) as an indicator of whether a prospective occupant will be a good tenant. [State law](#) allows consumer reporting agencies to report a person's evictions seven years prior to the report, and this information can be transmitted to the landlord or used in the agency's scoring to recommend whether a landlord should accept a prospective occupant as a tenant. The use of eviction history as an indicator of good tenancy is premised on a belief about how tenants behave under normal, or at least, non-pandemic conditions. However, in the current COVID-19 emergency, tenants are facing unprecedented circumstances which affect how they balance the obligations

of a tenancy with other considerations. Evictions occurring during and within the six months after the pandemic may not be the most accurate indicator of how a tenant will behave in future tenancies that do not occur in the midst of a public emergency.

CB 119787

This legislation would prohibit landlords from taking an adverse action against a tenant based on prior notices or evictions that occur during or within the six months following the end of the civil emergency, unless the eviction is due to actions by the tenant that constitute an imminent threat to the health or safety of neighbors, the landlord, or the tenant's or landlord's household members. CB 119787 amends SMC 14.09 to make the following changes:

1. Amends the chapter name and short title of the chapter to reference eviction records.
2. Amends the definitions section (SMC 14.09.010) to define "eviction history" as information disclosing (1) that an unlawful detainer action was filed pursuant to chapter [59.12 RCW](#) or (2) that the landlord notified the tenant of the landlord's intent to evict the tenant, including notices issued pursuant to chapter 59.12 or [59.18 RCW](#).
3. Amends SMC 14.09.020 and 14.09.030 related to noticing requirements and retaliation. Landlords would be required to update the written notice they must already provide on rental applications to contain information about this protection (SMC 14.09.020). Landlords would also be prohibited from retaliating against tenants who exercise their rights pursuant to CB 119787 (SMC 14.09.030).
4. Adds a new subsection (SMC 14.09.026.A) describing the new prohibition, subject to most of the exclusions and legal requirements currently in Chapter 14.09, including that:
 - State and federal law supersede City law in the event of a conflict (14.09.115.A);
 - The Chapter does not apply to federally assisted housing providers who are required to deny tenancy subject to federal regulations (14.09.115.B);
 - Nothing in Chapter 14.09 discourages or prohibits landlords from using more generous screening policies than required by the law (14.09.115.E); and
 - No private right of action arises from these protections (14.09.115.F).

However, unlike fair chance housing, the provisions of this bill would apply when owners or subleasing or subrenting tenants occupy part of a single-family dwelling unit (14.09.115.C) and where an owner or person entitled to possession maintains a permanent residence, home, or abode on the same lot as an accessory dwelling unit (ADU) or detached accessory dwelling unit (DADU) that is being rented, subrented, or subleased (14.09.115.C).

5. Adds a new subsection (SMC 14.09.026.B), signaling to a court that eviction history occurring during and six months after the end of the Mayor's civil emergency (except for when the eviction is due to actions by the tenant that constitute an imminent threat to the health or safety of neighbors, the landlord, or the tenant's or landlord's household

members) should be considered good cause for an order of limited dissemination under [state law](#). An eviction subject to an order of limited dissemination means that a tenant screening service provider cannot disclose the existence of the unlawful detainer action in a tenant screening report or use the unlawful detainer action as a factor in determining any score or recommendation in a tenant screening report.

Next Steps

Central Staff will address questions and prepare amendments, if requested from Councilmembers, for consideration at the Council meeting on May 11.

cc: Kirstan Arestad, Executive Director
Aly Pennucci, Supervising Analyst

Amendment 1
to
CB 119787 – Limited use of eviction history
Sponsor: CM Morales
Technical amendments and streamlining language

Section 14.09.026: Amend the following as shown:

14.09.026 Prohibited use of COVID-19-related eviction ~~history records~~

A. No landlord may take an adverse action against a prospective or existing tenant or occupant or a member of the tenant or occupant’s household based on any eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020 unless ~~that eviction history the unlawful detainer action or action on a termination notice~~ is due to actions by the tenant constituting an imminent threat to the health or safety of neighbors, the landlord, or the tenant’s or landlord’s household members, subject to the exclusions and legal requirements in subsections 14.09.115.A, 14.09.115.B, 14.09.115.E, and 14.09.115.F.

B. The City intends that any eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020 ~~should be considered good cause for an order of limited dissemination pursuant to RCW 59.18.367(1)(c), unless the unlawful detainer action or action on a termination notice that eviction history~~ is due to actions by the tenant constituting an imminent threat to the health or safety of neighbors,

the landlord, or the tenant's or landlord's household members, ~~should be considered good cause for an order of limited dissemination pursuant to RCW 59.18.367(1)(c).~~

Section 14.09.030: Amend the following as shown:

14.09.030 Retaliation prohibited

* * *

B. No person shall take any adverse action against any person because the person has exercised in good faith the rights protected under this Chapter 14.09. Such rights include but are not limited to the right to fair chance housing and regulation of the use of criminal history in housing by this Chapter 14.09; ~~the right to limited regulation of the use by others~~ of eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020; the right to make inquiries about the rights protected under this Chapter 14.09; the right to inform others about their rights under this Chapter 14.09; the right to inform the person's legal counsel or any other person about an alleged violation of this Chapter 14.09; the right to file an oral or written complaint with the Department for an alleged violation of this Chapter 14.09; the right to cooperate with the Department in its investigations of this Chapter 14.09; the right to testify in a proceeding under or related to this Chapter 14.09; the right to refuse to participate in an activity that would result in a violation of City, state, or federal law; and the right to oppose any policy, practice, or act that is unlawful under this Chapter 14.09.

Asha Venkataraman

Date: May 11, 2020

Version: 1

Effect: These amendments make the original language of the Section title more accurate and conform the new text regarding retaliation to the existing text.

Amendment 2
to
CB 119787 – Limited use of eviction history
Sponsor: CM Morales
Adding a rebuttable presumption

Section 14.09.026: Amend the following as shown:

A. No landlord may take an adverse action against a prospective or existing tenant or occupant or a member of the tenant or occupant’s household based on any eviction history occurring during or within six months after the end of the civil emergency proclaimed by Mayor Durkan on March 3, 2020 unless the unlawful detainer action or action on a termination notice is due to actions by the tenant constituting an imminent threat to the health or safety of neighbors, the landlord, or the tenant’s or landlord’s household members, subject to the exclusions and legal requirements in subsections 14.09.115.A, 14.09.115.B, 14.09.115.E, and 14.09.115.F. For purposes of this subsection 14.09.026.A, if eviction history that the landlord is not permitted to consider appears in information given to a landlord and a landlord takes an adverse action against the person who is the subject of the eviction history, there is a rebuttable presumption that the adverse action was taken on the basis of eviction history that the landlord is not permitted to consider under this subsection 14.09.026.A.

Effect: This amendment adds a rebuttable presumption in favor of a tenant if the landlord sees information they are not permitted to consider and takes an adverse action.



Legislation Text

File #: CB 119788, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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.

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 (keeping at least 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 that tenants will have difficulty paying rent; 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 that the timing of when such impacts will cause tenants

to be unable to pay rent will vary; and

WHEREAS, mitigating the housing and economic impacts of the COVID-19 outbreak is in the interest of the City and its residents; and

WHEREAS, the Mayor signed an emergency order, amended by the Council in Resolution 31938 on March 16, 2020, creating a moratorium on residential evictions that could last through the end of the civil emergency or until May 15, 2020, whichever is earlier; and

WHEREAS, the Governor has issued an eviction moratorium extending to June 4, 2020 including a prohibition on treating unpaid rent as enforceable debt unless a landlord offered and a tenant refused a payment plan; and

WHEREAS, allowing tenants to pay rent in installments without penalty or interest will help people to stay housed, provide housing stability, and help prevent homelessness resulting from eventual eviction for non-payment of rent; 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.

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 allowing installment rent payments 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 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. Mayor Durkan signed an emergency order, amended by the Council in Resolution 31938 on March

16, 2020, creating a moratorium on residential evictions 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 or otherwise acting on a termination notice and creating a defense to an eviction action that would occur during the moratorium, except if the eviction action or notice is due to actions by the tenant constituting an imminent threat to the health or safety of neighbors, the landlord, or the tenant's or landlord's household members.

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, Washington Governor Jay 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 Federal Reserve's 2018 Survey of Household Economics and Decision Making found that 40 percent of adults, if faced with an unexpected expense of \$400 would not be able to cover that expense and that over 20 percent of adults are not able to pay all of their current month's bills in full.

U. 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.

V. 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.

W. 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.

X. Requiring that tenants be allowed to pay rent in installments because of difficulties arising during and from the COVID-19 pandemic is immediately necessary to protect public health, support stable housing, and decrease the likelihood that individuals and families will fall into homelessness.

Y. 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.

Z. By reason of the findings set out above, this legislation is necessary in response to the COVID-19 public health emergency.

Section 2.

A. A tenant who fails to pay rent when due during, or within six months after the termination of, the civil emergency proclaimed by Mayor Durkan on March 3, 2020, may elect to pay such overdue rent in installments. The tenant shall pay one month or less of overdue rent in three consecutive, equal monthly installments. The tenant shall pay over one month and up to two months of overdue rent in five consecutive,

equal monthly payments. The tenant shall pay over two months of overdue rent in six consecutive, equal monthly payments. Any remainder from an uneven division of payments will be part of the last payment. The tenant may propose an alternative payment schedule, which, if the landlord agrees to it, shall be described in writing and signed by the tenant and landlord and deemed an amendment to any existing rental agreement.

B. No late fee, interest, or other charge due to late payment of rent shall accrue during, or within one year after the termination of, the civil emergency proclaimed by Mayor Durkan on March 3, 2020.

C. If a landlord issues a notice to terminate tenancy for nonpayment of rent that was due during, or within six months after the termination of, the civil emergency proclaimed by Mayor Durkan on March 3, 2020, the notice must contain the following statement: “City law entitles you to pay overdue rent in installments. If your landlord does not accept payment according to the installment schedule, you may raise this as a defense to eviction in court.” It is a defense to eviction if the notice does not contain the required information.

D. An award of attorneys’ fees and statutory court costs to a landlord arising from an eviction proceeding raising defenses authorized by this ordinance is prohibited unless otherwise allowed by law.

E. Failure of the owner to accept payment under the installment schedule provided in subsection 2.A of this ordinance is a defense to eviction.

Section 3. 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 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 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 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.

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, this bill allows tenants to pay overdue rent in installments to their landlord.

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 tenants cannot pay their overdue rent in installments, it could lead to an increase in evictions due to non-payment of rent, even though the cause of the failure to pay rent is the COVID-19 emergency, which could lead to further impact on the economy and housing stability.

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 at a minimum be affected by questions about this legislation.

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 6, 2020

MEMORANDUM

To: Seattle City Councilmembers
From: Asha Venkataraman, Analyst
Subject: Council Bill 119788: Emergency Legislation for Rental Payment Plans

On Monday, May 11, 2020, the Council is expected to vote on [Council Bill \(CB\) 119788](#), a “substitute” for [Council Bill 119762](#) (“original” bill). The original bill would have allowed a tenant who is unable to pay timely rent because of the COVID-19 emergency during and six months after the end of the [March 3, 2020 Proclamation of Civil Emergency](#) to pay late rent on an installment schedule. To address the effects of an amendment that modifies the reason for which a tenant can use the payment plan, a title change was necessary, requiring the introduction of the substitute bill. The substitute bill would not require the tenant to show that their inability to pay rent is connected to the COVID-19 emergency.

The [March 27, 2020 Central Staff memo](#) describes the background and substance of the original bill as introduced. This memorandum briefly describes the original bill, highlights the differences between that proposal and the substitute bill, and explains the impact of the Governor’s [expanded and extended order](#) relating to tenancies. Mayor Durkan’s [residential eviction moratorium](#) does not reference payment plans and does not impact this bill.

Attachment A to this memo provides a redline comparison of the original bill and the substitute bill for your reference.

CB 119762 (Original Bill)

The original bill would allow tenants to pay overdue rent in installments on a payment schedule. It would allow installment plans for overdue rent:

- If the overdue rent is incurred during or within six months after the end of the civil emergency proclaimed by the Mayor on March 3; and
- If the failure to pay rent is the result of any of the following, caused by the COVID-19 emergency:
 - illness;
 - loss or reduction of income;
 - loss of employment;
 - reduction in compensated hours of work;
 - business or office closure;
 - a need to miss work to care for a family member or child, where that care is uncompensated; or
 - other similar loss of income.

The proposal would allow the landlord and tenant to negotiate a written payment schedule subject to the following parameters:

- The schedule may not require the tenant to pay more than one-third of the monthly or periodic rent when it is due unless the tenant agrees; and
- Any overdue rent is made current to the landlord within one year after the end of the civil emergency proclaimed by the Mayor on March 3.

Lastly, no late fees, interest, or other charges due to late payment of rent can accrue during or within six months after the end of the civil emergency proclaimed by the Mayor on March 3.

Changes from CB 119762

The substitute bill would provide a tenant the ability to use an installment plan to pay back late rent, but changes the provisions of the original bill in the following ways:

1. The original bill would allow use of the payment plan 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 the use of a payment plan for any reason rent is late; 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 that their rent was late 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. This change also necessitated the change in title from the original bill, as it described the use of the payment plan as directly related to inability to pay timely rent because of the COVID-19 emergency.
2. The provisions regarding the installment schedule in the original bill set a floor upon which a landlord and tenant could build a payment plan, stating that the schedule could not require the tenant to pay more than one-third of the monthly or periodic rent when it is due unless the tenant agrees and that any overdue rent had to be fully paid within one year after the end of the civil emergency proclaimed by the Mayor on March 3. The substitute bill removes these provision and instead creates a default plan for tenants and landlord to follow, with the option that a tenant can propose an alternative plan, and upon the landlord's acceptance, the signed, written agreement would be deemed as an amendment to the rental agreement. The default plan requires that if the tenant is overdue on a specific amount of rent, they must pay it back in set, consecutive, equal monthly installments as follows:
 - Up to one month or less of rent must be paid back in three installments;
 - Over one month and up to two months of rent must be paid back in five installments; and
 - Over two months of rent must be paid back in six installments.

3. The original bill states that no late fees, interest, or other charges due to late payment of rent can accrue during or within six months after the end of the civil emergency proclaimed by the Mayor on March 3. Councilmember Herbold proposed the prohibition of fees and interest for a year to provide tenants a longer period of time to recover from the COVID-19 emergency without having to account for additional interest or other fees associate with non-payment of rent.

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:

Defense to eviction

The substitute bill includes a provision that makes a landlord's failure to accept payment under the installment schedule in the bill or otherwise proposed by the tenant and agreed upon a defense to eviction.

Notice

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.

Attorneys' Fees

Unless allowed by state law, awards of attorneys' fees to landlords are prohibited if arising from an eviction proceeding where the tenant uses one of the defenses described in the bill. 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, include new developments occurring since the original bill was introduced, and clearly state compliance with Governor's Order 20-28 regarding the Open Public Meetings Act.

Severability

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.

Relationship to the Governor’s Extended and Expanded Evictions Order

On March 16, Governor Inslee extended his existing eviction moratorium and expanded the order to include a variety of other protections. Two provisions in the order are similar to the protections in this bill. First, the order contains a prohibition against treating unpaid rent or other charges as enforceable debt unless “a landlord, property owner, or property manager who demonstrates by a preponderance of the evidence to a court that the resident was offered, and refused or failed to comply with, a re-payment plan that was reasonable based on the individual financial, health, and other circumstances of that resident.” Second, the order states that

Landlords, property owners, and property managers are prohibited from assessing, or threatening to assess, late fees for the non-payment or late payment of rent or other charges related to a dwelling or parcel of land occupied as a dwelling, and where such non-payment or late payment occurred on or after February 29, 2020, the date when a State of Emergency was proclaimed in all counties in Washington State.

Though these provisions describe rental payment plans and late fees, neither protection prohibits the City from creating a default payment plan nor from prohibiting late fees for one year after the end of the Mayor’s civil emergency.

Next Steps

The substitute bill is anticipated for a vote at the Council meeting on May 11, 2020. If passed by a 3/4 vote of the Council, it would go into effect immediately upon signature by the Mayor.

Attachments:

- A. Redline Comparison of CB 119762 and CB 119788

cc: Kirstan Arestad, Executive Director
Aly Pennucci, Supervising Analyst

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to residential rental agreements; allowing residential tenants to pay rent in installments when the tenant is unable to timely pay rent ~~because of the COVID-19 state of emergency~~; 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 World Health Organization on March 11, 2020; and

WHEREAS, self-distancing (keeping at least ~~six~~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 that tenants will have difficulty paying rent; 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 that the timing of when such impacts will cause tenants to be unable to pay rent will vary; and

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 WHEREAS, mitigating the housing and economic impacts of the COVID-19 outbreak is in the
2 interest of the City and its residents; and

3 WHEREAS, the Mayor signed an emergency order, amended by the Council in Resolution
4 31938 on March 16, 2020, creating a moratorium on residential evictions that could last
5 through the end of the civil emergency or until May 15, 2020, whichever is earlier; and

6 WHEREAS, the Governor has issued an eviction moratorium extending to June 4, 2020
7 including a prohibition on treating unpaid rent as enforceable debt unless a landlord
8 offered and a tenant refused a payment plan; and

9 WHEREAS, allowing tenants to pay rent in installments without penalty or interest will help
10 people to stay housed, provide housing stability, and help prevent homelessness resulting
11 from eventual eviction for non-payment of rent; and

12 WHEREAS, the Council intends that upon a tenant's successful assertion of a defense to
13 eviction, a court will prohibit the award of attorneys' fees to a landlord, regardless of
14 whether the court finds that the landlord or tenant is the prevailing party.

15 WHEREAS, on March 24, the National Multifamily Housing Council recommended, and some
16 landlords have adopted, a plan to support tenants by halting evictions for 90 days,
17 offering lease renewals without a rent increase, creating payment plans for overdue rent,
18 and waiving late fees; and

19 WHEREAS, the Council recognizes the impact of allowing installment rent payments on small
20 landlords and intends to assess the continuing need for such protections on a weekly
21 basis, in conjunction with consideration of the weekly reports requested from the Mayor
22 in Section 5 of Resolution 31937, which modified the Mayor's Proclamation of Civil
23 Emergency, beginning March 20, 2020; and

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 WHEREAS, the Council will continue to explore and implement strategies to support small
2 landlords during the state of emergency; NOW, THEREFORE,

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

4 Section 1. The City Council (“Council”) makes the following legislative findings of fact
5 and declarations:

6 A. In the exercise of the City of Seattle’s police powers, the City is granted authority to
7 pass regulations designed to protect and promote public peace, health, safety, welfare, and
8 prosperity.

9 B. On January 24, 2020, the Seattle Office of Emergency Management announced that
10 the first reported case in Washington and in the United States of novel coronavirus (COVID-19)
11 occurred in Snohomish County.

12 C. On February 28, 2020, Public Health – Seattle and King County announced the first
13 King County and United States death due to COVID-19 at Evergreen Hospital in Kirkland,
14 Washington.

15 D. On February 29, 2020, Washington Governor Jay Inslee declared a state of emergency
16 in response to new cases of COVID-19, directing state agencies to use all resources necessary to
17 prepare for and respond to the outbreak.

18 E. On March 3, 2020, Mayor Jenny Durkan issued a proclamation of civil emergency in
19 response to new cases of COVID-19, authorizing the Mayor to exercise the emergency powers
20 necessary for the protection of the public peace, safety, and welfare.

21 F. On March 11, 2020, Washington Governor Jay Inslee amended his emergency order to
22 prohibit gatherings of 250 people or more for social, spiritual and recreational activities

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 including, but not limited to, community, civic, public, leisure, faith-based, or sporting events;
2 parades; concerts; festivals; conventions; fundraisers; and similar activities.

3 G. On March 13, 2020, Washington Governor Jay Inslee amended his emergency order
4 closing all schools in King, Snohomish, and Pierce Counties through April 24, 2020 to apply
5 statewide.

6 H. On March 13, 2020, the U.S. President declared that the COVID-19 outbreak
7 constituted a national emergency.

8 I. ~~On March 14, 2020,~~ Mayor Durkan signed an emergency order- amended by the
9 Council in Resolution 31938 on March 16, 2020, creating a moratorium on residential evictions
10 ~~for non-payment of rent~~ through the earlier of the end of the civil emergency or 60 days after the
11 effective date of the emergency order, prohibiting a landlord from issuing a notice of termination
12 or initiating an eviction action ~~for non-payment of rent~~ or otherwise acting on a termination
13 notice, and creating a defense to ~~a pending~~ an eviction action ~~for non-payment of rent~~ that ~~the~~
14 ~~eviction~~ would occur during the moratorium, except if the eviction action or notice is due to
15 actions by the tenant constituting an imminent threat to the health or safety of neighbors, the
16 landlord, or the tenant's or landlord's household members.

17 J. On March 16, 2020, Washington Governor Jay Inslee mandated the immediate two-
18 week closure of all restaurants, bars, and entertainment, and recreational facilities and amended
19 his emergency order to prohibit gatherings of 50 people or more.

20 K. On March 17, 2020, Public Health – Seattle and King County confirmed 518 cases of
21 COVID-19, including 46 deaths, in King County.

22 L. On March 18, 2020, Washington Governor Jay Inslee announced a statewide
23 moratorium on evictions, prohibiting landlords from serving a notice of unlawful detainer for

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 default payment of rent and issuing a 20-day notice for unlawful detainer, unless the landlord
2 provides an affidavit stating that the action is believed necessary to ensure the health and safety
3 of the tenant or others.

4 M. On March 23, 2020, Washington Governor Jay Inslee announced a “Stay-Home Stay
5 Healthy” order that required that all non-essential businesses be closed and banned all gatherings
6 for two weeks, and on April 2, extended the order until May 4.

7 N. On April 6, 2020, Washington Governor Jay Inslee extended school closures through
8 the end of the 2019-2020 school year and prohibited most forms of in-person instruction through
9 June 19.

10 O. On April 16, 2020, Washington Governor Jay Inslee extended the statewide
11 moratorium on evictions until June 4, 2020 and expanded the order to: include more types of
12 dwelling situations; prohibit enforcement of agreements to vacate; prohibit a landlord from
13 assessing or threatening to assess late fees; prohibit rent where access to the unit was prevented
14 as a result of COVID-19; prohibit increased rent or deposits; and prohibit landlords from treating
15 unpaid rent and charges as enforceable debt unless the landlord demonstrates by a preponderance
16 of the evidence to a court that the resident was offered, and refused or failed to comply with, a
17 reasonable repayment plan that was reasonable based on the individual financial, health, and
18 other circumstances of that resident.

19 P. In light of COVID-19 spreading person-to-person and particularly between people who
20 are in close contact with one another, the Centers for Disease Control and Prevention (CDC) has
21 recommended that: those who are mildly ill self-isolate by staying home, avoiding public areas,
22 and avoiding transportation; sensitive populations avoid people who are sick; and everyone
23 practice self-distancing.

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 ~~NQ~~. Public Health – Seattle and King County has recommended that people at higher risk
2 of severe illness stay home and away from large groups of people as much as possible. People at
3 higher risk include people: over 60 years of age; with underlying health conditions, including
4 heart disease, lung disease, or diabetes; with weakened immune systems; and who are pregnant.

5 ~~OR~~. Public Health – Seattle and King County has recommended that employers take
6 steps to make it more feasible for their employees to work in ways that minimize close contact
7 with large numbers of people, including maximizing telecommuting options and maximizing
8 flexibility in sick leave benefits for those who are ill or at high risk.

9 ~~PS~~. The Washington State Legislature has declared a state policy to help residents who
10 are experiencing a temporary crisis in retaining stable housing to avoid eviction from their
11 homes, as expressed in Laws of 2019, ch. 356, § 1.

12 ~~QT~~. The Federal Reserve’s 2018 Survey of Household Economics and Decision Making
13 found that 40 percent of adults, if faced with an unexpected expense of \$400 would not be able
14 to cover that expense and that over 20 percent of adults are not able to pay all of their current
15 month’s bills in full.

16 ~~RU~~. The September 2018 Seattle Women’s Commission and the King County Bar
17 Association’s report *Losing Home: The Human Cost of Eviction in Seattle* (“Losing Home
18 Report”) found that the most disadvantaged groups face the highest likelihood of eviction.

19 ~~SY~~. The Losing Home report found that most evicted respondents became homeless, with
20 37.5 percent completely unsheltered, 25.0 percent living in a shelter or transitional housing, and
21 25.0 percent staying with family or friends. Only 12.5 percent of evicted respondents found
22 another apartment or home to move into.

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 ~~FW~~. The impacts of the emerging public health crisis on the economy, employment, job
2 retention, child care, and businesses may result in: workers being unable to go to work because
3 of illness; the need to care for children home from day care or school or for other family
4 members without paid sick or safe time; and reduced hours due to reduced demand, furlough, or
5 unemployment as businesses struggle during the state of emergency. These risks are
6 compounded especially for workers without paid sick or safe time, those in the “gig economy,”
7 and others without protections that help stabilize income. Historically disadvantaged populations
8 are already at greater risk of eviction.

9 ~~UX~~. Requiring that tenants be allowed to pay rent in installments because of difficulties
10 arising ~~for~~during and from the COVID-19 pandemic is immediately necessary to protect public
11 health, support stable housing, and decrease the likelihood that individuals and families will fall
12 into homelessness.

13 Y. Governor’s Proclamation 20-28 allows certain actions under the Open Public
14 Meetings Act for actions that are 1) necessary and routine; or 2) necessary in response to the
15 COVID-19 public health emergency.

16 Z. By reason of the findings set out above, this legislation is necessary in response to the
17 COVID-19 public health emergency.

18 Section 2. ~~Effective immediately, the following provisions are in effect while the~~
19 ~~protections in the ordinance introduced as Council Bill 119761 are in effect.~~

20 A. A tenant who fails to pay rent when due during ~~and, or~~ within six months after the
21 ~~end~~termination of, the civil emergency proclaimed by Mayor Durkan on March 3, 2020 ~~because~~
22 ~~of illness; loss or reduction of income; loss of employment; reduction in compensated hours of~~
23 ~~work; business or office closure; a need to miss work to care for a family member or child,~~

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 ~~where that care is uncompensated; or other similar loss of income due to the civil emergency~~
2 ~~proclaimed by the Mayor on March 3, 2020~~, may elect to pay such overdue rent in installments
3 ~~during that period on a payment schedule. A written installment payment schedule shall be~~
4 ~~negotiated between the landlord and tenant, provided that 1) the schedule may not require the~~
5 ~~tenant to pay more than 1/3 of the monthly or periodic rent when otherwise due unless agreed by~~
6 ~~the tenant, and 2) rent in arrears shall be paid in full to the landlord no later than one year after~~
7 ~~the end of the civil emergency. The tenant shall pay one month or less of overdue rent in three~~
8 ~~consecutive, equal monthly installments. The tenant shall pay over one month and up to two~~
9 ~~months of overdue rent in five consecutive, equal monthly payments. The tenant shall pay over~~
10 ~~two months of overdue rent in six consecutive, equal monthly payments. Any remainder from an~~
11 ~~uneven division of payments will be part of the last payment. The tenant may propose an~~
12 ~~alternative payment schedule, which, if the landlord agrees to it, described in writing and signed~~
13 ~~by the tenant and landlord and deemed an amendment to any existing rental agreement.~~

14 B. No late fees, interest, or other charges due to late payment of rent shall accrue during,
15 or within ~~six months one year~~ after the ~~end termination~~ of, the civil emergency ~~proclaimed by~~
16 ~~Mayor Durkan on March 3, 2020.~~

17 C. ~~If a landlord issues a notice to terminate tenancy for nonpayment of rent that was due~~
18 ~~during, or within six months after the termination of, the civil emergency proclaimed by Mayor~~
19 ~~Durkan on March 3, 2020, the notice must contain the following statement: "City law entitles~~
20 ~~you to pay overdue rent in installments. If your landlord does not accept payment according to~~
21 ~~the installment schedule, you may raise this as a defense to eviction in court." It is a defense to~~
22 ~~eviction if the notice does not contain the required information.~~

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 Section 3. Based on the findings of fact set forth in Section 1 of this ordinance, the
2 Council finds and declares that this ordinance is a public emergency ordinance, which shall take
3 effect immediately and is necessary for the protection of the public health, safety, and welfare.

Attachment A - Redline Comparison of CB 119762 and CB 119788

1 Section 4. By reason of the findings set out in Section 1, and the emergency that is hereby
2 declared to exist, this ordinance shall become effective immediately upon its passage by a 3/4
3 vote of the Council and its approval by the Mayor, as provided by Article 4, subsection 1.1 of the
4 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.

8 _____
9 President _____ of the City Council

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 119788 – Rental Payment Plans
Sponsor: CM Herbold
Extending the amount of time for installment payments

Section 2.A: Amend the following as shown:

Section 2.

A. A tenant who fails to pay rent when due during, or within six months after the termination of, the civil emergency proclaimed by Mayor Durkan on March 3, 2020, may elect to pay such overdue rent in installments. The tenant shall pay one month or less of overdue rent in three consecutive, equal monthly installments. The tenant shall pay over one month and up to two months of overdue rent in ~~five~~ six consecutive, equal monthly payments. The tenant shall pay over two months of overdue rent in ~~six~~ twelve consecutive, equal monthly payments. Any remainder from an uneven division of payments will be part of the last payment. The tenant may propose an alternative payment schedule, which, if the landlord agrees to it, shall be described in writing and signed by the tenant and landlord and deemed an amendment to any existing rental agreement.

Effect: This amendment would extend the amount of time a tenant has to pay back more than one month's rent.



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:

Item	Fund Name and Number	Department	Budget Control Level	Amount
6.1	16600 - Office of Housing Fund	Executive (Office of Housing)	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 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 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)

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 non-profit 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

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 30-day 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.

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(l))

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:

Coordinated acquisitions: 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.

Yesler Terrace Cooperative Agreement: 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.

Tenant-based vouchers in Multifamily Tax Exemption (MFTE) units: 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.

Section 18 conversion of scattered sites: 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:

Harborview Medical Center – 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.

Western State Hospital – 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:

Area Agency on Aging 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.

Homeless Services and Intervention (HSI)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.

Housing Connector 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 <http://allhomekc.org/about/>.

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.

Table 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: http://allhomekc.org/about/ .
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.

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 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

	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

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

	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?	Homeless Need – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs Unaccompanied Youth Homeless Strategy
	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 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?	

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
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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 Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	All Home	Addressing the needs of persons experience homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. 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 Assessment of Fair Housing	Human Services Dept. - FG MU	The AFH Work Plan is fully integrated into the 2018-2022 Consolidated Plan as required by HUD. See http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf

Name of Plan	Lead Organization	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. http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/CentralArea/23rdAvenueUDF.pdf
Central Area Design Guidelines	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 Immigrant 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/BreakingBarriersandBuildingBridges.pdf
Ready To Work	Office of Immigrant 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) http://www.seattle.gov/rsji/resources
Seattle 2035: Growth Management 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. http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan
Waterfront Seattle	Office of Planning and Comm. Dev.	Supports goals directed towards equitable access to a healthy environment in the downtown waterfront area of Seattle. https://waterfrontseattle.org/overview

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Capitol Hill Design Guidelines	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/capitol-hill-design-guidelines-update
Chinatown International District Design Guidelines	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. https://www.seattle.gov/opcd/ongoing-initiatives/chinatown-international-district
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. https://www.seattle.gov/opcd/ongoing-initiatives/delridge-action-plan
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. https://www.seattle.gov/opcd/ongoing-initiatives/little-saigon-business-district
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. https://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach
University 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. https://www.seattle.gov/opcd/ongoing-initiatives/u-district-urban-design
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. https://www.seattle.gov/opcd/ongoing-initiatives/uptown-framework-for-the-future

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Equitable Development Initiative	Office of Planning and Comm. Dev.	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. http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EDImpPlan042916final.pdf
Housing Affordability & Livability Agenda (HALA)	Office of Planning and Community Development 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. http://www.seattle.gov/housing/levy/
Seattle Housing Levy Administrative and Financial	Office of Housing	Referenced in Consolidated Plan because of direct connection to Housing Funding Policies contained in the Levy Administrative & Financial plan. https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingLevy_A-F-Plan_2017-18.pdf
Seattle Housing Authority 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
Pathways Home	Human Services Department	Background and analysis of Seattle's homeless strategies and planned investments. Overlaps with Consolidated Plan Annual Action Plans. http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final_PH_1_Year.pdf
Open Space Plan	Parks	Includes plans for park improvements in economically distressed neighborhoods or sites. http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan
Community Center Strategic Plan	Parks	Includes plans for Community Center improvements in economically distressed neighborhoods or sites needing ADA improvements. http://www.seattle.gov/parks/about-us/policies-and-plans/community-center-strategic-plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Parks Asset Management 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 Recreation ADA Transition Plan	Parks	Includes plans and prioritization for park accessibility and ADA improvements, including in economically distressed neighborhoods. See Parks ADA Priority list attached in attachments. http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/ADA/SPR_ADA_Transition_Plan_2017_Update.pdf
Designation 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 Improvement 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. http://www.seattle.gov/financedepartment/1823adoptedcip/default.htm
2017-2018 City Families and Education Levy	Department of Education and Early Learning	Seattle voters approved the \$231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals: 1) Improve children's readiness for school; 2) Enhance students' academic achievement and reduce the academic achievement gap; and 3) decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school. http://www.seattle.gov/education/about-us/about-the-levy
City American with Disabilities Act survey	Finance and Administrative 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. http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Seattle/King County Area Agency on Aging State Plan	Human Services Department	http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area-Plan_2016-2019_MASTER-new.pdf
2016 Homeless Needs Survey	Human Services Department	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
Behavioral Risk Factor Surveillance data	Federal Centers for Disease Control	https://www.cdc.gov/brfss/index.html
2017 HIV/AIDS Quarterly Reports	King County Epidemiology 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
Monitoring Report: Affordability of Unsubsidized	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 Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2017 Homeless Inventory Count	HUD; filed by Human Services Department	2017 inventory of facilities serving homeless individuals, families and youth/young adults. See attached spreadsheet in the attachments to Consolidated Plan.
Levy to Move Seattle Work Plan	Seattle Dept. of Transportation	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 Workforce Development data	Office of Economic Development	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 https://www.psrc.org/vision-2040-documents
Fixed Broadband Deployment	Federal Communications Commission	Database and maps to help determine gaps in access to broadband services; https://broadbandmap.fcc.gov/#/
Flood Service Map Center	Federal Emergency Management 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 Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2016 Race & Social Justice Comm. Survey	Seattle Office of Civil Rights	http://www.seattle.gov/rsji/community/survey
2020 Moving to Work	Seattle Housing Authority	Annual Plan found at: https://www.seattlehousing.org/sites/default/files/2020_MTW_Plan_0.pdf
2020 Annual Budget	Seattle Housing Authority	https://www.seattlehousing.org/sites/default/files/Budget%20Book%20to%20Printer-reduced%20final-final.pdf
EDI Implementation Plan	OPCD	Guides investments and policy around equitable development and anti-displacement goals
Seattle Conservations Corps Needs Assessment	Parks	The Seattle Conservation Corps is a work program for homeless adults. SCC provides up to one year paid full time employment doing public works projects around the city. Corps Members receive wrap around services, housing support and job search assistance. SCC has been providing these services to homeless individuals since 1986. Every three years the SCC conducts a Community Needs Assessment. This includes surveys of people in Seattle experiencing homelessness, other service providers and 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 stand-alone 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 http://www.seattle.gov/Documents/Departments/HumanServices/CD

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

3	Focus Group	Minorities Non-targeted/broad community Neighborhood based Comm Orgs	<p>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 additional comment</p>	<p>To successfully address Levy priorities for housing in higher cost areas of opportunity, there were several recommendations for policies acknowledging higher costs. Similarly, higher costs were acknowledged as necessary to produce family-sized units. There was strong support for reduced leveraging requirements for homeless housing seeking rehabilitation funding.</p>	<p>There was discussion of making Home Repair funds available to community organizations, but these funds were determined to be more efficiently allocated via OHs existing Home Repair Program. The Foreclosure Prevention pilot program funds will be allocated by an administrator selected through a competitive process.</p>	<p>www.seattle.gov/housing/levy</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
			during its review and approval of the legislation.			

4	Focus Group	<p>Non-targeted broad community</p> <p>Neighborhood based Comm Org</p>	<p>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.</p>	<p>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.</p>	<p>The City received several broad responses that will inform housing planning and program activities in the future but were not applicable to the levy funding proposal.</p>	<p>www.seattle.gov/housing/levy</p>
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5	Focus Group	Non-targeted/broad community outreach	<p>The Office of Housing sought stakeholder input for the 2019-2020 update to the Housing Levy Administrative & Financial Plan and Housing Funding Policies. Affordable housing developers and other stakeholder’s forum to share ideas for potential policy or technical changes. Staff drafted updates, which were posted online and public 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</p>	<p>Permanent supportive housing providers requested clarifying language be added to the Affirmative Marketing and Community Preference policies to acknowledge their tenant referral requirements through the homeless Coordinated Entry for All (CEA) system. Affordable housing and community development advocacy organizations requested language be added throughout to emphasize coordination between the Office of Housing’s funding allocations and funds provided through the Equitable Development Initiative. All requested additions were considered and addressed in the final draft submitted to Council.</p>		<p>https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Data%20and%20Reports/Administrative-Financial%20Plan%20with%20Funding%20Policies.pdf</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
			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	Stakeholder groups	Non-targeted/broad community 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 implementation 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 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)
7	Applicant Outreach Meetings	Non-targeted broad community 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 communities	50+ stakeholders			

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)
9	Neighborhood 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	Community leaders, businesses, volunteers, staff implementing 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	Community leader, stakeholders for neighborhood 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 homelessness, 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 https://hrs.kc.nis.us/methods

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)
13	Community meeting	Community members advising on permitted encampments	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 https://www.seattle.gov/homelessness/city-permitted-villages
14	Community meeting	General community, 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	Expected Amount Available Year 3				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 Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,390,613	\$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 Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$820,644	\$0	\$0	\$820,644	\$1,641,288	Revenue projections for remainder of ConPlan, assume steady allocation.

Other	Public Local	Acquisition Economic Dev. Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Overnight shelter Permanent housing in facilities Permanent housing placement Public Improvements Public Services Rapid re- housing Rental Assistance Short term or transitional housing facilities Supportive services Transitional						Seattle and King County funds including General Funds; e.g. Seattle Housing Levy, Move Seattle Levy, Seattle Families Education Preschool and Promise Levy, Seattle Mandatory Housing Affordability Revenue, Seattle Park and Recreation
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 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 low-income 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 a 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 Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CPD: Increase homeless services	2018	2022	Homeless		AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes	CDBG: \$3,354,765 ESG: \$820,644 HOPWA: \$2,929,601	Homeless Person Overnight Shelter: 4,802 Persons Assisted Rental Assistance: 340 Households Assisted
2	CPD: Increase Small Business Assistance	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Lack Private Investment in Specific Neighbhds AFH: Lack of Educational/Employment Spprt for LMI	CDBG: \$1,363,675	Businesses assisted: 400

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

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

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

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

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	AFH: Services to those with different abilities	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Location & Type of Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access publicly supported 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		Other: 4

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

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

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

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

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

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

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

Table 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

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

AP-38 Project Summary

Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
HSD 2020 CDBG Administration and Planning	AFH: Equitable access and amenities throughout city			\$1,122,621
Description	<p>The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.</p>			
Target Date for Completion	12/31/2020			
Estimate the number and type of families that will benefit from the proposed activities	<p>The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts</p>			
Location Description	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104			
Planned Activities	<p>Provide internal staffing capacity to adequately and effectively manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information</p>			

	technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan.</td>			
HSD 2020 Homeless Services	CPD: Increase homeless services		AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures	\$3,354,765
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			

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	<p>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 230 residents. One subrecipient will receive operational support for approximately 50 HOPWA eligible tenants of in an apartment building.</p> <p>Allocation for 2019 funding will be used for service activities in 2020-2021</p>		
Goals	Tenant-based rental assistance / Rapid Rehousing 230 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 type of families that will benefit from the proposed activities	<p>Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income seniors and younger disabled adults. These persons are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts. It is estimated 550 homeowners in 2019 will be assisted with this minor home repair program, enabling the homeowner to stay in their home longer, as well as preserve older housing stock in Seattle. This program has been funded at the same level since 2014 with CDBG funding and historically assisted a majority of households of color throughout Seattle. Specifically, 67% of 556 households assisted in 2016 identified as households of color; 65% of 623 for 2015, 64% of 673 in 2014, and 65% of 682 in 2013, and 66% of 709 households in 2012. It is anticipated that a similar percentage of households assisted will also identify as households of color in 2019. Historically this program has assisted homeowners of which 85% identify as senior and of which over 60% are Female Heads of Household. Additionally, over 80% of the households have incomes that are half (50%) of Area Median Income; a 2-person household makes less than \$40,100 annually in 2018.</p>		
Location Description			

Planned Activities	<p>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.</p>
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 households will benefit from these proposed activities.			
Location Description	City-wide			
Planned Activities	24 fire panels will be replaced at Seattle Housing Authority properties serving approximately 1,300 people with incomes at or below 30% of AMI at move in, across 1,100 units.			
Goals	Rental units rehabilitated: 1,100			

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	<p>The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey).</p> <p>Programs and activities supported by these funds in the Office of Housing are specifically intended to address affordable housing needs that benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.</p>			
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	These funds will be used to provide direct assistance to low- and moderate-income (LMI) households to purchase existing homes. It is the goal of the City's Homebuyer Assistance Program to create access to housing stability and wealth building through provide access to affordable homeownership for LMI households in Seattle.		
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 issued to support the purchase of homes.		
Goals	Direct Financial Assistance to Homebuyers: 6		

<p>OH 2020 Rental Housing Preservation & Development</p>	<p>AFH/CPD: Preserve and increase affordable housing</p>	<p>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</p>	<p>\$5,390.613</p>
<p>Description</p>	<p>Provide financial assistance for the preservation and development of multifamily rental affordable housing. The Seattle Office of Housing will use the 2020 HOME allocation solely for the production of rental housing.</p>		
<p>Target Date for Completion</p>	<p>12/31/2022</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2018. An estimated 57 households will be assisted, of whom an estimated 20 will be homeless households.</p> <p>Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system.</p>		
<p>Location Description</p>			
<p>Planned Activities</p>	<p>Capital financing related to rehabilitation of 34 units of affordable rental housing for low-income households in the Delridge Neighborhood. Rental Housing Program staffing.</p>		

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	<p>Two staff people and 1 or 2 consultants will provide support, assistance and oversight in approximately 9 business districts. 200 small businesses are located within the business districts served with CDBG and benefit from the work.</p> <p>Seattle is experiencing rapid redevelopment, particularly in urban villages and business districts. Although some areas of Seattle have not seen the same level of redevelopment, particularly in areas of historic disinvestment, the rapid rise in real estate costs has pushed higher income people into these less-expensive areas and pushed lower-income residents and businesses out of Seattle. The projects in the Only in Seattle program focus on preventing displacement of small businesses of color. This is accomplished by organizing district stakeholders to create a shared vision, developing strategies to address priorities and intentionally reaching out to businesses and connecting them to services. This allows local businesses, property owners, residents and organizations to drive changes and develop local support for businesses.</p>			
Location Description				
Planned Activities	Racial Equity in Business Districts Project: This project includes supporting several business districts to conduct in-language outreach to local small businesses, to learn challenges they are facing and support with services. The project also includes a training cohort in racial equity and implicit bias to build awareness and provide tools for business district leaders to build more equitable organizations and practices. In 2020, approximately 3-5 business districts will receive outreach support and 15-20 business district leaders will receive training.			
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	<p>Approximately 145 small businesses will be supported with technical assistance.</p> <p>Approximately 5 small businesses will be supported with financing for tenant improvements</p> <p>Approximately 10 small businesses will be supported with working capital grants.</p>			
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 and placement for persons with limited English proficiency via a CBDO.		
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	<p>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.</p> <p>The EDI Fund addresses displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The EDI fosters community leadership and supports organizations to promote equitable access to housing, jobs, education, parks, cultural expression, healthy food and other community needs and amenities. The EDI Framework integrates people and place to create strong communities and people, as well as great places with equitable access. The Framework, with its equity drivers and outcomes, functions as an analytical tool to guide implementation to reduce disparities and achieve equitable outcomes for marginalized populations. The following are the indicators that inform the displacement Risk Index that EDI projects are focusing on:</p> <ol style="list-style-type: none"> 1. People of color: Percentage of population that is not non-Hispanic White 2. Linguistic isolation: Percentage of households in which no one 14 and over speaks English only or no one 14 and over speaks both a language other than English and English "very well" 3. Low educational attainment: Percentage of population 25 years or older who lack a Bachelor's degree 4. Rental tenancy: Percentage of population in occupied housing units that are renters 5. Housing cost-burdened households: Percentage of households with income below 80% of AMI that are cost burdened (> 30% of income on housing) and Percentage of households with income below 80% of AMI that are severely cost burdened (> 50% of income on housing) 6. Household income: Percentage of population with income below 200% of poverty level 7. Proximity to transit: Number of unique transit trips within 0.25-mile walking distance of a location 		

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

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 disproportionately serve people of color and other historically disadvantaged people. The residents within an approximate 1.5-mile radius of each park benefit from the improvements.			
Location Description	City-wide			
Planned Activities	Installation of up to 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	TBD			
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 2020 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 system-level improvements without being tied to specific geographic locales such as Transit Improvement that are primarily driven by urban planning and growth management principles but need to address disparate impact on people with different abilities, *regardless* of location.
2. The City's Economic Equity Development Initiative (EDI); 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 issue-specific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing JPAC, which SHA regularly consults on major policy issues, the Annual MTW 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 Regional 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 analyze HUD-provided maps and data, identify contributing factors that “cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs” by Federal protected class members (24 CFR 5.154a and 5.154d(4)). This data analysis combined with the input gained through multiple community engagement efforts to develop the Fair Housing Goals and Priorities integrated into this Assessment. The City and SHA have long been committed to the principles of equity and compliance with the Fair Housing Act of 1968 and related civil rights laws. People who live and work here in the public and private sectors of this city and region are known for a progressive approach to fair housing and equity issues.

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 <http://www.seattle.gov/Documents/Departments/HumanServices/Reports/2018-CAPER-final.pdf>

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

HUD requires the AFH to address prioritized Contributing Factors (which include public and private action or inaction regarding public policies, land use controls, tax policies affecting land zoning ordinances, growth limitations, etc.) by developing fair housing Goals and Objectives which the City adopted via the AFH; to eliminate or mitigate the fair housing issues and conditions identified in the community engagement and data analysis phases of the assessment. The City and SHA strategies to

address the "contributing factors" are detailed in the 2017 AFH Goals and Objectives Matrix that is attached to the 2018-22 Consolidated Plan as a supplemental document, see section AD-25. The following list highlights the City and SHA identified factors.

- Access to financial services
- Access to proficient schools for persons with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- The availability of affordable housing units in a range of sizes
- The availability, type, frequency and reliability of public transportation
- Community opposition
- Displacement of residents due to economic pressures
- Inaccessible buildings, sidewalks, pedestrian crossings, or other infrastructure
- Inaccessible government facilities or services
- Lack of community revitalization strategies
- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending Discrimination
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Siting selection, policies, practices and decisions for publicly supported housing
- Source of income discrimination

Discussion:

As the City and SHA proceed with implementation of the 2017 Assessment of Fair Housing Goals and Priorities it must take into consideration the following challenges which require balancing potentially competing strategies.

- HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not “prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities free from discrimination.” However, HUD

makes it clear that “for a balanced approach to be successful, it must affirmatively further fair housing...specific to local context, including the actions a program participant has taken in the past.”

- Jurisdictions are to balance place-based strategies (to create equity, reduce poverty and mitigate displacement risk) and housing mobility strategies (to encourage integration and provide people in protected classes more options for housing city-wide). HUD describes place-based strategies as “making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity” and “maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs.” Housing mobility strategies include “developing affordable housing in areas of opportunity to combat segregation and promote integration.”
- The challenge of influencing and/or changing policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.
- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low- and moderate-income people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.

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

AP-85 Other Actions – 91.220(k)

Introduction:

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 the start of the next program year and that has not yet been reprogrammed	\$2,505,838
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	\$2,505,838

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(l)(4)

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

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

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

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 faith-based 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 <http://allhomekc.org/about/>.

All Home brings together local governments, religious institutions, non-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. As a critical part of that consultation, All Home includes the Consumer Advisory Council 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

Does this legislation amend the Adopted Budget? X Yes ___ No

Appropriation change (\$):	General Fund \$		Other \$	
	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	-
Positions affected:	No. of Positions		Total FTE Change	
	2020	2021	2020	2021
	-	-	-	-

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

X This legislation adds, changes, or deletes 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	OH	Leadership and Administration / BO-HU-1000	(\$9,917)	-
16600 - Office of Housing Fund	OH	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	-

*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. This 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
OH	BO-HU-1000 - Leadership and Administration	CDBG	170,889	(9,917)	160,972
OH	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
OH	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

 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
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	-
TOTAL			\$947,839	-

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 2020 Adopted 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

To: 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 [Council Bill \(CB\) 119785](#). This bill would: (1) adopt the [Final 2020 Annual Action Plan](#) (AAP or the Plan), (2) approve its submittal to the U.S. Department of Housing and Urban Development (HUD), and (3) amend [Ordinance 126000](#), 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 [CB 119783](#) 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 [Proclamation 20-28.1](#) 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 [5-Year Consolidated Plan for Housing and Community Development](#) 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 [December 12, 2019](#) 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:

- **CDBG** – 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.
- **HOME** – The HOME entitlement for 2020 increased from an anticipated \$3.0 million to \$3.4 million.
- **HOPWA** – 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.

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

Draft AAP				
Funding Source	2020 Entitlement	2020 Program Income	2020 Prior Year 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				
Funding Source	2020 Entitlement	2020 Program Income	2020 Prior Year 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

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:

- Business Stabilization Fund – The Plan now includes \$2.8 million for the Small Business Stabilization Fund. These funds were appropriated through [CB 119757](#) and [CB 119760](#) as well as through administrative transfers by CBO, as follows:

Table 2: Sources of Business Stabilization Fund

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	

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

- PACE Project – 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.
- Homebuyer Assistance – Homebuyer Assistance program was not included in the Draft 2020 AAP, but was added due to the additional, restricted CDBG program income available.
- Rental Housing and Preservation Program – 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 Fund	Human Services Department	BO-HS-H1000 Supporting Affordability and Livability	\$29,679
16200 Human Services Fund	Human Services Department	BO-HS-H3000 Addressing Homelessness	\$500,270
16600 - Office of Housing Fund	Office of Housing	BO-HU-2000 Homeownership & Sustainability	\$233,408
16400 – Low income Housing Fund	Office of Housing	BO-HU-3000 Multifamily Housing	\$1,602,071
10200 - Park and Recreation Fund	Seattle Parks and Recreation	BC-PR-40000 Fix It First	\$70,441
16600 – Office of Housing Fund	Office of Housing	BO-HU-1000 Leadership and Administration	(\$9,917)

Next Steps

The proposed legislation reflects the City’s goals and plans as expressed in the [Adopted 5-Year Consolidated Plan for Housing and Community Development](#) 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

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

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	Provide direct assistance to low- and moderate-income (LMI) households to purchase existing homes to create access to housing stability and wealth building.
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.

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 projects list reflects only 2020 appropriated HOPWA and does not include previous year funds which will be part of the RFP released later in 2020.			

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 non-profit 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

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 30-day 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.

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(l))

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:

Coordinated acquisitions: 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.

Yesler Terrace Cooperative Agreement: 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.

Tenant-based vouchers in Multifamily Tax Exemption (MFTE) units: 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.

Section 18 conversion of scattered sites: 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:

Harborview Medical Center – 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.

Western State Hospital – 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:

Area Agency on Aging 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.

Homeless Services and Intervention (HSI)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.

Housing Connector 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 <http://allhomekc.org/about/>.

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.

Table 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: http://allhomekc.org/about/ .
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.

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 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

	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

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

	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?	Homeless Need – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs Unaccompanied Youth Homeless Strategy
	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 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?	

<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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.</p>
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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 Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	All Home	Addressing the needs of persons experience homelessness is called out specifically in the goals of the 2018-2022 Consolidated Plan. 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 Assessment of Fair Housing	Human Services Dept. - FG MU	The AFH Work Plan is fully integrated into the 2018-2022 Consolidated Plan as required by HUD. See http://www.seattle.gov/Documents/Departments/HumanServices/CDBG/2017%20AFH%20Final.4.25.17V2.pdf

Name of Plan	Lead Organization	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. http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/CentralArea/23rdAvenueUDF.pdf
Central Area Design Guidelines	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 Immigrant 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/BreakingBarriersandBuildingBridges.pdf
Ready To Work	Office of Immigrant 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) http://www.seattle.gov/rsji/resources
Seattle 2035: Growth Management 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. http://www.seattle.gov/opcd/ongoing-initiatives/seattles-comprehensive-plan
Waterfront Seattle	Office of Planning and Comm. Dev.	Supports goals directed towards equitable access to a healthy environment in the downtown waterfront area of Seattle. https://waterfrontseattle.org/overview

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Capitol Hill Design Guidelines	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/capitol-hill-design-guidelines-update
Chinatown International District Design Guidelines	Office of Planning and Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. https://www.seattle.gov/opcd/ongoing-initiatives/chinatown-international-district
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. https://www.seattle.gov/opcd/ongoing-initiatives/delridge-action-plan
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. https://www.seattle.gov/opcd/ongoing-initiatives/little-saigon-business-district
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. https://www.seattle.gov/opcd/ongoing-initiatives/rainier-beach
University 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. https://www.seattle.gov/opcd/ongoing-initiatives/u-district-urban-design
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. https://www.seattle.gov/opcd/ongoing-initiatives/uptown-framework-for-the-future

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Equitable Development Initiative	Office of Planning and Comm. Dev.	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. http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/EquitableDevelopmentInitiative/EDIImpPlan042916final.pdf
Housing Affordability & Livability Agenda (HALA)	Office of Planning and Community Development 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. http://www.seattle.gov/housing/levy/
Seattle Housing Levy Administrative and Financial	Office of Housing	Referenced in Consolidated Plan because of direct connection to Housing Funding Policies contained in the Levy Administrative & Financial plan. https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/HousingLevy_A-F-Plan_2017-18.pdf
Seattle Housing Authority 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
Pathways Home	Human Services Department	Background and analysis of Seattle's homeless strategies and planned investments. Overlaps with Consolidated Plan Annual Action Plans. http://www.seattle.gov/Documents/Departments/HumanServices/Reports/Final_PH_1_Year.pdf
Open Space Plan	Parks	Includes plans for park improvements in economically distressed neighborhoods or sites. http://www.seattle.gov/parks/about-us/policies-and-plans/2017-parks-and-open-space-plan
Community Center Strategic Plan	Parks	Includes plans for Community Center improvements in economically distressed neighborhoods or sites needing ADA improvements. http://www.seattle.gov/parks/about-us/policies-and-plans/community-center-strategic-plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Parks Asset Management 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 Recreation ADA Transition Plan	Parks	Includes plans and prioritization for park accessibility and ADA improvements, including in economically distressed neighborhoods. See Parks ADA Priority list attached in attachments. http://www.seattle.gov/Documents/Departments/ParksAndRecreation/PoliciesPlanning/ADA/SPR_ADA_Transition_Plan_2017_Update.pdf
Designation 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 Improvement 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. http://www.seattle.gov/financedepartment/1823adoptedcip/default.htm
2017-2018 City Families and Education Levy	Department of Education and Early Learning	Seattle voters approved the \$231 million levy renewal (the 2011 Families and Education Levy) for the period of 2012-2018. The Families and Education Levy invests in early learning, elementary, middle school, high school, and health programs to achieve three goals: 1) Improve children's readiness for school; 2) Enhance students' academic achievement and reduce the academic achievement gap; and 3) decrease students' dropout rate and increase graduation from high school and prepare students for college and/or careers after high school. http://www.seattle.gov/education/about-us/about-the-levy
City America with Disabilities Act survey	Finance and Administrative 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. http://www.seattle.gov/city-purchasing-and-contracting/social-equity/ada-and-accessibility-compliance

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Seattle/King County Area Agency on Aging State Plan	Human Services Department	http://www.agingkingcounty.org/wp-content/uploads/sites/185/2017/12/Area-Plan_2016-2019_MASTER-new.pdf
2016 Homeless Needs Survey	Human Services Department	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
Behavioral Risk Factor Surveillance data	Federal Centers for Disease Control	https://www.cdc.gov/brfss/index.html
2017 HIV/AIDS Quarterly Reports	King County Epidemiology 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
Monitoring Report: Affordability of Unsubsidized	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 Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2017 Homeless Inventory Count	HUD; filed by Human Services Department	2017 inventory of facilities serving homeless individuals, families and youth/young adults. See attached spreadsheet in the attachments to Consolidated Plan.
Levy to Move Seattle Work Plan	Seattle Dept. of Transportation	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 Workforce Development data	Office of Economic Development	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 https://www.psrc.org/vision-2040-documents
Fixed Broadband Deployment	Federal Communications Commission	Database and maps to help determine gaps in access to broadband services; https://broadbandmap.fcc.gov/#/
Flood Service Map Center	Federal Emergency Management 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 Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2016 Race & Social Justice Comm. Survey	Seattle Office of Civil Rights	http://www.seattle.gov/rsji/community/survey
2020 Moving to Work	Seattle Housing Authority	Annual Plan found at: https://www.seattlehousing.org/sites/default/files/2020_MTW_Plan_0.pdf
2020 Annual Budget	Seattle Housing Authority	https://www.seattlehousing.org/sites/default/files/Budget%20Book%20to%20Printer-reduced%20final-final.pdf
EDI Implementation Plan	OPCD	Guides investments and policy around equitable development and anti-displacement goals
Seattle Conservations Corps Needs Assessment	Parks	The Seattle Conservation Corps is a work program for homeless adults. SCC provides up to one year paid full time employment doing public works projects around the city. Corps Members receive wrap around services, housing support and job search assistance. SCC has been providing these services to homeless individuals since 1986. Every three years the SCC conducts a Community Needs Assessment. This includes surveys of people in Seattle experiencing homelessness, other service providers and 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 stand-alone 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 http://www.seattle.gov/Documents/Departments/HumanServices/CD

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

3	Focus Group	Minorities Non-targeted/broad community Neighborhood based Comm Orgs	<p>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 additional comment</p>	<p>To successfully address Levy priorities for housing in higher cost areas of opportunity, there were several recommendations for policies acknowledging higher costs. Similarly, higher costs were acknowledged as necessary to produce family-sized units. There was strong support for reduced leveraging requirements for homeless housing seeking rehabilitation funding.</p>	<p>There was discussion of making Home Repair funds available to community organizations, but these funds were determined to be more efficiently allocated via OHs existing Home Repair Program. The Foreclosure Prevention pilot program funds will be allocated by an administrator selected through a competitive process.</p>	<p>www.seattle.gov/housing/levy</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
			during its review and approval of the legislation.			

4	Focus Group	<p>Non-targeted broad community</p> <p>Neighborhood based Comm Org</p>	<p>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.</p>	<p>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.</p>	<p>The City received several broad responses that will inform housing planning and program activities in the future but were not applicable to the levy funding proposal.</p>	<p>www.seattle.gov/housing/levy</p>
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5	Focus Group	Non-targeted/broad community outreach	<p>The Office of Housing sought stakeholder input for the 2019-2020 update to the Housing Levy Administrative & Financial Plan and Housing Funding Policies. Affordable housing developers and other stakeholder’s forum to share ideas for potential policy or technical changes. Staff drafted updates, which were posted online and public 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</p>	<p>Permanent supportive housing providers requested clarifying language be added to the Affirmative Marketing and Community Preference policies to acknowledge their tenant referral requirements through the homeless Coordinated Entry for All (CEA) system. Affordable housing and community development advocacy organizations requested language be added throughout to emphasize coordination between the Office of Housing’s funding allocations and funds provided through the Equitable Development Initiative. All requested additions were considered and addressed in the final draft submitted to Council.</p>		<p>https://www.seattle.gov/Documents/Departments/Housing/Footer%20Pages/Data%20and%20Reports/Administrative-Financial%20Plan%20with%20Funding%20Policies.pdf</p>
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
			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	Stakeholder groups	Non-targeted/broad community 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 implementation 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 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)
7	Applicant Outreach Meetings	Non-targeted broad community 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 communities	50+ stakeholders			

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)
9	Neighborhood 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	Community leaders, businesses, volunteers, staff implementing 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	Community leader, stakeholders for neighborhood 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 homelessness, 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 https://hrs.kc.nis.us/methods

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)
13	Community meeting	Community members advising on permitted encampments	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 https://www.seattle.gov/homelessness/city-permitted-villages
14	Community meeting	General community, 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	Expected Amount Available Year 3				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 Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	Public federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,390,613	\$1,000,000 \$0	\$0	\$4,390,613 \$3,390,613	\$8,649,945 \$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 Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	Public federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$820,644	\$0	\$0	\$820,644	\$1,641,288	Revenue projections for remainder of ConPlan, assume steady allocation.

Other	Public Local	Acquisition Economic Dev. Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab Overnight shelter Permanent housing in facilities Permanent housing placement Public Improvements Public Services Rapid re- housing Rental Assistance Short term or transitional housing facilities Supportive services Transitional						Seattle and King County funds including General Funds; e.g. Seattle Housing Levy, Move Seattle Levy, Seattle Families Education Preschool and Promise Levy, Seattle Mandatory Housing Affordability Revenue, Seattle Park and Recreation
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 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 low-income 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 Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	CPD: Increase homeless services	2018	2022	Homeless		AFH: Displacement due to economic pressure AFH: Lack of Afford, Access. Hsg in Range of Sizes	CDBG: \$3,354,765 ESG: \$820,644 HOPWA: \$2,929,601	Homeless Person Overnight Shelter: 4,802 Persons Assisted Rental Assistance: 340 Households Assisted
2	CPD: Increase Small Business Assistance	2018	2022	Non-Housing Community Development		AFH: Lack Public Investment in Specific Neighbhds. AFH: Lack Private Investment in Specific Neighbhds AFH: Lack of Educational/Employment Spprt for LMI	CDBG: \$3,874,075 \$1,363,675	Businesses assisted: 650 400

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

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

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

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

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	AFH: Services to those with different abilities	2018	2022	Affordable Housing Public Housing Non-Homeless Special Needs		AFH: Location & Type of Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Access publicly supported 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		Other: 4

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

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

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

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

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

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

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

Table 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

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

AP-38 Project Summary

Project	Goals Supported	Geographic Areas	Needs Addressed	Funding
HSD 2020 CDBG Administration and Planning	AFH: Equitable access and amenities throughout city			\$1,122,621
Description	<p>The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.</p>			
Target Date for Completion	12/31/2020			
Estimate the number and type of families that will benefit from the proposed activities	<p>The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts</p>			
Location Description	City of Seattle, Human Services Department, 700 5th Ave, Seattle, WA 98104			
Planned Activities	<p>Provide internal staffing capacity to adequately and effectively manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information</p>			

	technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan.</td>			
HSD 2020 Homeless Services	CPD: Increase homeless services		AFH: Insufficient Investment in Affordable Housing AFH: Lack of Afford, Access. Hsg in Range of Sizes AFH: Admissions, occupancy policies & procedures	\$3,354,765
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			

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 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		
Goals	Tenant-based rental assistance / Rapid Rehousing 230 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 type of families that will benefit from the proposed activities	<p>Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income seniors and younger disabled adults. These persons are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts. It is estimated 550 homeowners in 2019 will be assisted with this minor home repair program, enabling the homeowner to stay in their home longer, as well as preserve older housing stock in Seattle. This program has been funded at the same level since 2014 with CDBG funding and historically assisted a majority of households of color throughout Seattle. Specifically, 67% of 556 households assisted in 2016 identified as households of color; 65% of 623 for 2015, 64% of 673 in 2014, and 65% of 682 in 2013, and 66% of 709 households in 2012. It is anticipated that a similar percentage of households assisted will also identify as households of color in 2019. Historically this program has assisted homeowners of which 85% identify as senior and of which over 60% are Female Heads of Household. Additionally, over 80% of the households have incomes that are half (50%) of Area Median Income; a 2-person household makes less than \$40,100 annually in 2018.</p>		
Location Description			

Planned Activities	<p>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.</p>
Goals	<p>Homeowner Housing Rehabilitated: 500</p>

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 households will benefit from these proposed activities.			
Location Description	City-wide			
Planned Activities	24 fire panels will be replaced at Seattle Housing Authority properties serving approximately 1,300 people with incomes at or below 30% of AMI at move in, across 1,100 units.			
Goals	Rental units rehabilitated: 1,100			

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	<p>The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey).</p> <p>Programs and activities supported by these funds in the Office of Housing are specifically intended to address affordable housing needs that benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.</p>			
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	These funds will be used to provide direct assistance to low- and moderate-income (LMI) households to purchase existing homes. It is the goal of the City's Homebuyer Assistance Program to create access to housing stability and wealth building through provide access to affordable homeownership for LMI households in Seattle.		
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 issued to support the purchase of homes.		
Goals	Direct Financial Assistance to Homebuyers: 6		

<p>OH 2020 Rental Housing Preservation & Development</p>	<p>AFH/CPD: Preserve and increase affordable housing</p>	<p>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</p>	<p>\$6,390,613 \$5,390.613</p>
<p>Description</p>	<p>Provide financial assistance for the preservation and development of multifamily rental affordable housing. The Seattle Office of Housing will use the 2020 HOME allocation solely for the production of rental housing.</p>		
<p>Target Date for Completion</p>	<p>12/31/2022</p>		
<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>Funding will be awarded to housing development and preservation projects through a competitive Notice of Funds Available (NOFA) process in December 2018. An estimated 57 households will be assisted, of whom an estimated 20 will be homeless households.</p> <p>Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system.</p>		
<p>Location Description</p>			
<p>Planned Activities</p>	<p>Capital financing related to rehabilitation of 34 units of affordable rental housing for low-income households in the Delridge Neighborhood. Rental Housing Program staffing.</p>		

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	<p>Two staff people and 1 or 2 consultants will provide support, assistance and oversight in approximately 9 business districts. 200 small businesses are located within the business districts served with CDBG and benefit from the work.</p> <p>Seattle is experiencing rapid redevelopment, particularly in urban villages and business districts. Although some areas of Seattle have not seen the same level of redevelopment, particularly in areas of historic disinvestment, the rapid rise in real estate costs has pushed higher income people into these less-expensive areas and pushed lower-income residents and businesses out of Seattle. The projects in the Only in Seattle program focus on preventing displacement of small businesses of color. This is accomplished by organizing district stakeholders to create a shared vision, developing strategies to address priorities and intentionally reaching out to businesses and connecting them to services. This allows local businesses, property owners, residents and organizations to drive changes and develop local support for businesses.</p>			
Location Description				
Planned Activities	Racial Equity in Business Districts Project: This project includes supporting several business districts to conduct in-language outreach to local small businesses, to learn challenges they are facing and support with services. The project also includes a training cohort in racial equity and implicit bias to build awareness and provide tools for business district leaders to build more equitable organizations and practices. In 2020, approximately 3-5 business districts will receive outreach support and 15-20 business district leaders will receive training.			
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	<p>Approximately 145 small businesses will be supported with technical assistance.</p> <p>Approximately 5 small businesses will be supported with financing for tenant improvements</p> <p>Approximately 10 small businesses will be supported with working capital grants.</p>			
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 and placement for persons with limited English proficiency via a CBDO.		
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	<p>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.</p> <p>The EDI Fund addresses displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The EDI fosters community leadership and supports organizations to promote equitable access to housing, jobs, education, parks, cultural expression, healthy food and other community needs and amenities. The EDI Framework integrates people and place to create strong communities and people, as well as great places with equitable access. The Framework, with its equity drivers and outcomes, functions as an analytical tool to guide implementation to reduce disparities and achieve equitable outcomes for marginalized populations. The following are the indicators that inform the displacement Risk Index that EDI projects are focusing on:</p> <ol style="list-style-type: none"> 1. People of color: Percentage of population that is not non-Hispanic White 2. Linguistic isolation: Percentage of households in which no one 14 and over speaks English only or no one 14 and over speaks both a language other than English and English "very well" 3. Low educational attainment: Percentage of population 25 years or older who lack a Bachelor's degree 4. Rental tenancy: Percentage of population in occupied housing units that are renters 5. Housing cost-burdened households: Percentage of households with income below 80% of AMI that are cost burdened (> 30% of income on housing) and Percentage of households with income below 80% of AMI that are severely cost burdened (> 50% of income on housing) 6. Household income: Percentage of population with income below 200% of poverty level 7. Proximity to transit: Number of unique transit trips within 0.25-mile walking distance of a location 		

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

Parks 2020 Seattle Conservation Corps Park Upgrades	CPD: Access to Nature and Physical Activities			<u>\$878,441</u> \$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 disproportionately serve people of color and other historically disadvantaged people. The residents within an approximate 1.5-mile radius of each park benefit from the improvements.			
Location Description	City-wide			
Planned Activities	Installation of up to 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	TBD			
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 2020 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 system-level improvements without being tied to specific geographic locales such as Transit Improvement that are primarily driven by urban planning and growth management principles but need to address disparate impact on people with different abilities, **regardless** of location.
2. The City's Economic Equity Development Initiative (EDI); 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 issue-specific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing JPAC, which SHA regularly consults on major policy issues, the Annual MTW 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 Regional 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 analyze HUD-provided maps and data, identify contributing factors that “cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs” by Federal protected class members (24 CFR 5.154a and 5.154d(4)). This data analysis combined with the input gained through multiple community engagement efforts to develop the Fair Housing Goals and Priorities integrated into this Assessment. The City and SHA have long been committed to the principles of equity and compliance with the Fair Housing Act of 1968 and related civil rights laws. People who live and work here in the public and private sectors of this city and region are known for a progressive approach to fair housing and equity issues.

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 <http://www.seattle.gov/Documents/Departments/HumanServices/Reports/2018-CAPER-final.pdf>

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

HUD requires the AFH to address prioritized Contributing Factors (which include public and private action or inaction regarding public policies, land use controls, tax policies affecting land zoning ordinances, growth limitations, etc.) by developing fair housing Goals and Objectives which the City adopted via the AFH; to eliminate or mitigate the fair housing issues and conditions identified in the community engagement and data analysis phases of the assessment. The City and SHA strategies to

address the "contributing factors" are detailed in the 2017 AFH Goals and Objectives Matrix that is attached to the 2018-22 Consolidated Plan as a supplemental document, see section AD-25. The following list highlights the City and SHA identified factors.

- Access to financial services
- Access to proficient schools for persons with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- The availability of affordable housing units in a range of sizes
- The availability, type, frequency and reliability of public transportation
- Community opposition
- Displacement of residents due to economic pressures
- Inaccessible buildings, sidewalks, pedestrian crossings, or other infrastructure
- Inaccessible government facilities or services
- Lack of community revitalization strategies
- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending Discrimination
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Siting selection, policies, practices and decisions for publicly supported housing
- Source of income discrimination

Discussion:

As the City and SHA proceed with implementation of the 2017 Assessment of Fair Housing Goals and Priorities it must take into consideration the following challenges which require balancing potentially competing strategies.

- HUD calls for a balanced approach to Affirmatively Furthering Fair Housing. HUD is not “prescriptive in the actions that may affirmatively further fair housing, program participants are required to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities free from discrimination.” However, HUD

makes it clear that “for a balanced approach to be successful, it must affirmatively further fair housing...specific to local context, including the actions a program participant has taken in the past.”

- Jurisdictions are to balance place-based strategies (to create equity, reduce poverty and mitigate displacement risk) and housing mobility strategies (to encourage integration and provide people in protected classes more options for housing city-wide). HUD describes place-based strategies as “making investments in segregated, high poverty neighborhoods that improve conditions and eliminate disparities in access to opportunity” and “maintaining and preserving existing affordable rental housing stock to reduce disproportionate housing needs.” Housing mobility strategies include “developing affordable housing in areas of opportunity to combat segregation and promote integration.”
- The challenge of influencing and/or changing policies, initiatives, and actions that are outside of the direct authority of a jurisdiction. For example, states generally control taxation authority rather than cities, which may impact land use and zoning regulation.
- Because HUD CDBG/HOME/HOPWA/ESG federal funds are targeted to low- and moderate-income people with specific eligibility criteria it was difficult to ensure that the AFH was not limited only to impacts on vulnerable populations. It was necessary to remind agencies, stakeholders, and participants that the AFH is about inequity and potential discrimination regardless of income on a broader scope and scale than in prior planning efforts.

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

AP-85 Other Actions – 91.220(k)

Introduction:

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 the start of the next program year and that has not yet been reprogrammed	\$2,505,838
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	\$2,505,838

Other CDBG Requirements

1. The amount of urgent need activities	<u>\$2,810,400</u> ⁰
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**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(l)(4)

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

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

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

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 faith-based 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 <http://allhomekc.org/about/>.

All Home brings together local governments, religious institutions, non-profits, philanthropic organizations, shelter and housing providers, the private sector and engaged citizens in a coordinated effort that both responds to the immediate crisis of homeless individuals and addresses the root causes of the problem in our region. As a critical part of that consultation, All Home includes the Consumer Advisory Council 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 #: Appt 01576, **Version:** 1

Appointment of Jennifer E. Lee as member, Community Surveillance Working Group, for a term to December 31, 2021.

The Appointment Packet is provided as an attachment.



City of Seattle Boards & Commissions Notice of Appointment

Appointee Name: Jennifer E. Lee		
Board/Commission Name: Community Surveillance Working Group		Position Title: Member
<input checked="" type="checkbox"/> Appointment OR <input type="checkbox"/> Reappointment	City Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Appointing Authority: <input checked="" type="checkbox"/> City Council <input type="checkbox"/> Mayor <input type="checkbox"/> Other:	Term of Position: * 1/1/2019 to 12/31/2021 <input checked="" type="checkbox"/> <i>Serving remaining term of a vacant position</i>	
Residential Neighborhood: Capitol Hill	Zip Code: 98122	Contact Phone No. [REDACTED]
Background: Jennifer Lee is the Technology & Liberty Manager at the American Civil Liberties Union (ACLU) of Washington since January 2019 where she focuses on surveillance and AI-based technologies, reviews state and local policies related to technology, privacy, and civil liberties, manages research projects on technologies including facial recognition and automated decision systems, and creates community capacity-building toolkits on countersurveillance and AI tools. She has degrees from the University of Cambridge in Public Policy and the Johns Hopkins University/ Bloomberg School of Public Health.		
Authorizing Signature (original signature): 		Appointing Signatory: Councilmember Alex Pedersen, District 4 Chair of Transportation and Utilities Committee
Date Signed (appointed): April 8, 2020		

*Term begin and end date is fixed and tied to the position and not the appointment date.

Jennifer E. Lee

EDUCATION

University of Cambridge, Master of Philosophy, Public Policy

Oct 2017 – June 2018

- First Class Honors; Focus on technology policy.

Johns Hopkins University/ Bloomberg School of Public Health

Sept 2012 – May 2016

- Triple-majored & received highest honors in International Studies (BA), Public Health Studies (BA), & Sociology (BA).

Study Abroad:

- **University of Oxford**, Visiting Student, Philosophy, Politics, & Economics + Human Sciences Jan - June 2015
- **School for International Training: International Honors Program**, Public Health & Anthropology Aug – Dec 2014
- **Guizhou Forerunner College**, Independent research project on education disparities in rural China. June – Aug 2013

POLICY & RESEARCH EXPERIENCE

- **Technology & Liberty Manager, American Civil Liberties Union of Washington** Jan 2019 – Present
Lobbying for state and local legislation to regulate powerful surveillance and AI-based technologies.
Drafting and reviewing state and local policies related to technology, privacy, and civil liberties.
Managing research projects on technologies including facial recognition and automated decision systems.
Creating community capacity-building toolkits on countersurveillance and AI tools.
Organizing a technology & liberty community coalition on corporate and legislative campaigns.
Seattle, Washington
- **Google Policy Fellow, Future of Privacy Forum** July – Oct 2018
Conducted analysis on algorithmic discrimination, genomic privacy, smart city privacy policies, & GDPR.
Washington, D.C.
- **Consultant, World Health Organization** March – April 2018
Worked on the joint WHO & ITU initiative on mHealth for NCDs, Be he@lthy, Be Mobile (Horizon 2020 Project) to establish a sustainable EU mHealth innovation & knowledge Hub. Explored options for different revenue streams for the Hub, and worked with private/public stakeholders to identify ways to ensure a sustainable future for the Hub.
Geneva, Switzerland
- **Research Assistant, Department of Health Policy & Management, JHSPH** May – Sept 2017
Conducted literature reviews, edited a textbook, and created presentations on health care policy with Dr. LeiYu Shi.
Baltimore, MD
- **International Ethics Research Assistant: Johns Hopkins Berman Institute of Bioethics** March – Sept 2017
Edited manuscripts, designed research protocols & conducted research for 2 projects: (1) PCORI <http://bit.ly/2pA1z9w>, + (2) Johns Hopkins-Forgarty African Bioethics Training Program <http://bit.ly/2pkZrpY>. Assisted in creating 2 protocols: The Institutional Research Ethics System Assessment (IRESA) & The Research Ethics Committee Assessment Toolkit (RECAT). Served as the first-line manuscript editor of a special issue journal for the Fogarty African Bioethics Training Program. Collected data from patients on patient-informed consent options in a 4-member team.
Baltimore, MD
- **Legislative Intern: Office of Senator Charles E. Schumer, United States Senate** Sept – Dec 2016
Researched legislative proposals and regulations; wrote policy memos; drafted constituent letters; took constituent calls
Washington, D.C.
- **Research Assistant: Global Social Protest Research Group, Arrighi Center for Global Studies** May – Aug 2016
Worked on a National Science Foundation-funded project to expand theoretical and empirical understanding of recent major waves of global social unrest. Coded 1,000+ NYT and Guardian articles, contributing to a global database of social protest movements.
Baltimore, MD
- **Research Assistant, Johns Hopkins Medicine, Department of Internal Medicine** May– Aug 2014
Collected data for the Achieving Blood Control Together (ACT) Study, which aimed to develop a patient, family, and community-level intervention to improve African-American hypertensive patients' engagement in self-management behaviors using principles of community-based participatory research.
Baltimore, MD
- **Research Analyst, Strategic Results** Sept 2013 – Aug 2014
Conducted research and wrote white papers for federal government agencies and research universities. Assisted with grant/meeting management. Designed marketing material for the US Department of Treasury. Awarded “Most Extraordinary and Gifted Intern” by CEO.
Baltimore, MD

RESEARCH PROJECTS

- **Provost's Undergraduate Research Award: Evolving Conceptions of South Korean Race, Nationality, & Identity** April 2016 - 2017
Awarded \$2,500 to conduct research on effects of South Korea's multiculturalism policies and globalization/migration patterns on interpretations of Korean national identity over the past decade. Worked with Yonsei University's Institute for Modern Korean Studies and in-depth interviews to create a project on changing conceptions of ethnic nationalism, minjok (민족) and race relations.
South Korea
- **Dean's Undergraduate Research Award: Honorary Whiteness: Post-Apartheid Making of a Model Minority** April 2015 - 2016
Awarded \$3,000 to conduct research exploring the racial status of Asians in a post-apartheid South Africa. Used historical analysis and in-depth interviews to explore the socio-legal construction of class and race in South Africa, the ambiguous racial status of East Asians in South Africa, and the exception and self-identification of East Asians as “global outsiders.”
South Africa

VOLUNTEER ADVOCACY EXPERIENCE

- **Organizer: Universities Allied for Essential Medicines** Aug 2016 – Present
Washington, D.C.
Co-organized advocacy events (e.g., 2017 Science March) & facilitating grassroots org. partnerships.
Attended the 71st World Health Assembly as a youth advocate with UAEM to push for equitable access to medicines.
- **Advocate: Youth Alliance for Health as a Human Right** Aug 2016 – Sept 2017
Washington, D.C.
Led a youth advocacy campaign to advance the principle of health as a human right in the United States by engaging youth in political advocacy. One of 24 global youth representatives trained in project management and advised by the World Federation of United Nations Associations during campaign. Collaborated with grassroots orgs to hold health policy & human rights workshops, train voter registration volunteers, and run voter registration drives.
- **Organizer: Right Care Alliance DC, Lown Institute** Aug 2016 – Sept 2017
Washington, D.C.
Assisted the DC chapter of Right Care Alliance in planning short and long-term campaign strategies to advance right care. Held “Right Care Action Week” events, engaging communities in U.S. health care discourse. Lown Institute Scholarship Recipient.
- **Ambassador & Vice President of Curriculum, United Ambassadors** Jan – Oct 2016
United States +
Created and refined all academic content for a global youth leadership conference at the UN Headquarters in NY. Recruited & trained 12 global team members from 6 continents, serving as head facilitator for 6 committees on the UN Sustainable Development Goals (SDGs) and global Model United Nations structures. Worked with CEO of the company with 2 other Vice Presidents to plan short and long-term outreach and growth strategies. Organized and taught public speaking workshops for students at the American University of Kuwait.
- **International Trainer: World Federation of the United Nations Association** Feb 2016
Seoul, South Korea
Led workshops on the Sustainable Development Goals (SDG) in English/Korean to students at the WFUNA Korea Youth Camp with Best Delegate, WFUNA, and United Nations Department of Public Information.

LANGUAGE & COMPUTER SKILLS

- **Languages: Korean** (Native); **Mandarin Chinese** (elementary, 2 semesters & 3 months research)
- **Skills: STATA; R; SPSS; ArcGIS; Adobe InDesign & Photoshop; Microsoft Suite**

Community Surveillance Working Group

7 Members: Pursuant to CB 119218 ([Ordinance 125376](#)), 3 members subject to City Council confirmation, 2-3 year terms initially, 3-year terms thereafter:

- 3 City Council-appointed
- 4 Mayor-appointed

Roster:

*D	**G	RD	Position No.	Position Title/Organization	Name	Term Begin Date	Term End Date	Term #	Appointed By
	F		1.	Member	Asha Mohamed	12/17/2018	12/17/2020	1	Mayor
	F		2.	Member	Kayleigh McNiell	12/17/2018	12/17/2021	1	Mayor
	F		3.	Member	Michelle Merriweather	12/17/2018	12/17/2020	1	Mayor
	M		4.	Member	Masih Fouladi	12/17/2018	12/17/2021	1	Mayor
	M		5.	Member	Rich Stolz	1/1/2019	12/31/2020	1	Council
	F		6.	Member	Jennifer E. Lee	1/1/2019	12/31/2021	1	Council
	M		7.	Member	Joseph R. Woolley	1/1/2019	12/31/2020	1	Council

SELF-IDENTIFIED DIVERSITY CHART

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)				
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other (Specification Optional)	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	1	2											
Council	3	0											
Other													
Total													

Key:

- *D List the corresponding *Diversity Chart* number (1 through 9)
- **G List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown
- RD Residential Council District number 1 through 7 or N/A

Diversity information is self-identified and is voluntary.