

ORDINANCE No. 112904

AN ORDINANCE providing for submission to the qualified electors of the City at a special election to be held in conjunction with the municipal primary election on September 16, 1986, a proposition authorizing the City to levy regular property taxes in excess of the 106 percent limitation for eight years to provide housing for low-income households in Seattle; establishing and funding City housing development programs; providing assistance to the Seattle Housing Authority for development and maintenance of low-income housing and authorizing a Housing Cooperation Agreement in such connection; authorizing certain neighborhood improvements in conjunction with housing programs to be undertaken; creating a Levy Oversight Committee; and providing for an annual levy and the collection of taxes.

Handwritten: B/103567
Handwritten: [Signature]

The City of Seattle--Legisla

REPORT OF COMMITTEE

Honorable President:

Your Committee on HHS

to which was referred the within Council Bill No. 105
report that we have considered the same and respectfully rec

ENGROSSED
COMPTROLLER FILE No. 6/23/86 HHS Divided Report

Introduced: <u>6-16-86</u>	By:
Referred: <u>6-16-86</u>	To: <u>HHS</u>
Referred:	To:
Referred:	To:
Reported: <u>JUN 30 1986</u>	Second Reading: <u>JUN 30 1986</u>
Third Reading: <u>JUN 30 1986</u>	Signed: <u>JUN 30 1986</u>
Presented to Mayor: <u>JUL 1 1986</u>	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: <u>OK</u>

REC'D JUL 2 1986

Handwritten: Divided Report

Handwritten: [Signature]
Committee Chair

Legislative Department
CB 105367
up

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

Honorable President:

Your Committee on

HHS

to which was referred the within Council Bill No. **105367**
report that we have considered the same and respectfully recommend that the same:

Divided Report

Gene D. Bird

Committee Chair

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

REC'D JUL 2 1985

RE:sr
06/30/86
70RD3.

ORDINANCE

112904

AN ORDINANCE providing for submission to the qualified electors of the City at a special election to be held in conjunction with the municipal primary election on September 16, 1986, a proposition authorizing the City to levy regular property taxes in excess of the 106 percent limitation for eight years to provide housing for low-income households in Seattle; establishing and funding City housing development programs; providing assistance to the Seattle Housing Authority for development and maintenance of low-income housing and authorizing a Housing Cooperation Agreement in such connection; authorizing certain neighborhood improvements in conjunction with housing programs to be undertaken; creating a Levy Oversight Committee; and providing for an annual levy and the collection of taxes.

WHEREAS, there exists a shortage of safe, sanitary and affordable housing in the City for low-income families with children, other low-income households, and the homeless; and

WHEREAS, the City and the Seattle Housing Authority need additional resources to provide housing necessary to meet this shortage; and

WHEREAS, to provide such housing, it is deemed necessary and advisable that the City levy regular property taxes in excess of the one hundred six percent limitation for eight years to provide the principal amount of Forty-nine Million Nine Hundred Seventy-five Thousand Dollars (\$49,975,000) to the City and the Seattle Housing Authority; and

WHEREAS, Chapter 169, Laws of 1986, amends RCW 84.55.050, and permits the question of whether or not the City may exceed the 106 percent levy limitation for such limited purpose and term to be submitted to the qualified electors of the City for their ratification or rejection; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE, AS FOLLOWS:

Section 1. Findings. The City Council hereby makes the following findings:

A. The level of federal resources for low-income housing in Seattle has been drastically reduced since 1979, from approximately Forty Two Million Dollars (\$42,000,000) that year to Three Million Dollars (\$3,000,000) in 1985. Community Development Block Grant (CDBG) funds, which have been used in

1 Seattle to offset the loss of funding for federal housing
2 programs, have been reduced by nearly fifty (50) percent from
3 the 1980 CDBG funding level.

4 B. Existing sources of funds for low-income housing
5 expenditures, including federal grants, are insufficient to
6 meet the existing and projected need for housing assistance.

7 C. Financial assistance in the amount of Forty-nine
8 Million Nine Hundred Seventy-five Thousand Dollars
9 (\$49,975,000) would make it possible for the City and the
10 Housing Authority to provide approximately one thousand (1000)
11 units of housing for low-income households within the City.

12 D. The Housing Needs Assessment attached hereto as
13 Attachment A and incorporated herein by this reference,
14 accurately describes the City's housing needs and the City
15 Council adopts the findings contained therein.

16 F. The City Council further finds that the public
17 interest requires that the City provide, or assist the Seattle
18 Housing Authority and others in providing, one thousand (1000)
19 units of additional housing for low-income families with
20 children, the homeless and other low-income households by
21 providing funds for both capital and operating and maintenance
22 costs for such housing.

23 G. The City Council further finds that the most
24 appropriate method of funding this program is to propose a
25 special purpose property tax levy pursuant to RCW 84.55.050.
26 Waiving the one hundred six percent (106%) property tax limit
27 for a temporary period provides the most predictable funding
28 mechanism for providing low-income housing. The City has
unused special levy capacity of \$1.236 per One Thousand
Dollars (\$1,000) of assessed valuation of which this proposed

1 special levy would require \$0.263 per One Thousand Dollars
2 (\$1,000) of assessed valuation, leaving sufficient levy
3 capacity for other municipal projects.

4 Section 2. Definitions. As used in this ordinance, the
5 words hereinafter defined shall have the meaning set forth in
6 this section.

7 A. "City" means The City of Seattle, Washington.

8 B. "Legislative Authority" means the Mayor and City
9 Council of the City.

10 C. "Levy" means the levy of regular property taxes for
11 the specific purpose and term as provided herein and author-
12 ized by the electorate pursuant to state law.

13 D. "Seattle Housing Authority" means the body corporate
14 and politic created pursuant to RCW 35.82.030 within the cor-
15 porate limits of the City and authorized to transact business
16 and exercise its powers by Resolution 12562 of the City.

17 E. "Household" means one or more people living in one
18 dwelling unit.

19 F. "Low-income" means a very low income or a gross
20 income equal to or less than fifty percent (50%) of area
21 median income.

22 G. "Low-income household" means a household having a
23 gross income equal to or less than fifty percent (50%) of area
24 median income, adjusted for household size; however, where
25 indicated in this ordinance, a housing program proposed for
26 implementation with proceeds of the levy authorized hereby may
27 be targeted to low-income households having gross income less
28 than fifty percent (50%) of area median income, adjusted for
household size, or less than thirty percent (30%) of area
median income, adjusted for household size.

H. "Low-income families with children" means low income
households with one or more dependent minors.

1 Section 3. Levy Submittal to Voters. To provide the
2 necessary funds for housing for low-income families with
3 children, other low-income households, and the homeless, the
4 City shall submit to the qualified electors of the City a pro-
5 position as authorized by RCW 35.55.050, as amended by Chapter
6 169, Laws of Washington, 1986, to exceed the one hundred six
7 percent (106%) levy limitation on regular property taxes con-
8 tained in RCW 84.55.010 for property taxes levied in 1986
9 through 1993 for collection in 1987 through 1994 respectively,
10 a period of eight years, for the sole purpose of providing
11 Forty-nine Million Nine Hundred Seventy-five Thousand Dollars
12 (\$49,975,000) to carry out the purposes of this ordinance by
13 increasing the regular property taxes to raise the amount of
14 Six Million Two Hundred Forty-six Thousand Eight Hundred
15 Seventy-five Dollars (\$6,246,875) each year for eight years,
16 with an increase of approximately \$0.263 per thousand dollars
17 of assessed value, which reflects the estimated levy amount in
18 1986. The levy rate for tax years 1987 through 1993 will vary
19 to reflect the larger municipal tax base anticipated.
20 Property taxes levied in 1994 for collection in 1995 and in
21 later years shall be computed as if the limitation on levies
22 contained in RCW 84.55.010 had been in effect from 1986
23 through 1993 and authority to exceed the one hundred six per
24 cent limitation under this ordinance had not been approved and such
25 increased property taxes had not been made.

26 Section 4. Low-income Housing Assistance Fund. There is
27 hereby established in the City Treasury a low-income housing
28 assistance fund ("Low-income Housing Assistance Fund") into
which shall be placed the proceeds of the levy authorized in
this ordinance. Disbursements to the City and the Seattle
Housing Authority shall be made from this fund. Prior to dis-
bursement, monies in the Low-income Housing Assistance Fund
may be invested in securities authorized by law. All invest-
ment earnings shall accrue to the Low-income Housing Assistance
Fund.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Section 5. Administration.

A. The City and the Seattle Housing Authority shall administer levy programs to provide approximately one thousand (1000) units of housing for low-income families with children, other low-income households and the homeless. The eventual number of units of housing to be provided as a result of the assistance furnished pursuant to this ordinance shall be determined by the actual cost of the units. If sufficient funds are available the number of units may exceed one thousand (1000). If sufficient funds are not available, the number of units may be less than one thousand (1000).

B. Anticipated levy programs, as more particularly described in Attachment B, attached hereto and incorporated herein by this reference and preliminary allocation of funds, are shown below:

Levy Programs

A. Scattered Site - Large Families -----	\$12,000,000
B. Scattered Site - Small Family -----	\$ 9,800,000
C. Special Needs and Single Occupancy Housing Production-----	\$14,575,000
D. Primarily Downtown Housing Preservation-----	\$ 6,100,000
E. Operating and Maintenance Trust Fund -----	\$ 5,000,000

An additional sum of Two Million Five Hundred Thousand Dollars (\$2,500,000) shall be available for costs associated with administering levy programs. The City Council, upon recommendation of the Oversight Committee, hereafter established, or others, may make changes, including additions or deletions, in the programs and/or the amount of funds allocated to any program if it finds that changes in housing conditions have occurred such that the purpose of the levy will best be served by the change in program or reallocation of funds.

C. In addition to the programs noted above and as more particularly described in Attachment B, the Director of Community Development, or other department head as may be designated by the Mayor, may, as appropriate, prepare or cause

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

1 to be prepared plans and specifications, along with a plan of
2 implementation, for neighborhood improvements to be made in
3 conjunction with and to enhance the several housing programs
4 herein authorized. Such planning and implementation shall be
5 paid for from monies as may be hereafter provided.

6 Section 6. Administrative and Financial Plans.

7 A. Each year, the Director of Community Development, or
8 other department head as may be designated by the Mayor, and
9 the Seattle Housing Authority shall jointly prepare an overall
10 housing development plan showing the projected phasing of the
11 levy programs over the life of the levy.

12 B. The Seattle Housing Authority shall prepare annual
13 administrative and financial plans for the Scattered Site and
14 Operating and Maintenance Trust Fund programs, upon
15 consultation with the Director of Community Development, or
16 other department head as may be designated by the Mayor.

17 C. The Director of Community Development, or other
18 department head as may be designated by the Mayor, shall pre-
19 pare annual administrative and financial plans for each of
20 the Levy Programs other than the Scattered Site and Operating
21 and Maintenance Trust Fund Programs.

22 D. Each administrative and financial plan shall include:
23 criteria for evaluating and selecting projects; guidelines for
24 loans or grants; requirements for project sponsors; progress
25 and performance reports on ongoing projects; program reviews
26 to ensure that levy funds are used for their stated purpose;
27 and detailed financial budgets for each individual project and
28 the Levy Program as a whole.

E. The administrative and financial plans shall be
submitted to the City Council for its approval as part of the

1 Annual Budget process. The City Council shall appropriate
2 from the Low-income Housing Assistance Fund, with the Annual
3 Budget, such funds as it deems necessary to carry out the Levy
4 Programs.

5 F. The Director of Community Development, or other
6 department head as may be designated by the Mayor, is author-
7 ized to approve expenditures for specific projects funded with
8 levy proceeds as provided in the Annual Budget.

9 Section 7. Administration of the Scattered Site and the
10 Operating and Maintenance Trust Fund Programs. The Seattle
11 Housing Authority shall administer the Scattered Site and the
12 Operating and Maintenance Trust Fund programs. City and
13 Seattle Housing Authority responsibilities with respect to
14 these programs shall be set forth in a Housing Cooperation
15 Agreement provided for in Section 8.

16 Section 8. Housing Cooperation Agreement.

17 A. The Mayor or his designee is authorized to negotiate
18 a Housing Cooperation Agreement with The Housing Authority, as
19 well as such amendments as may be necessary, all in confor-
20 mance with the Housing Cooperation Law (RCW Ch. 35.83). The
21 negotiated Housing Cooperation Agreement, and any amendments
22 thereto, shall be adopted by the Legislative Authority of the
23 City by ordinance.

24 B. The Housing Cooperation Agreement shall provide that
25 levy funds shall be used to fund, as necessary, the capital
26 costs of housing projects for low-income families with
27 children, other low-income households, and the homeless.
28 These projects shall be developed, purchased, constructed or
rehabilitated by the Seattle Housing Authority at such general

1 locations in the City as shall be agreed upon by the City and
2 the Seattle Housing Authority. The term "capital costs",
3 except as herein provided, be construed consistently with the
4 term "capital purposes" in Article VII, Section 2(b), of the
5 Washington Constitution and RCW 84.52.056 but subject thereto
6 may include the costs of property acquisition and development,
7 engineering, architecture, planning, financial, legal,
8 relocation, and other services lawfully incurred incident to
9 the development of housing projects and their financing, as
10 well as the costs of acquiring, equipping, installing,
11 rehabilitating, or constructing housing units. The term
12 "capital costs" may include the replacement of equipment.

13 C. The Housing Cooperation Agreement shall further
14 provide that levy funds shall be used to capitalize an
15 Operating and Maintenance Trust Fund. The interest from this
16 Fund shall be used to (1) lower rents on levy funded units
17 identified by the City and the Seattle Housing Authority,
18 through payment of operating and maintenance costs, and (2) to
19 pay the cost of Fund administration. The term "operating and
20 maintenance costs" shall mean the amounts necessary to meet
21 the cost of, and to provide for, operating and maintaining a
22 project in such a manner as to provide decent, safe, and
23 sanitary dwellings for low-income families with children,
24 other low-income households and the homeless. Operating and
25 maintenance costs may include costs and fees for advertising,
26 legal advice, accounting, supplies, utilities, maintenance,
27 management and repairs.

28 D. The Housing Cooperation Agreement may provide that
property acquired pursuant to the Agreement may be leased,
mortgaged or otherwise encumbered to the extent permitted by
law.

1 E. The Housing Cooperation Agreement shall provide that
2 all housing units developed, purchased, constructed, or
3 rehabilitated with the proceeds of the levy under the programs
4 assigned to the Seattle Housing Authority in Section 7 hereof
5 shall be managed by the Seattle Housing Authority or its
6 agents.

7 F. All contracts for the development, acquisition,
8 construction or rehabilitation of the housing provided
9 pursuant to the Housing Cooperation Agreement shall be
10 obligations of the Seattle Housing Authority.

11 G. Except as provided in Section 8C, the Housing
12 Cooperation Agreement shall provide that the administration of
13 the Operating and Maintenance Trust Fund shall be the sole
14 responsibility of the Seattle Housing Authority. The
15 Agreement shall provide guidelines to be followed by the
16 Seattle Housing Authority in administering the Operating and
17 Maintenance Trust Fund.

18 H. The Housing Cooperation Agreement may provide that
19 levy proceeds be advanced to the Seattle Housing Authority on
20 a reimbursable basis in accordance with RCW 35.83.050, in
21 which case rent proceeds in excess of the costs of maintenance
22 and operation of housing developed pursuant to this ordinance,
23 including reasonably required reserves, shall be expended for
24 levy programs described in Section 5B of this ordinance and as
25 agreed upon in the Housing Cooperation Agreement.

26 Section 9. Disposal of Acquired Properties. Any property
27 or housing units developed, acquired, constructed or rehabili-
28 tated by the City, its agents or the Seattle Housing Authority
with the proceeds of the levy may be sold or otherwise dis-
posed of by the City, its agents or the Seattle Housing

1 Authority, respectively, to the extent permitted by law if use
2 of such housing units for the purposes of this ordinance is no
3 longer feasible or if such sale or other disposition would
4 further the purposes of this ordinance by increasing the
5 supply of housing for low-income households, but only with the
6 approval of the City in such manner as may be provided in the
7 Housing Cooperation Agreement. The proceeds of any such sale,
8 including interest if the sale is on a deferred payment basis,
9 shall be remitted to the City for deposit in the Low-income
10 Housing Assistance Fund.

11 Section 10. Loans to For-profit Entities. Levy funds may
12 be loaned or otherwise used to finance low-income housing pro-
13 jects by for-profit entities to the extent permitted by law
14 and subject to such standards and guidelines as developed by
15 the Director of Community Development, or other department
16 head designated by the Mayor, and approved by the City
17 Council.

18 Section 11. Oversight Committee. The City shall
19 establish an Oversight Committee for the purpose of monitoring
20 the progress of levy programs and reporting to the Mayor and
21 City Council on the progress of levy programs. The Committee
22 shall inform the Mayor and the City Council of levy program
23 accomplishments and problems and make recommendations on
24 actions to be taken, including additions to or deletions of
25 programs or amounts of funds allocated to the several
26 programs, so that levy programs may be completed in a timely
27 and efficient manner. The Committee shall develop a detailed
28 work plan for its operations. The Director of Community
Development or other department head as may be designated by
the Mayor, shall provide the Committee such information as is

1 necessary for the Committee to determine the status of
2 individual programs and projects. The Oversight Committee
3 shall consist of eight voting members: one representative
4 each appointed by the Mayor, the City Council, the Seattle
5 Housing Authority Board of Commissioners, and the City
6 Comptroller; in addition, the Mayor shall appoint and the City
7 Council shall confirm one representative each from the private
8 housing industry and the nonprofit housing agencies and two
9 representatives from the general community. Terms of Mayoral
10 appointees shall be three (3) years and shall be staggered, as
11 provided in the Housing Cooperation Agreement.

12 Section 12. Levy; Ballot Title. It is hereby found that
13 an urgent need exists for the provision of housing for
14 low-income families with children, the homeless, and other
15 low-income households; and it is hereby declared that an
16 emergency exists requiring submission to the qualified
17 electors of The City of Seattle a proposition authorizing
18 regular property tax levies in excess of the 106 percent levy
19 limitation for the purposes described in this ordinance at the
20 special election to be held in conjunction with the municipal
21 primary election to be held therein on September 16, 1986.

22 The King County Director of Records and elections, as
23 ex officio supervisor of elections, is hereby requested also
24 to find the existence of such emergency, and is requested to
25 assume jurisdiction of and to call and conduct a special
26 election and to submit to the qualified electors of the City
27 the proposition set forth below.

28 The City Clerk is hereby authorized and directed not less
than 45 days prior to September 16, 1986, to certify and
proposition to the King County Director of Records and
Elections in the following form:

THE CITY OF SEATTLE

PROPOSITION NUMBER 2

(LOW-INCOME HOUSING LEVY)

Shall Seattle, to pay the costs of providing housing for very low income individuals and families with children, increase its regular property tax levy by approximately \$0.263 per thousand of assessed valuation (to total approximately \$2.627 per thousand of assessed valuation) and in 1995 reduce its regular property tax levy to the amount otherwise provided by law, to provide \$6,246,875 per year each year 1987 through and including 1994, all as specified in Ordinance

_____?

Levy Yes _____

Levy No _____

Section 13. Ratifications. Certification of such proposition by the City Clerk to the King County Director of Records and Elections in accordance with law prior to the date of such election on September 16, 1986, and any other act consistent with the authority and prior to the effective date of this ordinance are hereby ratified and confirmed.

Section 14. Severability. In the event any one or more of the provisions of this ordinance shall for any reason be held to be invalid, such invalidity shall not affect any other provision of this ordinance or the levy, but this ordinance and the levy shall be construed and enforced as if such invalid provisions had not been contained therein; provided that any provisions which shall, for any reason, be held by reason of its extent to be invalid shall be deemed to be in effect to the extent permitted by law.

(To be used for all Ordinances except Emergency.)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Section ¹⁵..... This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 30th day of June, 1986,
and signed by me in open session in authentication of its passage the 30th day of

June, 1986,
President of the City Council.

Approved by me this 11th day of July, 1986,
Mayor.

Filed by me this 11th day of July, 1986,
Norward J. Brooks

Attest: _____
City Comptroller and City Clerk.

(SEAL)

Published.....

By Wendy S. McFarlin
Deputy Clerk.

☐ PUBLISH ☐ DO NOT PUBLISH

CITY ATTORNEY _____

VALIDATION REQUIREMENTS
SPECIAL ELECTIONS IN CONJUNCTION WITH THE PRIMARY ELECTION
SEPTEMBER 16, 1986

FILED
CITY OF SEATTLE
1986 AUG 20 AM 11:45

COMPTROLLER AND CITY CLERK

	Total Vote Nov. 5, 1985	Minimum Turnout 40% of Nov.5	Minimum Yes vote - 60% of 40%
<u>CITY OF AUBURN</u>			
Proposition No. 1 Park Bonds - \$2,970,000	4,862	1,945	1,167
Proposition No. 2 Street Improvements Bonds - \$4,705,000	4,862	1,945	1,167
<u>CITY OF CARNATION</u>			
Proposition No. 1 Police Protection Excess Levy \$65,000.00	225	90	54
<u>CITY OF DES MOINES</u>			
Proposition No. 1 Library Bonds - \$450,000	3,251	1,301	781
<u>CITY OF SEATTLE</u>			
Proposition No. 1 Public Art Museum Levy		SIMPLE MAJORITY	
Proposition No. 2 Low-Income Housing Levy		SIMPLE MAJORITY	
<u>HIGHLINE SCHOOL DISTRICT NO. 401</u>			
Proposition No. 1 School Facilities Improvement Bonds - \$56,750,000	24,322	9,729	5,838
<u>FIFE SCHOOL DISTRICT NO. 417 (King and Pierce Counties combined)</u>			
Proposition No. 1 General Obligation Bonds - \$16,825,000	2,290	916	550
<u>FIRE PROTECTION DISTRICT NO. 43</u>			
Proposition No. 1 Authorizing Property Tax Levy		SIMPLE MAJORITY	
<u>PROPOSED INCORPORATION OF THE CITY OF WOODINVILLE</u>			
Proposition No. 1 Incorporation of City of Woodinville		SIMPLE MAJORITY	
<u>PROPOSED ISSAQUAH PARK AND RECREATION SERVICE AREA</u>			
Proposition No. 1 Establishment of Park and Recreation Service Area		SIMPLE MAJORITY	
** Proposition No. 2 General Obligation Bonds	** 4,025		2,415

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

VALIDATION REQUIREMENTS
Page 2

All propositions require a 60% approval, except those noted "Simple Majority".

If the total votes cast on a tax levy proposition should be less than the present 40% minimum requirement but have an affirmative number of votes equal or greater than 60% of the minimum validation number, the proposition would pass.

** Validation figure of 2,415 is based on the following: The determining past election was the last election for county legislative authority (county council). In this case, two county council districts were involved. 4,025 represents 60% of the vote for county council members in the proposed area. 2,415 is 60% of this 4,025 figure.

PREPARED FOR: JANE HAGUE
Manager
Division of Records and Elections

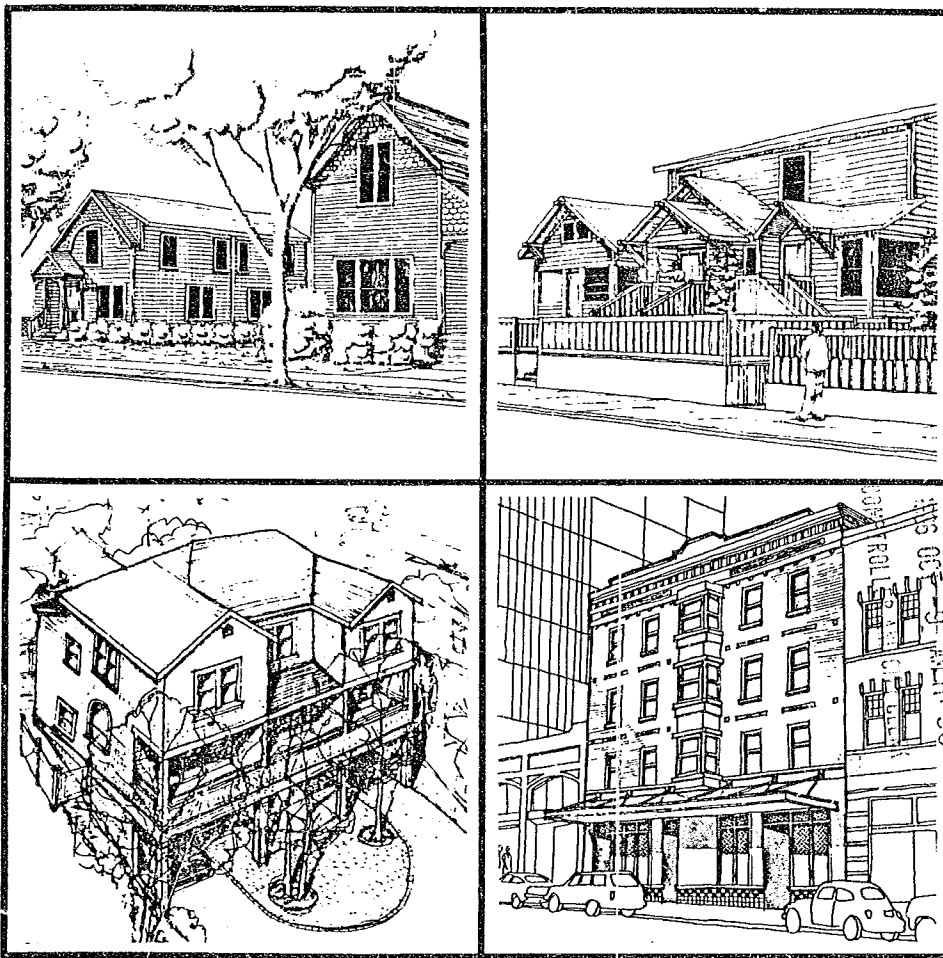
BY: Donald R. Perrin
Superintendent of Elections

King County, Washington

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

HOUSING NEEDS ASSESSMENT

May 1986



NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

FILED
CITY OF SEATTLE

City of Seattle • Charles Royer, Mayor

Department of Community Development • David Moseley, Director

City of Seattle

Charles Royer, Mayor

Department of Community Development

David Moseley, Director

Housing and Neighborhood Development Division

Ted Burton, Director

HOUSING NEEDS ASSESSMENT

May 1986

TABLE OF CONTENTS

	<u>Page</u>
Introduction and Definitions	1
Housing Stock	8
Owner Housing Needs	30
Renter Housing Needs	35
Overview	35
Elderly Renters	50
Family Renters	56
Special Populations	70
The Mentally Ill	72
The Disabled	85
Physically Disabled	87
Developmentally Disabled	90
The Recovering Alcoholic & Substance Abuser. . .	100
The Homeless	108
APPENDICES	122

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

HOUSING NEEDS ASSESSMENT

Introduction and Definitions

Seattle's changing household trends has resulted in the need for different types of housing assistance. Seattle historically has been a city of homeowners. Renters now exceed homeowners in number. That trend is significant because renter incomes are about half of homeowner incomes, and renter housing needs are very different from owner needs.

Census data and other data reviewed for this needs assessment reveal a variety of important general population trends that influence the number and types of households needing assistance:

- o "Traditional" married-couple households are rapidly being replaced by single-parent and other "nontraditional" households. Over 60 percent of single-parent families have very low incomes.
- o Very low-income renters who pay more than 30 percent of income for rent are increasing in number. Currently over 19,280 renters earn less than 30 percent of median income (\$7,969 for two-person household) and pay more than 30 percent of income for rent. Approximately 14,000 of these households pay more than 50 percent of their incomes for housing.
- o Low-income Seattle families are increasing in number. The number of extremely low-income families, earning 30 percent to 40 percent of median income, is increasing.

- o Seattle's population is getting older and the number of elderly is increasing. Although over half of Seattle's elderly residents have incomes under 50 percent of median, the number is dropping as the elderly become better off financially - an encouraging trend.
- o Refugees continue to move into Seattle at a rate of about 350 households per year. A large percentage of these continue to be very low income and to need special housing assistance.
- o The number of homeless families and individuals is increasing. While the number of homeless people served by shelters increased slightly in 1985, the number of homeless that were turned away went up 26 percent.
- o Severe overcrowding, defined as households with more than 1.5 people per room, is increasing. It primarily affects very low-income renter households. Between 1970 and 1980, the number of renters living in severely overcrowded situations went up 70 percent. The influx of refugees since 1980 has increased the problem.
- o The Vacancy rate is currently about 3.3 to 3.5 percent in Seattle, down from 5.5 percent in 1982. The low rate reflects a fairly tight housing market.

American Demographics magazine reports national trends occurring in the 1980's which likely reflect changing demographic patterns locally:

- o Single-parent families are growing as a proportion of all household types.
- o Household incomes are still less than what they were in 1979, after adjusting for inflation. The median income of one-earner families dropped 9 percent between 1979 and 1984,

after adjusting for inflation - the largest decline among all family types. Only the elderly did better in 1984 than 1979; incomes of people 65+ rose by more than 13%.

- o Black and Hispanic households headed by women are increasing faster than white households headed by women. Black and Hispanic female head of household incomes fell more over the last 5 years than for comparable white households.

Historically, the federal government has played a major role in funding Seattle housing programs. Throughout the 1960's and 1970's, the City's role was limited largely to administration of federally funded programs and funding of programs to address local needs not being met with federal resources. As federal programs began to be cut back in the early 1980's, the City increased its local commitment to housing through programs such as the Seattle Senior Housing Program funded through a \$48 million bond issue. Federal resources are now rapidly diminishing at a time when the need for housing assistance by various low-income groups is growing.

The City has recognized that if housing needs are to continue to be addressed, it should review the role it has played in housing. On September 16, 1985, the Seattle City Council approved Resolution 27331, which adopted a 1986 schedule and process for City Council review of City-wide housing policies, programs, and goals. The housing needs assessment provides a background for development of housing policies, strategies and programs which will enable the City to meet priority housing needs.

Trends noted above are explored in more detail throughout this needs assessment. An analysis of general low-income household needs is followed by a more detailed analysis of housing needs of certain low-income household categories. That information provides a way to prioritize resources based on need.

Data from many sources has been analyzed to assess housing needs as thoroughly as possible. Data from the 1970 census and 1980 census is used to determine relevant trends, and is augmented by as much current data as could be found. Use of computer cross-tabulations enables a much more thorough analysis of census data than previously was done, which is particularly useful in refining family housing needs. General information on refugees and recent intensive staff work on the Mt. Baker Apartment project in Southeast Seattle provide greater insight into refugee needs. A new King County survey of emergency housing providers, and clients provides new information on the homeless population and a review of reports from CDBG-funded shelter agencies.

Surveys of service providers were developed to collect more precise information on the housing needs of special population groups: mentally ill, developmentally and physically disabled, and alcohol and substance abusers.

While this needs assessment includes all readily available census, survey, and other housing data, gaps in information are inevitable. Data sources do not provide totally accurate numbers of people in need. The data provides indicators of need, varying in degree of accuracy. Nevertheless, information does enable policy and decision makers to focus on key areas of housing needs.

Only housing and income information that was considered important to review in a needs assessment context has been included in this report. Following is a list of other documents produced by the Department of Community Development which contain additional information about housing stock and population characteristics:

- o General Social and Economic Characteristics
City of Seattle: 1970 - 1980
December, 1983

o General Population Characteristics

City of Seattle: 1970 - 1980

o General Housing Characteristics

City of Seattle: 1970 - 1980

November, 1985

Definitions: Low-income Households; Very Low-income Households;
Extremely Low-Income Households

Low-income households have long been defined by the U.S. Department of Housing and Urban Development as households earning less than 80 percent of SMSA median income. Concern that the 80 percent of median measure does not truly represent "low-income" has resulted increasingly in use of 50 percent of median as a measure of very low-income. For purposes of this needs assessment, households earning less than 80 percent of median income are considered low-income, and households earning less than 50 percent of median income are considered very low-income. We have used the term "extremely low-income" to refer to households with incomes below 30 percent of median.

Table 1 below shows what 80 percent and 50 percent of median income is for households based on 1986 SMSA median income figures. The table also shows the maximum monthly amount each household could spend on housing costs assuming no more than 30% is spent on housing.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE 1

Family Median Income by Household Size

Source: Federal Department of Housing and Urban Development (HUD)

Household Size	Low-income Household: <u>Income below 80% median</u>		Very Low-income Household: <u>Income below 50% median</u>	
	Annual Income	30% of Monthly Income	Annual Income:	30% of Monthly Income
1	\$18,600	\$465	\$11,600	\$290
2	21,250	531	13,300	332
3	23,900	597	14,950	374
4	26,500	663	16,600	415

Extremely Low-Income Household:
Income Below 30 Percent Median

Household Size	Annual Income	30 Percent of Monthly Income
1	\$7,000	\$ 174
2	\$7,950	\$ 199
3	\$8,950	\$ 224
4	\$9,950	\$ 248

It i
hous
inco
rent
belo
the
abov
less

The
the
peop
popu

Orga

The
sect
five

I.
II.
III.
IV.

H&ND
59A.

It is important for the reader to note that the universe of households discussed in this section are only households with incomes below 80 of median and paying 30 percent of income for rent. Thus, when we say x percent of the households with incomes below some amount, we are describing the percent of those who meet the overall 80 percent income/30 percent rent test described above. We are not including people in that income range who pay less than 30 percent of income for rent.

The purpose of describing characteristics this way is to analyze the relative situations of those meeting the initial criteria of people in need, not to discuss them relative to the total population.

Organization of Housing Needs Assessment

The housing needs assessment report is organized into four major sections, with the Section on renter housing needs subdivided into five categories as shown below.

- I. Introduction and Definitions
- II. Housing Stock
- III. Owner Housing Needs
- IV. Renter Housing Needs
 - A. Overview
 - B. Elderly Renters
 - C. Family Renters
 - D. Special Populations
 - 1. The Mentally Ill
 - 2. The Disabled
 - 3. Alcohol and Substance Abusers
 - E. The Homeless

H&ND
59A.13

Housing Stock

Seattle's housing stock currently contains about 239,200 housing units. Of that total, 56 percent (133,600) are in single family structures, and 44 percent (105,600) are in multifamily structures. (See Table 2 below.)

TABLE 2

Seattle Housing Units: Owner-Occupied/Renter-Occupied

Source: 1980 Census and DCD estimates based on number of building permits (minus demolitions and conversions) issued from 1980 to 1984

Structure Types	Renter-occupied	Owner-occupied	TOTALS:
	Units	Units	
Single Family	27,000	106,600	133,600(56%)
Multifamily	99,800	5,800	105,600(44%)
Totals:	126,800(53%)	112,400(47%)	239,200(100%)

Seattle renters now exceed homeowners in number. Renters occupy 53 percent of housing units, up from 47 percent in 1980 and 43 percent in 1970. Between 1970 and 1980, owner-occupied units increased by only 2 percent, while renter-occupied units increased by nearly 14 percent.

The following section describes Seattle's unsubsidized and subsidized rental housing stock. Information includes number and type of units, production since 1980, vacancy rates, rents paid and figures on overcrowding.

Private Unsubsidized Rental Housing Stock

In 1980, Seattle's total unsubsidized rental stock was about 98,804 housing units. The majority of these units (60%) were studio or one bedroom apartments and most (92%) were located in multifamily buildings. Units were particularly appropriate for elderly or single/non-elderly households.

About 32 percent of the unsubsidized rental stock was two or small three bedroom units. Sixty percent of these units were located in multifamily buildings and were appropriate for small family households.

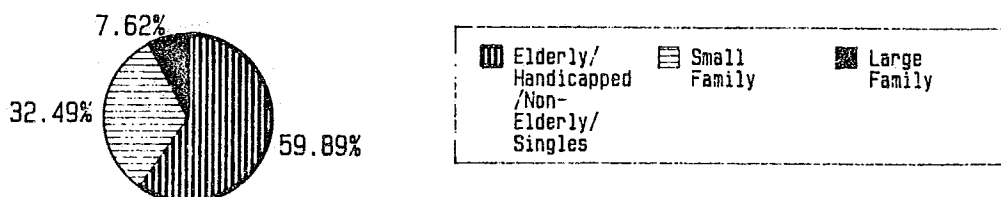
Eight percent of the unsubsidized rental stock was larger three, four or five bedroom units. Only 22% percent of the larger units were located in multifamily buildings. They were most appropriate for larger family households.

The following table and chart illustrate the distribution of unsubsidized rental housing in 1980 by household type.

Table 3
Unsubsidized Rental Housing Stock - 1980

	Elderly Single Non-elderly	Small Family	Large Family	Total
Private	59,171	32,106	7,527	98,804

Chart 1
Unsubsidized Rental Housing Stock
(1980)



There has been little unsubsidized rental housing production since 1980. Unit production estimated from building permit shows that only 3348 unsubsidized rental units were produced over the last five years. Since most construction during this period was multifamily, we suspect most new units produced were in multifamily buildings.

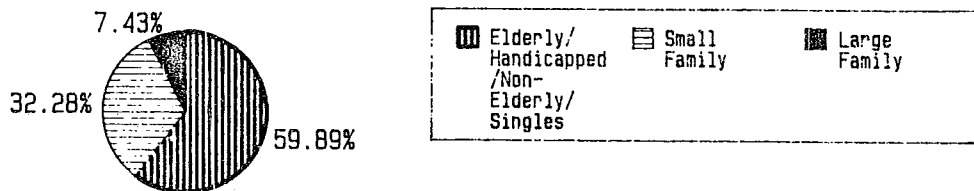
Table 4 and Chart 2 below illustrate current unsubsidized rental housing stock.

Table 4
Unsubsidized Rental Housing Stock - 1985

	Elderly, Single/ Non-elderly	Small Family	Large Family	Total
Private	61,582	32,977	7,593	102,152

Chart 2

Unsubsidized Rental Housing Stock
(1985)



When stock data from 1980 and 1985 is compared, there is no overall change. There was a four percent increase in units suitable for elderly and single non-elderly households and a three percent increase in units suitable for small family households.

The increase in units suitable for large family households was less than one percent. Chart 3 below illustrates the change in unsubsidized rental stock 1980 to 1985.

Net Change in Unsubsidized Rental Stock 1980 - 1985

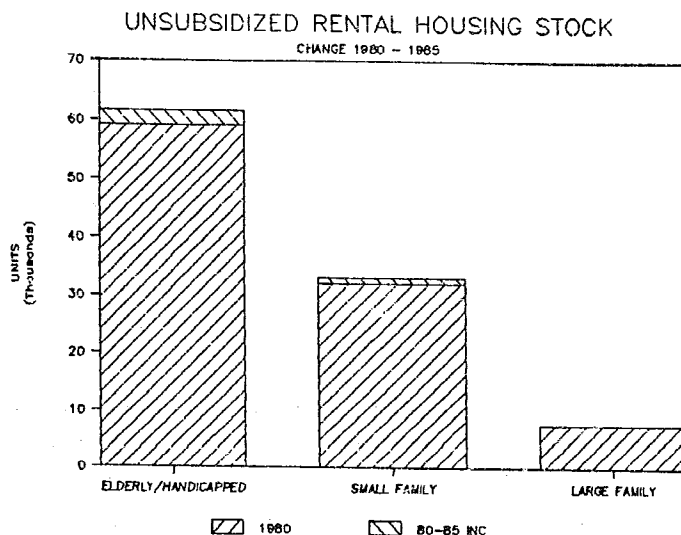


Chart 3

Total Unsubsidized Stock 1980	98,804 units
Total Unsubsidized Stock 1985	102,152 units
Change 1980 - 1985	+3,348 units
% Change	+3.4%

Seattle's housing stock is getting older, with a 1986 mean age of 25 years. Fortunately much of the housing stock is in good condition, although many units (41%) were built prior to 1940. Census data from 1980 report only 295 vacant "boarded-up" units unavailable for rent or sale. Since 1976, City emergency code repair, neighborhood rehabilitation and multifamily rehabilitation programs have helped maintain our housing stock. These programs should continue if we want to address future functional obsolescence and aging unit systems.

Table 5
Age of Unsubsidized Housing Stock, 1985

Age	# of Units	Percent
0-5 yrs	3,102	3%
6-11 yrs	4,237	4%
12-16 yrs	3,553	4%
17-26 yrs	14,301	14%
27-36 yrs	17,595	17%
37-46 yrs	17,482	17%
47 yrs or more	<u>41,882</u>	<u>41%</u>
	102,152	100%

Vacancy rates have been dropping over the last three years. Currently the Seattle apartment vacancy rate is 3.4 percent, according to information in both Cain and Scott and the Seattle-Everett Real Estate Research Report. The current 3.4 percent rate is down from a 5.5 percent apartment vacancy rate reported in October, 1982. The following table shows annual city-wide vacancy rate information from April, 1980, through April, 1986:

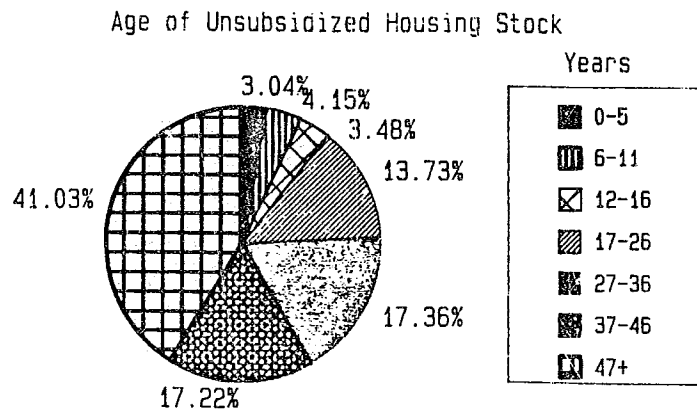


Chart 4

Table 6
Seattle Vacancy Rates

Source: Seattle-Everett Real Estate Research Report, Fall, 1985,
Cain and Scott vacancy rate information, March, 1986.

	Single (1) Family	Multifamily (2)
1980 April	1.8	1.6
October	1.9	2.5
1981 April	2.4	3.0
October	3.2	3.2
1982 April	2.9	4.1
October	3.6	5.5
1983 April	2.2	5.4
October	1.9	4.0
1984 April	1.7	3.5
October	NA	3.5
1985 April	NA	3.5
September	NA	3.5
1986 April	NA	3.4

(1) Unweighted average of three Seattle areas (North, Central,
and South)

(2) Weighted average of fourteen Seattle areas

The Seattle-Everett Real Estate Research Report compiles rental vacancy information from survey questionnaires mailed out and returned by willing property managers and owners. Some owners return them and some do not. The percent of questionnaires returned varies greatly from area to area and from one reporting period to another.

As a result, sub-area data is not always reliable and has not been included in this report. Some areas of the city, such as the north end, historically have reported vacancy rates less than the city-wide average. Other areas, such as Southeast Seattle, have reported higher vacancy rates than the city-wide average. Often higher vacancy rates are due to poor location, condition or management of units. Unfortunately, there is little reliable sub-area data to cross reference this information.

The Department of Housing and Urban Development considers a "reasonable" apartment vacancy rate to be about five percent. That rate reflects a balance between a suitable supply of available units, adequate renter demand and potential for rent increases which allow building income to keep up with inflation.

Since 1982, the Seattle apartment vacancy rate has declined from that "reasonable" rate. Although the vacancy rate appears to have stabilized now, Seattle's rate still reflects a tight housing market. Lack of available units makes it particularly difficult for low-income renters to find units suitable in size and price.

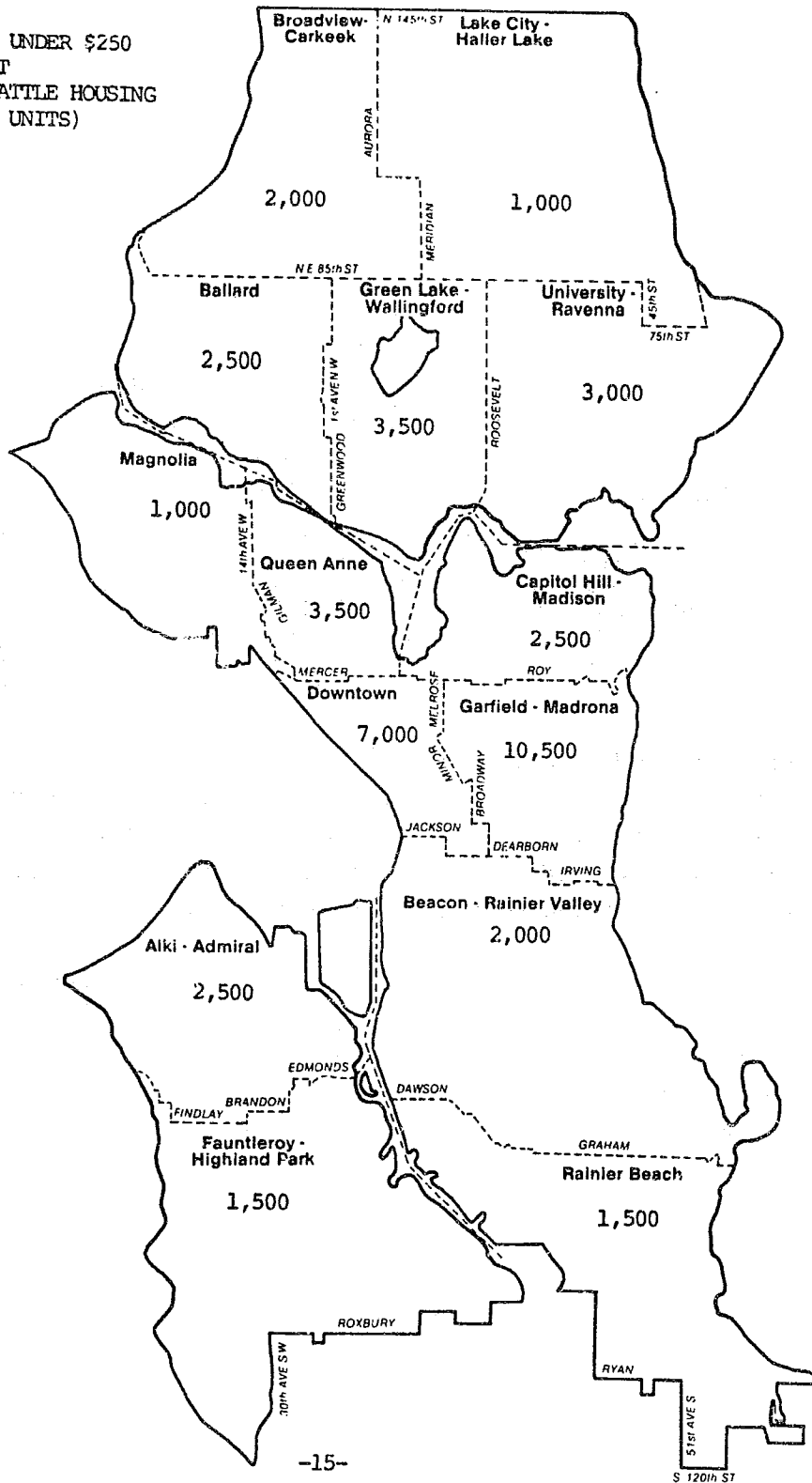
A description of unsubsidized rental housing stock would be incomplete without some analysis of the price Seattle citizens pay for housing. Unfortunately current census data is not available. We must rely on 1980 data to describe the availability of units at various rent levels.

The following table and chart report the number of units at various rent levels. The unit count was adjusted to exclude rents for SHA housing but was not adjusted to exclude Section 8 or private subsidized housing.

HOUSEHOLDS PAYING UNDER \$250
MONTHLY GROSS RENT
(NOT INCLUDING SEATTLE HOUSING
AUTHORITY PROJECT UNITS)

SEATTLE = 44,000

Map 1



NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Chart 5

Distribution of Unsubsidized Units Rents Price

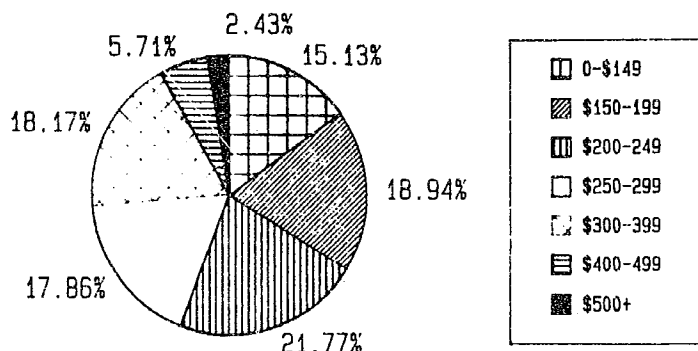


Table 7		
Rent Level	Number of Units	Percentage
0 - \$149	15,402	15%
\$150 - 199	19,270	19%
\$200 - 249	22,150	22%
\$250 - 299	18,172	18%
\$300 - 399	18,494	18%
\$400 - 499	5,806	6%
\$500+	2,472	2%

Approximately 56 percent of the unsubsidized units rented for \$249 per month or less. This is not surprising since 60 percent of the units were studio or one bedroom apartments. Most of these units were located i.e. Downtown or in Garfield-Madrona. Map 1 shows the location of these units by community.

A more current picture of the price for unsubsidized rental housing is reflected in the Fall, 1985 Seattle-Everett Real Estate Research Report and in rents advertised in the Seattle Times/Post-Intelligencer. Table 8 below reports average market rents by unit size.

TABLE 8
Market Rents by Unit Size
 Sources: See below

<u>Unit Size</u>	<u>Apartment Rents</u>	<u>House Rents</u>
1 bedroom	\$339	
2 bedroom	\$416	\$478
3 bedroom	\$440	\$603
4 bedroom		\$629

Apartment Rents: Estimated median rents for available units --- Seattle-Everett Real Estate Research Report, Fall, 1985

House Rents: Survey of available houses for rent in Sunday Seattle Times/PI newspapers for 3 Sundays in January, 1986

This data appears consistent with 1980 census data and reported rent trends. In 1982 and early 1983, when apartment vacancy rates were in the five to six percent range, Property Dynamics Newsletter noted rent increases of 1.6 percent and 0.9 percent. Vacancy rates began to fall in late 1983. The November, 1984, Property Dynamics Newsletter noted rent increases of seven to eight percent for that year. Property Dynamics December, 1985 Newsletter predicts rent increases in the four to five percent range for 1986, as vacancy rates remain low. If a one bedroom apartment rented for \$250-\$275 in 1980, the trend would imply that today's rent would be \$300-\$332 per month.

The income of many Seattle households has not kept pace with these rent increases. Ability to pay market rents is discussed in more detail later in this report. Rent increases, a declining vacancy

rate and limited rental production may have contributed to overcrowding. Overcrowding occurs when more than one person per room occupies a housing unit, e.g., five persons occupying a four-room, two-bedroom apartment. Severe overcrowding occurs when more than 1.5 persons per room occupy a housing unit, e.g., seven persons occupying the two-bedroom apartment.

Although overcrowding declined between 1970 and 1980, severe overcrowding increased 38 percent for renters and owners combined. In particular severe overcrowding affected renters, increasing 70 percent between 1970-1980 (1,143 units to 1,961 units). The increase may have occurred in part because of the large influx of refugee families into Seattle from 1975 to 1980. But rent increases, low vacancy rates discussed above clearly would contribute to the problem too.

In summary, Seattle's private housing stock is occupied largely by renters. Most of these unsubsidized rental units are studio or one bedroom apartments suitable for elderly or single non-elderly households. No significant change occurred in the stock between 1980 and 1985 since few unsubsidized units were produced.

On average the stock has gotten older but generally has been maintained. City rehabilitation programs have been important to this preservation effort and should continue.

Vacancy rates have declined but appear now to be stabilize. Rents have increased. These two factors, combined with limited production, have probably contributed to an increase in severe overcrowding. Overall, the unsubsidized rental housing data suggest Seattle may need more rental housing, especially units with two or more bedrooms.

Subsidized Housing

Subsidized housing includes units owned and operated by Seattle Housing Authority (SHA) and by private or non profit entities. Historically units have been developed under a variety of federal programs including Public Housing, Sections 8, 202 and 236 and HUD insured mortgage or rent supplement programs such as Section 221(d)(3) or 22(d)(4). Locally we have developed subsidized housing with general obligation bond funds through the Seattle Senior Housing Program. Map 2 identifies the location of SHA housing.

In 1980, there were 9,585 subsidized rental housing units. Most of these units (67%) were studios or one bedroom apartments suitable for elderly or single non-elderly households. Twenty-six percent of the units were suitable for small family households. Only seven percent of the units were suitable for large families. Table 9 and Chart 4 below describe the 1980 subsidized housing stock.

Table 9
Subsidized Rental Housing Stock 1980

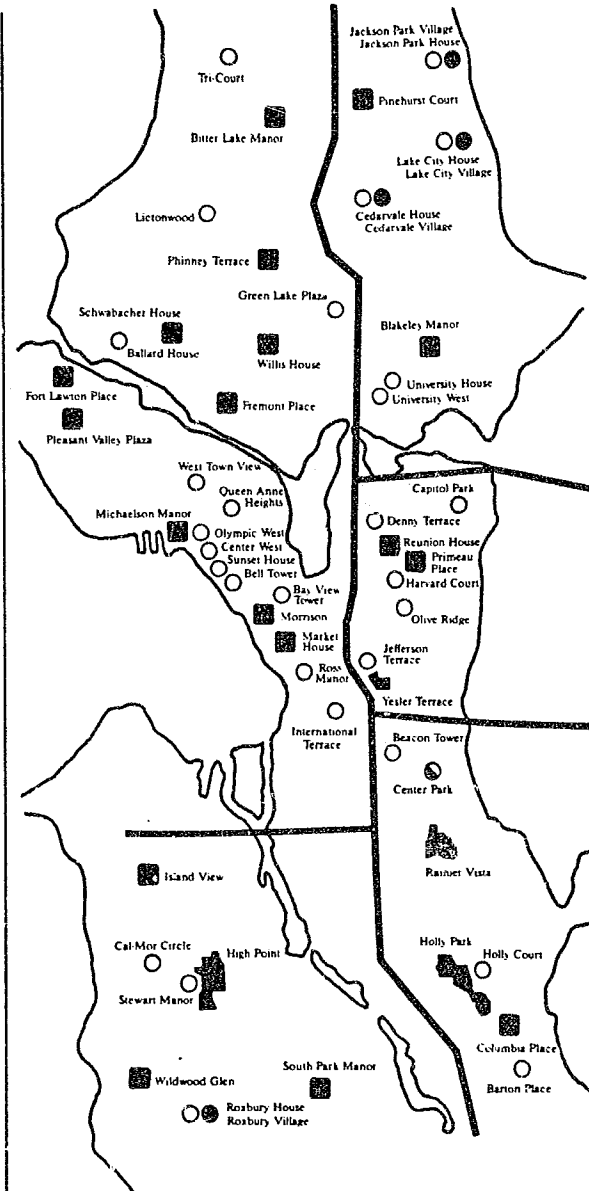
	Elderly, Non-Elderly Singles	Small Family	Large Family	Total
Public Housing/ SHA	3,641	1,424	519	5,584
Section 8	815	826	94	1,735
Private/Non-Profit	1,931	284	51	2,266
Total	6,387	2,534	664	9,585

Map No. 2

SEATTLE HOUSING AUTHORITY

SEPTEMBER 30, 1985

- High-rises for elderly
- Townhouses for families
- Garden Communities, families and elderly
- High-rise for the handicapped
- Seattle Senior Housing



SHA Annual Report, 1985

Subsidized Rental Housing Stock (1980)

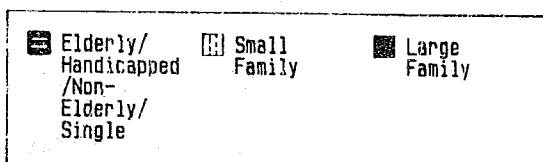
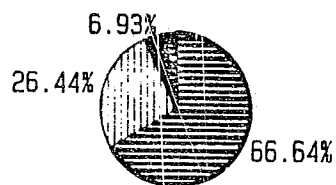


Chart 6

By 1985 there were 14,461 subsidized rental housing units. About 3,957 units were added or converted to subsidized housing between 1980 and 1985: 1,980 units were added through SHA housing construction efforts. There was little change in the housing stock distribution by type of unit. Another 1,977 units were added by private or nonprofit production. We also received an additional 919 Section 8 Certificates or Vouchers.

Most housing production served elderly or single non-elderly households (69%). Only 15 percent of production served small family households and nine percent served large family households. Table 9 and Chart 7 below details the 1985 subsidized housing stock.

Table 10
Subsidized Rental Housing Stock 1985

	Elderly, Non-Elderly Singles	Small Family	Large Family	Total
Public Housing/ SHA	4,989	1,922	653	7,564
Section 8	987	1,290	377	2,654
Private/Non-Profit	3,748	430	65	4,243
Total	9,724	3,642	1,095	14,461

Subsidized Rental Housing Stock
(1985)

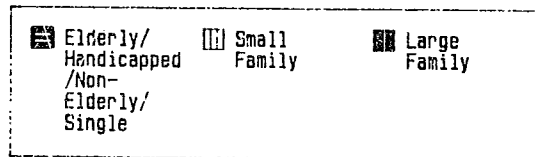
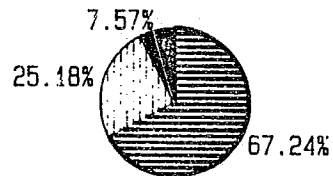


Chart 7

The overall increase in subsidized rental housing was substantial (51%). The increase in elderly and single non-elderly production (52%) is related largely to the Seattle Senior Housing Program and private/non-profit Section 202 and Section 8 production. The increase in units suitable for families (48%) resulted principally from the Scattered Site Program and from additional Section 8 Certificates/Vouchers. These programs benefitted primarily small families. The following chart illustrates production by housing type.

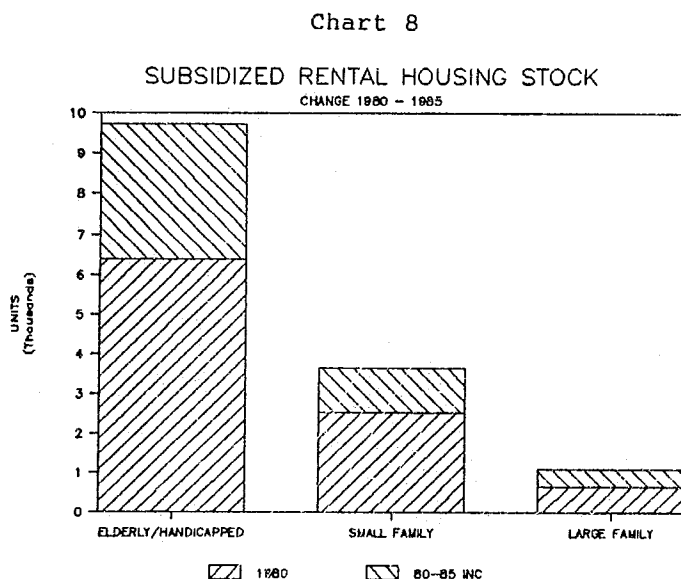


Table 11 below reports the age of the subsidized housing stock by type of ownership.

Table 11
Age of Subsidized Housing Stock

SHA		
Years	Number of Units	Percent
0 - 5	1,980	26%
6 - 8	59	1%
14 - 19	2,774	37%
44+	2,751	36%
Subtotal	7,564	
PRIVATE/NON-PROFIT		
Years	Number of Units	Percent
0 - 5	769	18%
10 - 16	2,789	66%
16+	4,243	16%
Subtotal	4,243	
TOTAL SHA		7,564
TOTAL PRIVATE/ NON-PROFIT		4,243
		11,807 Units

Age of Subsidized Housing Stock
SHA

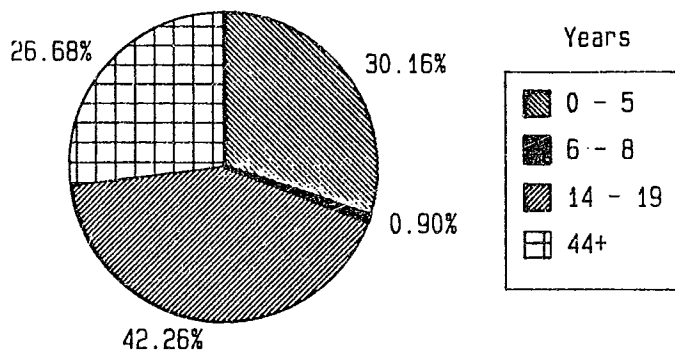


Chart 9

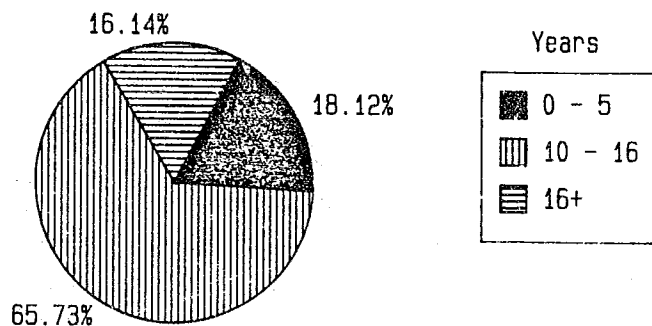
Over one third (36%) of SHA's subsidized housing units were built between 1940 and 1942. These units - Yesler Terrace, Rainier Vista, Holly Park and High Point - are principally garden communities for families with children. They have been modernized within the last fifteen years and the physical condition is good.

Another one-third of the SHA's units were constructed between 1967 and 1972. These units were high-rise buildings for elderly or handicapped households. Although some improvements such as fire

code updates, have been completed in recent years, there has been no overall building modernization. Some of the older buildings, e.g., Jefferson Terrace, probably will need modernization in the near future. the remaining thid of SHA's units were built since 1972.

Chart 10

Age of Subsidized Housing Stock
Private/Non-Profit



Approximately 66 percent of the private/non-profit subsidized housing is 10-16 years old. We have limited modernization information on these units or on the units developed prior to 1970. HUD does not provide modernization funds to projects such as Section 8 or Section 202. However, they do allow increases in the subsidized rent level to provide for repairs. We know that there are a large number of units (1,208 units) in the downtown with HUD subsidized mortgages which have not been substantially improved since the original renovation. These buildings in particular may need modernization assistance to preserve them as part of the housing stock.

SHA's waiting list now totals 1,310. Of these households, 819 are families. Table 12 indicates the number of families on SHA's waiting list, the size unit they need and the expected waiting period.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Table 12
Demand by Unit Size

Source: SHA Waiting List

Size	Family Household # of Units	Waiting Period
2 bedrooms	396	5 months
3 bedrooms	267	12 months
4-5 bedrooms	<u>156</u>	18-24 months
	819	

Although 52 percent of families on SHA's waiting list need 3 bedrooms, only 16.4 percent of SHA's units are that large. The length of time families must wait for 3+ bedroom units is growing longer. SHA manages a much larger number of 1 and 2 bedroom units, and the waiting period is shorter.

The overall vacancy rate for SHA subsidized housing is 2-3 percent.

We have less information about waiting periods or vacancies for private/non-profit subsidized housing. We believe that 25-30 percent of these units are located downtown. The overall vacancy rate was 3-5 percent in 1983. We believe these rates are still reliable. Vacancy rates for units located outside downtown may be similar to the general unsubsidized market rates.

Rents charged for most subsidized units are based on gross household income with adjustments for extraordinary medical expenses or number of dependent children. The average rent paid

by all SHA households in 1985 was \$129 per month. The range of rents paid was \$106 per month for households on public assistance to \$215 per month for households with employed persons.

The above SHA rents were not adjusted for utilities. SHA and Section 8 residents receive a utility credit against their rent based on actual utility costs. The utility adjustments range from \$22 per month for a studio apartment to \$121 per month for a five bedroom apartment. The utility adjustment may, therefore, dramatically affect the actual rent paid.

Rents charged for private/non-profit subsidized housing may be based on ability to pay, or may be established by HUD. For instance, if units are funded under Section 8 or Section 202, rents paid may be similar to SHA rents - a percentage of household income. If rents are controlled by HUD under a rent supplement/mortgage insurance program, they may be more similar to the private market.

In the downtown, rents in rent supplement buildings were included in the 1983 housing cost data in the Downtown Housing Report. Table 13 below shows the mean rents of all downtown buildings by unit type. SHA, Section 8 and Section 202 buildings were excluded from this data.

TABLE 13

Unit Type	Mean Rent Per Month
SRO	\$161
Studio	\$250
One Bedroom	\$250
Larger	\$376

We do not have comparable data for other private/non-profit-owned subsidized housing outside of downtown.

In summary, most of Seattle's subsidized housing stock is suitable for elderly or single non-elderly households. Although there was a significant amount of subsidized unit production between 1980 and 1985, most of these units were not suitable for family households with children.

Both unsubsidized and subsidized housing is getting older. Almost one-half (47%) of the units are five years old or less or have been modernized.

Vacancy rates are generally three percent or less. Family households in particular must wait long periods of time for suitable units. Rents are affordable since they are often based on a percentage of household income or are subsidized by HUD.

More units suitable for families with children are needed. Some portion of these units should be appropriate for larger families who are least able to afford a private unsubsidized unit and who must wait the longest time for a subsidized unit.

Conclusion

Most of Seattle's rental housing stock are studio or one bedroom apartments. These units are suitable for elderly or single non-elderly households. Although about 7,000 new rental units were constructed between 1980 and 1985, there was little change in the overall stock. Seattle vacancy rate is typically three percent. Rents for unsubsidized housing are increasing. Seattle may need both additional unsubsidized and subsidized units suitable for family households (two bedrooms or more).

Our housing stock is getting older. City rehabilitation programs are needed to preserve rental housing stock particularly in the downtown where many low cost and private subsidized units are located.

H&ND

59b.8

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Homeowner Needs

The needs of homeowners are quite different from those of renters. Excepting the case of recent purchasers who have adjustable-rate mortgages, most homeowner housing costs and living situations are more stable than those of renters. Unlike low-income renters, low-income owners do not necessarily need assistance when they pay over 30 percent of their incomes for housing; in fact, people often pay more than that when they purchase a home because they expect their incomes to rise in future years. On the other hand, owners on fixed incomes can be forced out of their homes by rising utility costs or the inability to make essential repairs. Owners who lose their jobs may become delinquent or default on their mortgages.

Deteriorated houses have a general negative impact on the surrounding neighborhood. Housing rehabilitation programs are usually designed with the dual objectives of providing decent affordable housing to the owner and improving the condition of the unit to help revitalize a neighborhood. Housing condition is a key determinant of the level of rehabilitation required to meet the second objective. The City has not conducted a housing condition study since 1978, primarily because of the cost. In this report, we have focused on analyzing owner needs based on available data.

The census provides two ways to look at owners' housing needs. The first is to identify very low-income owners who pay a high percent of their incomes for housing. The 1980 census identified 5,266 homeowners with incomes below the poverty level of which 1,956, or 37 percent are elderly. Over three quarters of the elderly are women living alone.

Approximately 13,000 of Seattle's 112,400 homeowners pay more than 30 percent of their incomes for housing. This includes 10,842 low-income households of which 3,340, or about one-third, are

elderly. There are 2,020 very low-income elderly who, even though they have paid off their mortgages, still pay more than 30 percent of their incomes for housing-related costs.

TABLE 14

Low-Income Owners Paying 30 Percent or More of Income for Housing

	<u>Elderly</u>	<u>Non-Elderly</u>	<u>Total</u>
Below 50% median	3,240	5,049	8,289
50-80% median	100	2,453	2,553
<u>TOTAL</u>	3,340	7,502	10,842

A second way to estimate need is to consider owners of homes that need significant repair. While there is probably some overlap with the income data, people may be living in deteriorated houses because they can't or don't want to pay the rehabilitation costs. The 1980 census did not collect information on housing condition. However, HUD provided data to the City showing owner households that live in units lacking complete plumbing, and/or who live in overcrowded units (more than 1.01 persons per room), and/or who live in units built before 1940 and valued below \$35,000. These categories represent an attempt to identify owner housing that is in poor condition. There are 8,440 households meeting at least one of these conditions, including 5,214 low-income owners. (See Table 15 below.)

TABLE 15

Number of Owner Households "Needing Assistance"
With Incomes Below 80 Percent of Median

1980 Census

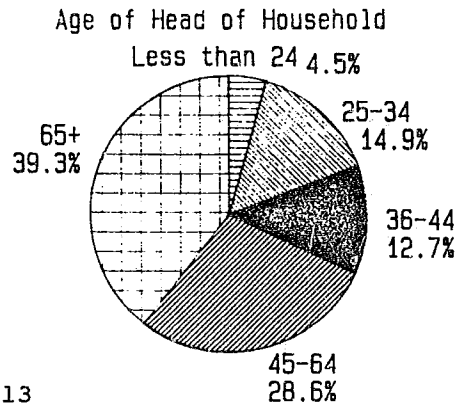
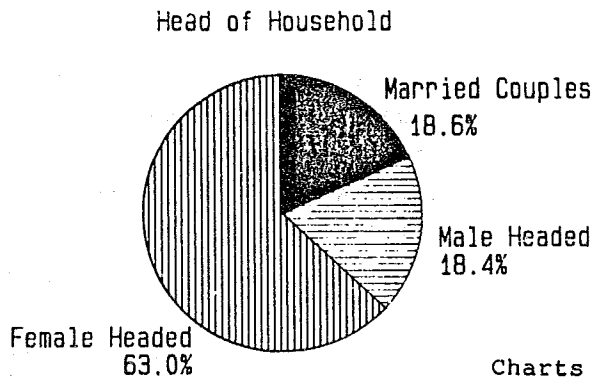
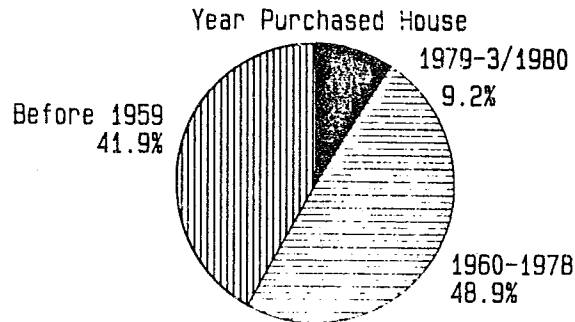
	<u>All</u> <u>Low-Income</u>	<u>Very</u> <u>Low-Income</u>	<u>Other</u> <u>Low-Income</u>
Elderly	3,334	2,252	1,082
Single non-elderly	467	318	149
Small Family	930	415	515
Large Family	483	206	277
Total	5,214	3,191	2,023

While only one-third of the low-income owners with high costs are elderly, almost two-thirds (64 percent) of the owners living in units likely to need repair are elderly.

Non-elderly individual and family owners with low incomes living in older low-valued homes or paying more than 30 percent of income for housing are more difficult to track than elderly owners. This group includes new owners who expect to have higher future incomes and are voluntarily paying higher costs. For example, the census reports that about 9 percent of owners with incomes below the poverty level bought their homes between 1979 and March 1980. Most of these recent purchasers, plus some of the owners who purchased their homes in the previous five years, are probably voluntarily paying higher costs. Other owners paying over 30 percent of their incomes include recently unemployed people who

could lose their homes if they do not have enough savings to pay their mortgages until they get another job. The category also includes divorced persons who received their home as part of a divorce settlement but might not have the income to support monthly payments or make repairs. It also includes some people who have retired or have been widowed but have not reached age 65.

OWNER OCCUPANTS - INCOMES BELOW POVERTY LEVEL



Charts
11, 12, 13

These three charts show some of the characteristics of homeowners with incomes below the poverty level. The vast majority are women living alone, many elderly or near elderly. About 8 percent purchased their homes in the last year (1979). Over one-third are elderly, with less than 20 percent under age 35.

Summary

- o There are 10,842 low-income owners paying 30 percent or more of their incomes for rent; there are 4,221 owners with incomes below the poverty level.
- o There are 5,214 low-income owners of low-value older homes or homes that are overcrowded or lacking plumbing; 3,191 are very low-income. The majority of these owners are elderly.
- o There are between 5,000 and 8,000 low-income owners meeting one or more of the conditions of potential need. Those with the most compelling needs appear to be the between 2,000 and 3,000 very low-income elderly owners who pay a large percentage of their incomes for housing and/or live in older low-value homes. Many of these owners are women living alone. This population probably cannot afford major repairs or large increases in housing-related costs such as utilities.
- o A portion of the 7,500 low-income non-elderly owners with high housing costs are vulnerable to losing their homes if they are unemployed or if they must make a major expenditure for repairs. However, not all owners in this group need extensive public assistance.

H&ND
59b.4

The
rent
numb
and

This
inco
comp
dist

Foll
info
the
each

Over

This
of 1
payi
diff
amou
ther
to t
asse

Inco

In i
numb
than
usin

Renter Housing Needs

The majority of low income households needing assistance are renters. The remainder of this report provides detail about the numbers of renters needing assistance and describes who they are and what type of needs they have.

This section begins with an overview that looks at those low-income households paying a high percent of income for housing, compares their needs to the housing stock, and shows the distribution of these households throughout the City.

Following the overview are several sections that provide detailed information about the elderly, families, special populations, and the homeless. We have organized the information this way because each of these groups has different kinds of needs.

Overview

This section contains some overall information about housing needs of low-income renters. First, the numbers of low income renters paying a high percent of their incomes are calculated. The differences between various income levels, household types and amount of income paid for housing are also analyzed. Second, there is an analysis of the needs of low-income renters compared to the availability of subsidized housing. Third, there is an assessment of the private market gap of affordable housing.

Income and Housing Cost

In its Housing Assistance Plan (HAP), the City calculated the number of low- and very low-income renter households paying more than 30 percent of income for rent. These estimates were made using a special tabulation from the 1980 census updated by the

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Puget Sound Council of Governments, and adjusted to reflect subsidized housing production, students and refugees. For more information about how these figures were calculated, please refer to the 1986 HAP.

In order to provide more information about the population, the Department of Community Development prepared some cross tabulations from the 1980 census and then applied appropriate percentages to the estimates from the HAP. These refinements can provide a more detailed overall picture of the populations that are paying too much for housing, but the numbers cannot be assumed as exact.

The HAP information estimated that 32,233 households have incomes below 80 percent of median and pay more than 30 percent of their incomes for housing. This is approximately 25 percent of all renter households in Seattle. Most of these households, or 28,751, had incomes below 50 percent of median. Based on further analysis, we have estimated that 19,280 of these households have incomes below 30 percent of median. Table 16 and chart below display this information by household type.

Table 16
Renter Households With
Incomes Below 80% of Median Paying 30%
Or More Of Income For Rent

	Elderly	Single Non Elderly	Small Family	Large Family	TOTAL
Below 30% Median	5,425	6,670	5,681	1,504	19,280
30-50% Median	1,427	2,314	4,480	1,250	9,471
50-80% Median	<u>286</u>	<u>355</u>	<u>2,216</u>	<u>625</u>	<u>3,482</u>
TOTAL	7,138	9,339	12,377	3,379	32,233

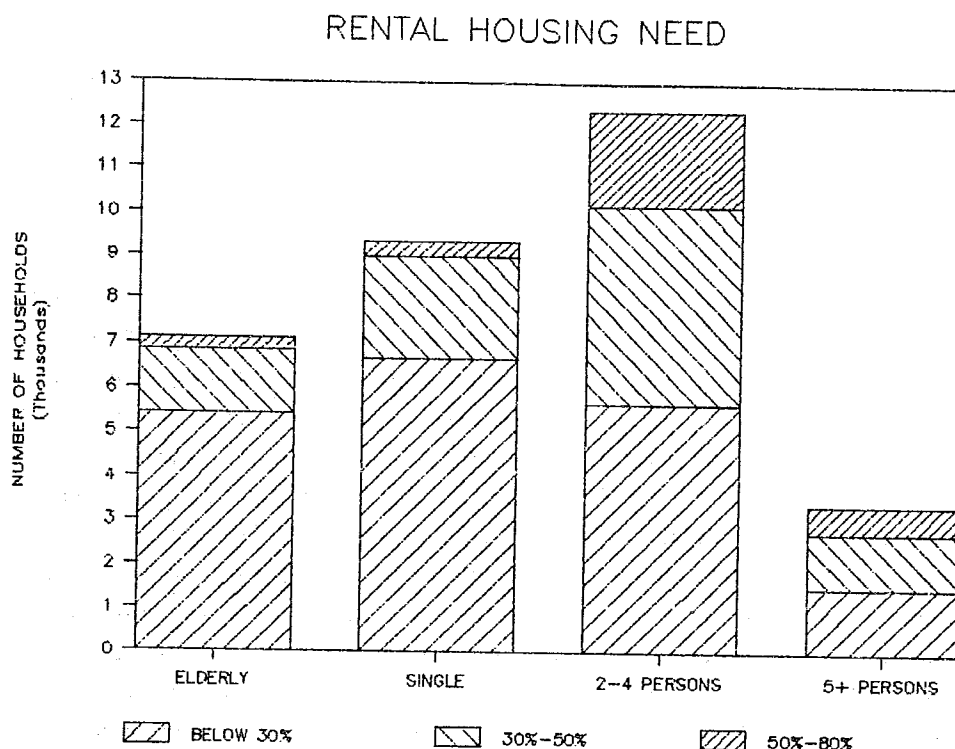


Chart 14

Approximately 60 percent, or 19,280 of the 32,233 households, have incomes below 30 percent of median. Over 75 percent of the elderly households paying more than 30 percent of income for rent have incomes below 30 percent of median, while less than half of the small families and large families are in this category. Nevertheless, over 80 percent of the families have incomes below 50 percent of median. Although HUD recognizes need at 80 percent (20 percent below the Seattle average), only a small portion of this group exceeds 50 percent and most are actually below 30 percent.

In order to get a better picture of how serious the financial situation of the very lowest income renters is, we looked at how many pay 40 to 49 percent and over 50 percent of income for rent. Again, we should caution the reader that some of our estimates are

based on samples and provide a general picture rather than exact numbers. In particular, the distribution of the amount of income paid for rent includes students, although they are not reflected in the actual numbers. This has the effect of increasing the number of non-elderly individuals paying over 50 percent of income and decreasing the number paying less.

Shown in Table 17 and chart 15 on the following page, almost three quarters (or 14,056) of those below 30 percent of median income and paying over 30 percent of income for rent are actually paying over half their incomes for rent. Although the problem is severe for all types of households, it is significantly worse for families. (82 percent of small families and 95 percent of large families fit this category.) This indicates there is a floor on the costs of larger rental units and that low-income households needing three or more bedrooms have to pay a very high percent of their incomes. Our analysis indicates that there could be up to 6,000 households in this position, including almost all very low-income large families. There also are up to approximately 8,000 elderly and non-elderly individual households in this situation, although it does not appear to be as universal a problem for them as it does for extremely low-income families.

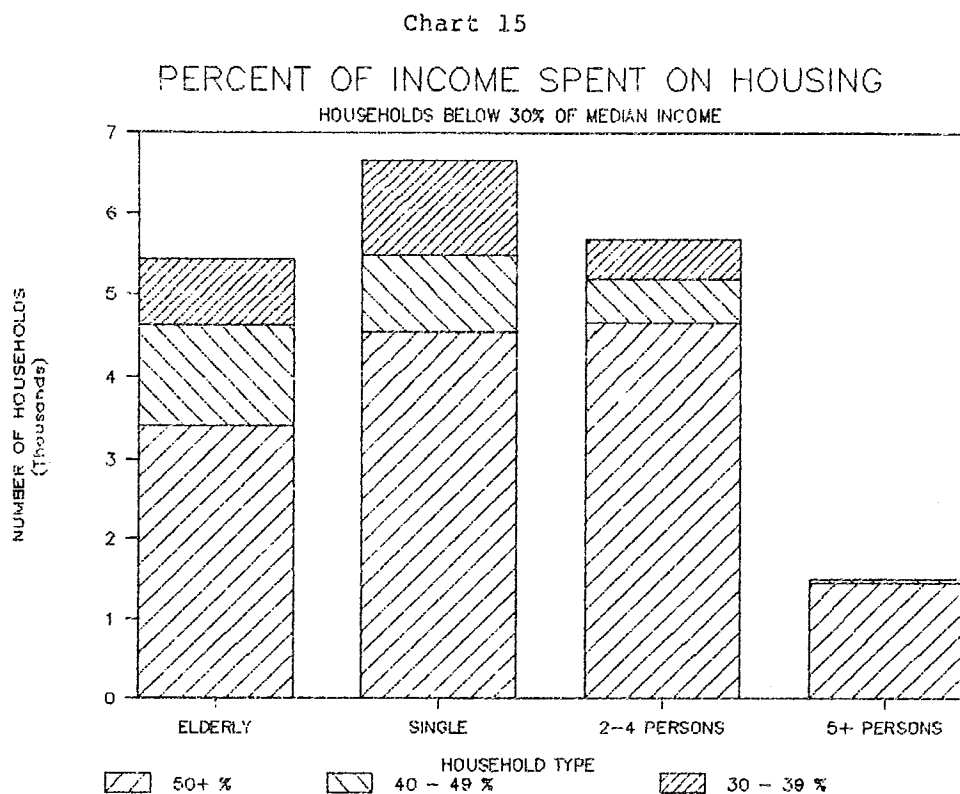


Table 17

Percent Of Income Spent On
Rent Of Households Below 30 Percent
Median Income

	Single Non- Elderly	Single Elderly	2-4 Persons	5+ Persons	TOTAL
50+ percent	3,418 (63%)	4,536 (68%)	4,658 (82%)	1,444 (96%)	14,056
40-49 percent	1,194 (22%)	934 (14%)	534 (9%)	60 (4%)	2,722
30-39 percent	813 (15%)	1,200 (18%)	489 (9%)	0 (0%)	2,502
TOTAL	5,425	6,670	5,681	1,504	19,290

Note: Table 17 includes only those paying at least 30 percent of income for rent.

Renters with incomes between 30 and 50 percent of median income are more able to find housing for less than half their incomes than those with incomes below 50 percent of median.

As the chart below and table 18 on the next page show, individuals in this income range needing studio or one-bedroom units are much better off than those with lower incomes, with only 10.5 percent of the elderly and 8 percent of non-elderly individuals paying over half their incomes for rent. Seventy percent of the individuals pay between 30 and 39 percent of income for rent.

Chart 16

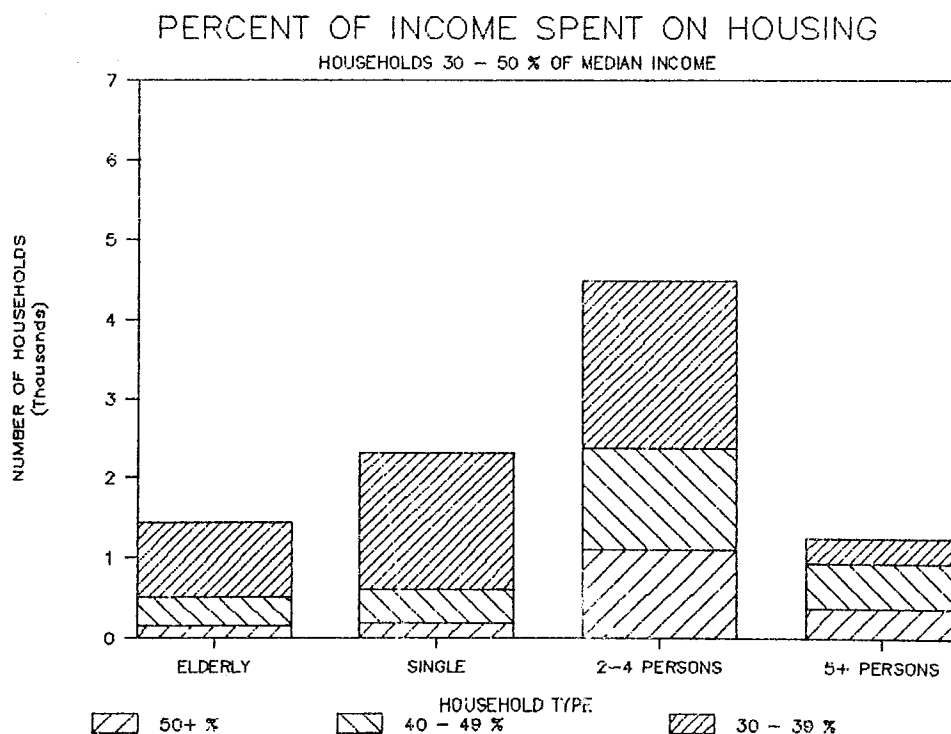


Table 18
Percent of Income Spent on Rent of Households
Between 30-50 Percent Median Income

	Elderly	Single	2-4 Persons	5+ Persons	TOTAL
50+ percent	150 (11%)	185 (8%)	1,102 (25%)	375 (30%)	1,812
40-49 percent	361 (25%)	424 (18%)	1,281 (29%)	563 (45%)	2,629
30-39 percent	916 (69%)	1,705 (74%)	2,097 (47%)	312 (25%)	5,030
TOTAL	1,427	2,314	4,480	1,250	9,471

Families in the 30 to 50 percent income bracket are somewhat better off than poorer families, but the difference is not nearly as great as with individuals. Twenty-six percent of families still pay over half their incomes for rent while another 32 percent pay 40 percent or more.

At the 30 to 50 percent of median income range, there appear to be many more opportunities for individuals to find affordable housing than opportunities for families. This makes sense when you consider that a four-person household in this income range can pay between \$248 (30% of median income) to 415 (50% of median income). There is not a large supply of three-bedroom units at these prices, although there is some availability at the top of the range. Individuals, on the other hand, can pay between \$174 and \$290 and it is possible to find studio apartments at the upper end of this price range.

We should point out that regardless of whether households with incomes below 30 percent of median pay 30, 40, or 50 percent of income for housing, their remaining disposable income is not likely to be enough for their other basic necessities (food, clothing, and transportation). It is unlikely that many of these households can absorb even a small increase in their housing costs.

Comparison of unmet need to subsidized stock

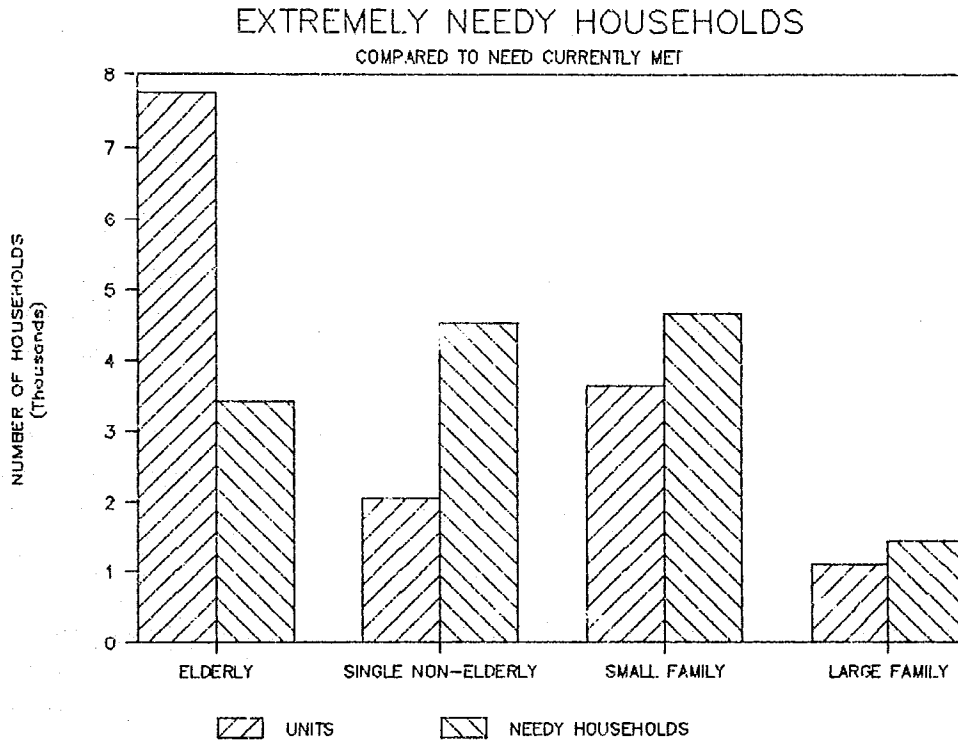
In order to get a sense of how well our existing subsidized housing stock is meeting the needs of various population groups, we compared the number of subsidized units to the unmet need.

For this analysis, we considered only the "neediest" households - that is, those below 30 percent of median income paying over half their incomes for rent.

To determine the "availability" of subsidized units for the various populations, we counted SHA units currently occupied by handicapped people as serving single individuals. Since both elderly and single non-elderly individuals can occupy the same size unit, we have assumed that the elderly occupy the remaining number of studio and one bedroom units.

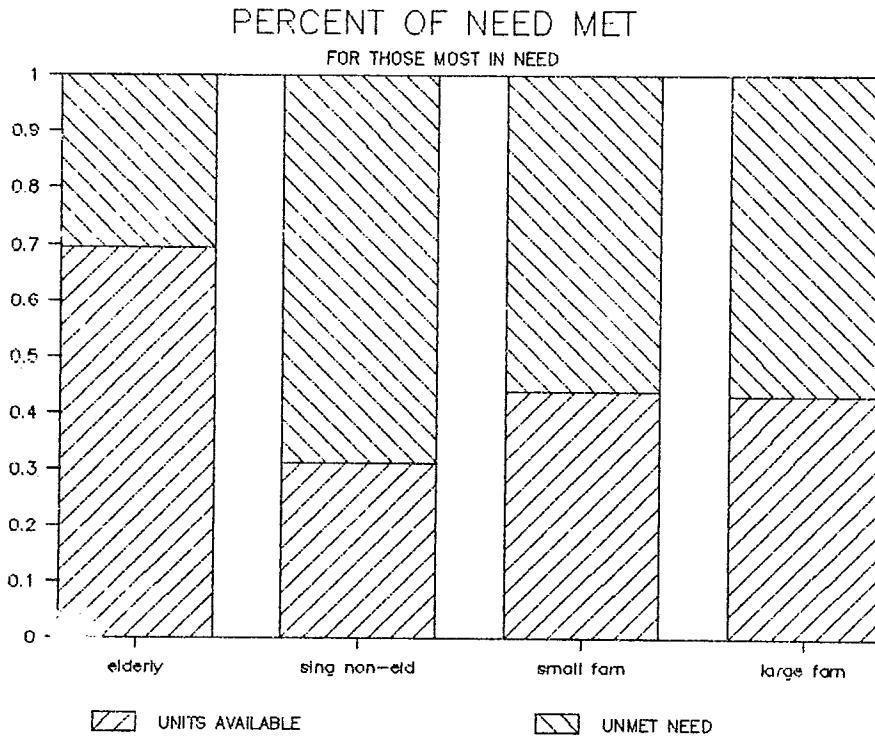
Since some disabled SHA residents occupy family units, we probably slightly undercounted the number of elderly served. We also had to split three bedroom units between those serving small families and those serving large families; we assumed half served each group. The number of bedrooms needed by a family depends not only on family size but on the number of adults and the sexes of the children.

Chart 17



As shown in chart 17 above, the number of elderly served by current subsidized units is much larger than the "unmet need" among the neediest households. The situation is the reverse for non-elderly individuals and families, where unmet need outstrips those served. We should note that many current residents of the City's 14,461 subsidized units do not have incomes as low as those we have defined as "most needy". Eligibility for federally subsidized housing is income 50 percent below median rather than the 30 percent we used in defining neediest.

Another way to look at this information is the "percent of need" met. As chart 18 below shows, we are meeting about 70 percent of the elderly need, 30 percent of the non-elderly individual need, and 42 percent of the family need. Again, we are only considering those with incomes below 30 percent of median who pay more than half their incomes for rent as people with unmet needs, while some current subsidized housing occupants have higher incomes.



The City appears to be meeting almost identical percentages of the small and large family needs. However, as described later in the report, families needing four bedrooms or more are not as well served by current stock as those needing three-bedroom units.

Affordable Housing Stock Gap

To understand Seattle's affordable housing gap better, we examined the demand, i.e., the number of low-income households in need, and compared it to the supply of housing, i.e., the number of units affordable to those households by rent level.

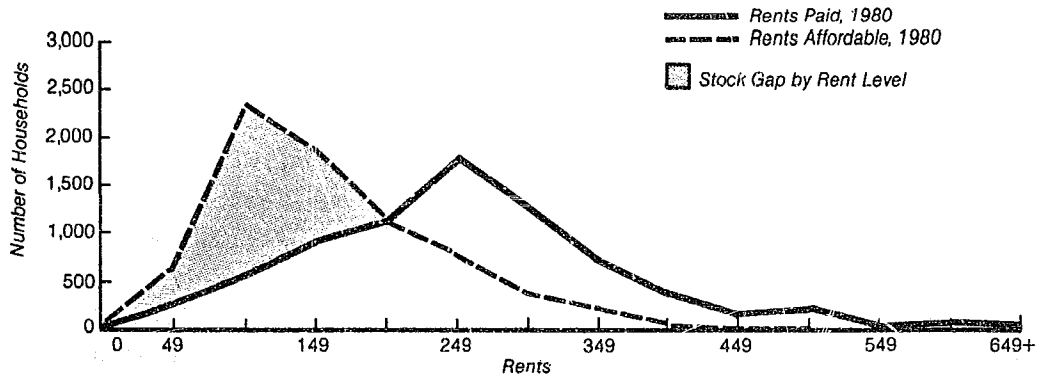
The following graphs illustrate the rents paid in 1980 by low-income households for unsubsidized units. The graphs also illustrate the rents affordable to those same households. The difference between these two elements reflects the gap in our affordable housing stock. The graphs illustrate the range of rents affordable to household types and the lack of affordable units which cause displacement within the market.

We know there were 32,233 renter households with incomes of 80% of median or less who pay more than 30% of their income for housing. Most of these households (89%) had incomes of 50% of median or less.

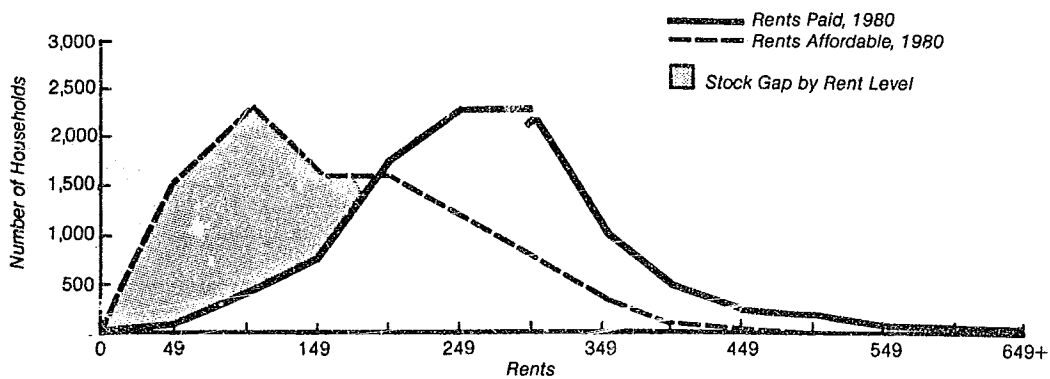
Of these households 7,138 low-income elderly households paid more than they can afford for rent. Graph #1 shows that rents paid by the elderly were typically \$249 - \$299 per month. The mean maximum affordable rent was \$163 per month. Approximately 2,969 households needed housing with rents of \$200 or less but the housing stock was inadequate to meet the need.

Finding affordable rental housing was somewhat more difficult for single non-elderly households. There were 9,339 single non-elderly low-income households that paid too much for rent. Graph #2 shows the rents paid by single non-elderly typically ranged from \$200 - \$300 per month. The mean maximum rent that was affordable was \$159 per month. Approximately 4,221 households needed housing with rents of \$0-\$200 per month but the housing stock was inadequate to meet the need.

Graph No. 1
Low-Income Elderly/Handicapped Affordable Housing Stock Gap



Graph No. 2
Low-Income/Single Non-Elderly Affordable Housing Stock Gap



There were 12,377 low income small family households that paid too much for rent. Graph #3 shows the rents paid by small families typically ranged from \$250 to \$400 per month. The mean maximum affordable rent was \$228 per month. Approximately 5,730 households needed housing with rents of \$0 - \$250 per month but the housing stock was inadequate to meet the need.

There were 3,379 low income large family households that paid too much for rent. Graph #4 shows the rents paid by large families typically ranged from \$300-\$450 per month. The mean maximum rent that was affordable was \$221 per month. Approximately 1,810 households needed housing with rents of \$0 - \$300 per month but the housing stock was inadequate to meet the need.

The graph patterns visibly display the shift that occurs in the housing market. Low income households compete against each other and against non low income households for the most appropriate housing at the best price. If affordable housing was constructed, the market should shift again to match demand. This would benefit low-income households and non low-income households since market rate units would be more available.

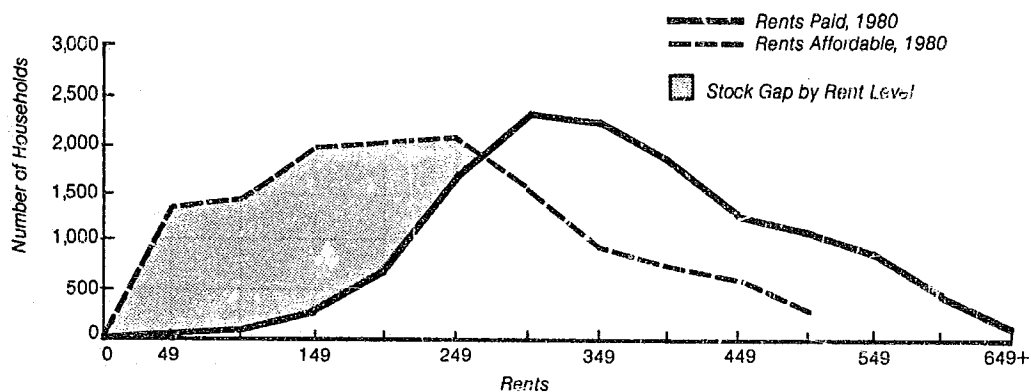
In summary, there are about 32,233 households with incomes less than 80% of median and that pay more than 30% of their income for rent. These households reside in private unsubsidized housing. Graphs #1-4 show what these household paid for rent and what rents were affordable to them. The gap between housing need and housing stock represents types of units which need to be produced and rents that may be charged. Generally the data suggests Seattle needs about 14,730 more units for elderly, single non elderly and families with rents below \$300 per month.

Although these estimates are best upon 1980 Census data we believe the projections remain valid. Unsubsidized rental housing production has not changed the housing stock significantly. Unsubsidized rents have increased. Incomes of many low income

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

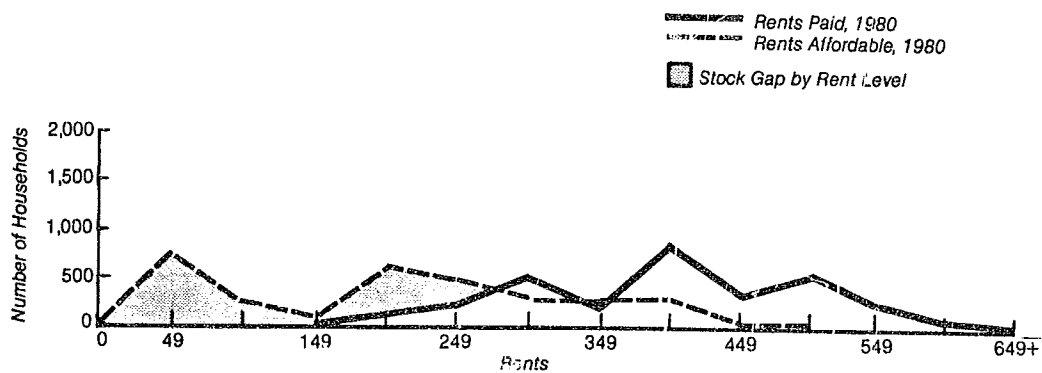
Graph No. 3

Low-Income/Small Family Affordable Housing Stock Gap



Graph No. 4

Low-Income/Large Family Affordable Housing Stock Gap



households have not kept pace with rent increases or cost of living increases. This suggests the gap in affordable housing may now be larger than the graphs imply.

SUMMARY

- o Most of the 32,233 low-income renters paying over 30 percent or more of their incomes for rent have incomes below 50 percent of median. An estimated 19,280 are below 30 percent of median income, while 9,471 are between 30 and 50 percent, and only 3,450 make more than half the average income of this area.
- o Slightly more than 50 percent of the 32,233 are elderly or non-family, non-elderly households. Almost 66 percent of the extremely low-income group are individuals or are elderly.
- o Almost all extremely low income families (82 percent of the small; 95 percent of the large) pay more than 50 percent of income for rent. Approximately 66 percent of the extremely low-income elderly and individuals also pay over 50 percent of income for rent.
- o Nineteen percent of families with incomes between 30 and 50 percent of median pay over 50 percent of their incomes for rent, while 53 percent pay between 30 and 39 percent. Individuals are better off than families in this income range.
- o The needs of elderly people are much better served by the current stock of subsidized housing (70 percent) than are the needs of non-elderly individuals and families. Small and large families are served equally well (42 percent), although this may not be true for the very large families needing four or more bedrooms. Current subsidized housing serves a smaller percent (30 percent) of the needs of non-elderly individuals, who are eligible for most units only if they are handicapped.

Elderly Rental Housing Needs

The majority of low-income elderly needing housing assistance are renters. Presently, a high proportion of elderly renter housing needs have been met compared to the non-elderly needs identified in this report. This is due in part to the success of the Seattle Senior Housing Program (SSHP), which has produced over 1,200 units of good quality housing for low-income elderly renters since 1983. The SSHP production has reduced the backlog of elderly on SHA's waiting list for Section 8 and conventional housing from 848 households in December of 1981, to 152 at present. In addition, the number of elderly households on the separate SSHP waiting list has dropped from over 2,000 in early 1983 to 339 at present. Approximately one-half of these 339 households are already living in other SHA housing.

The remainder of this section describes the potential need for housing assistance for elderly renters. A subsequent section describes the special needs of the frail elderly renter.

INCOME AND HOUSING COST

The following table shows the change in income status of elderly renters between 1970 and 1980:

Table 19
Elderly Renter Households

By Income Status

1970 and 1980

Income Range	No. of Households		Change
	1970	1980	
Below 50% of Median	14,556	14,200	-2.4%
50-80% of Median	2,314	2,622	+13.3%
Above 80% of Median	2,257	2,460	+9.0%
TOTAL	19,127	19,282	+0.8%

Source: 1970, 1980 U.S. Census

These figures show that elderly renters are become somewhat better off financially in 1980 than in 1970. However, four out of five still had incomes below 50% of the area median income.

The table below shows our current assessment of elderly renter incomes in relation to housing costs:

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Table 20

Elderly Renter Households
With Incomes Below 80% of Median

Paying 30% Or More of Income for Rent

Income Range	Number
Below 30% Median	5425
30-50% Median	1427
50-80% Median	286
TOTAL	7138

Source: 1986 HAP

Assuming that the majority of these 7,138 renter households do not have liquid or fixed assets to back up their low monthly incomes, the chart indicates the maximum potential need for elderly renter housing assistance at the present time.

Of the 5425 extremely low income elderly 3418, or approximately 63 percent, pay over 50 percent of their incomes for rent. Only 150, or 11 percent of the 1427 elderly with incomes between 30 and 50 percent of median pay over half their incomes for rent. Housing affordability appears to be a significant problem for approximately 3500 to 3600 elderly.

The major difference between the elderly and other populations groups is the relative availability of subsidized housing. There are a total of 8573 studio and one bedroom subsidized units that are almost all potentially available to the elderly. (With roughly 2100 presently occupied by the handicapped, there are about 6500 units actually available.) In contrast to units for non-elderly individuals and families, the number of units available for the elderly meets close to 70 percent of the need of those with the lowest incomes and highest housing costs.

Frail Elderly

The term "frail elderly" is used to describe elderly people, generally over age 75, whose need for specialized services or care prevents them from living independently. As the number of elderly grows, and as people continue to live longer lives, the number of frail elderly will grow. City population projections show a 4.8 percent growth in persons aged 75 and over (1,550 persons) and a 9.3 percent increase in persons aged 85 and over (750 persons) by the year 2000.

Needs of the frail elderly vary. Programs that provide services to the elderly in their homes will help a number of frail elderly to remain in their homes. Some frail elderly will need the services that a congregate care facility (CCF) provides: meal service, housekeeping and laundry services, and some supervision of medication. Long term care services for the elderly occur along a continuum, beginning with less costly services e.g., congregate meals and public housing for the highly functional elderly and ending with more costly nursing home services for the dependent elderly. Congregate care falls toward the dependent end of this continuum. Elderly appropriately placed in congregate care are more functional and need less intensive services than nursing home residents, yet are less functional and need more intensive services than those elderly living in regular housing who can be served by a patchwork of existing community-based services.

Seattle's Division on Aging estimates that about 2 percent of the population over 60 years of age is likely to need a congregate care type facility. That represents about 2,000 frail elderly persons who at some time may need congregate care in Seattle.

Analysis of the distribution of very low-income congregate care beds for individuals of 75+ years of age indicates a significant current need for beds in the City of Seattle. Currently, Seattle's Division on Aging estimates there are only 50 state-supported congregate care beds in Seattle. Seattle's supply of state supported congregate care beds for the very low-income elderly is 1.33 beds per thousand individuals aged 75 years and older. This is well below the state average of 8.21 beds per thousand. is not in itself an adequate definition of need. To bring very low-income CCF availability in Seattle up to the state average, is not in itself an adequate definition of need which would require development of 223 new CCF beds within the city.

SHA recently conducted a study to assess the need for services for elderly living in SHA housing. Results indicate that between 20 and 50 percent of elderly SHA residents need additional assistance such as meals and chore services. According to a resident sample survey, 113 SHA elderly residents would move to a congregate care facility if one was available. Currently, when SHA residents are unable to continue to live independently, they usually move to nursing homes. The cost of nursing homes is typically two or three times greater than the cost of congregate care.

Summary

There is still a potential need for housing assistance for low-income elderly renters in Seattle. However, the success of the Seattle Senior Housing Program and the subsequent reduction in the size of the SHA waiting list indicate that many of the most critical needs for elderly housing assistance have been met.

The
frai
are
elde
appr
addi
woul
reso

H&ND
59b.

The key need at the present time is housing assistance for the frail elderly. Provision of additional congregate care beds (223 are required just to meet state standards) could allow some frail elderly residing in SHA housing to move to housing more appropriate for their needs. This, in turn, would free up additional subsidized units for low-income, non-frail elderly and would also provide a more desirable and less costly housing resource than nursing homes for frail elderly.

H&ND

59b.10

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Family Renters

According to our estimates, there are 15,756 low-income renter families paying over 30 percent of their incomes for housing. Almost half (46 percent) of these families have extremely low incomes and spend at least half of their incomes for rent, leaving a minimal amount to pay for other basic necessities.

Most of these families are small households (2-4 persons), although it is the larger families that appear to have the most severe housing problem.

There have been some dramatic changes in the population composition of families in Seattle since 1970. (Families are defined as two or more persons in a household.) The number of families with children dropped 36 percent between 1970 and 1980, although there has been an increasing birthrate since 1979 which may partially mitigate this trend.

While as a whole the number of families with children has decreased, there has been a 25 percent increase in the number of single-parent families with children under age 18. About 26 percent of children under age 18 lived in single-parent families in 1980. Most single parents are women.

The number of low-income families increased 22 percent between 1970 and 1980, while very low-income families increased 7.5 percent.

There appears to be a significant number of families with very low incomes and high housing costs. Our analysis identifies an estimated 6,102 extremely low-income families paying 50 percent or more of their incomes for rent. Almost 25 percent of these households (1,444) are large families.

In
belo
the
affo

Sin
unit
unit
mar
dis
for

As w
fam
sto
unit
vou
low
exis
cont
elde

Subs
perc
wait
a mu
fami

Unit
2 be
3 be
4-5

In fact, virtually all the large-family households with incomes below 30 percent of median have to pay at least 50 percent of their incomes for rent. It appears there is a shortage of affordable housing units large enough for these families.

Since over 75 percent of the unsubsidized stock of large rental units occupied in 1980 were single-family homes, the number of units available and their prices will be affected by the housing market. The recent heating up of the real estate market could displace some low-income families and will likely make it harder for families renting large units to find affordable units.

As was described earlier in this report, the stock of subsidized family housing meets a smaller proportion of overall need than the stock of elderly units does. Seattle has 3,070 subsidized family units, with an additional 1,667 families subsidized through vouchers and rent certificates. Considering only those extremely low-income families paying 50 percent or more for housing, the existing subsidies satisfy about 44 percent of total need. In contrast, subsidized housing serves almost 70 percent of the elderly most in need.

Subsidized housing appears to be serving relatively similar percentages of small and large families most in need. SHA's waiting list, however, conveys a somewhat different picture, with a much longer wait for large (4-5) bedroom units than for smaller family units.

Table 21
Demand by Unit Size
Source: SHA Waiting List

Unit Type	Number Families on Waiting List	Length of Wait
2 bedrooms	396	5 months
3 bedrooms	267	12 months
4-5 bedrooms	<u>156</u>	18-24 months
TOTAL:	819	

Three bedroom and larger units represent only 16.2 percent of all units owned by SHA. SHA has been able to meet some of the demand for the larger units by leasing private housing through the Section 8 program. The data taken together indicate that there is more difficulty serving households needing a four or more bedroom unit than those who can be accommodated in two to three-bedroom units.

We should note that the number of bedrooms needed by a family varies with the composition of the family. For example, a six-person family of two adults, two girls and two boys can live in a three-bedroom unit. A family with one parent and one child of either sex also needs a three-bedroom unit. On the other hand, a family of five with one parent, three girls and one boy should have a four-bedroom unit. There is not an exact parallel between the size of a family and the size of unit the family needs.

Another issue related to family housing is location. Even with the 632 units built under the Scattered Site Program, most subsidized family housing is in the central and south end of the City. If the City's policy is to assure opportunities for low-income people to live in all neighborhoods, then there remains a "need" for more subsidized family units outside the central area and southeast Seattle.

Single Parent Families

Many low-income families needing housing assistance are headed by single parents. The majority (85 percent) of these single parents are women. This high percentage of female single parents, many of whom are low-income, has led some experts to describe what they see as the "feminization" of poverty in America.

Single-parent families are a growing phenomenon both locally and nationally. In Seattle, the number of families headed by a single parent increased from 18 percent of all families with children in 1970 to 29 percent (13,650 families) in 1980.

Not surprisingly, single-parent families tend to have much lower household incomes than two-parent families. In 1980, for example, the median income for female single-parent headed families was only 39 percent of the Seattle SMSA median family income. Median income for female single parents with children under the age of six was even lower - only 27 percent of the 1980 SMSA median income.

A large percentage (84 percent) of the approximately 3,500 families living in SHA housing are headed by single parents. This includes families housed through SHA's Scattered Site Program. The majority (62 percent) of single-parent families not living in subsidized housing are renters. These families, especially the lowest income, become vulnerable to displacement during periods when the private rental market is experiencing low vacancy rates and increasing rents.

Refugee Families

Refugees, primarily from Southeast Asia, are continuing to arrive in Seattle. Most are low income. Many do not speak English when they arrive in the U.S. Because of cultural backgrounds, some refugees have unique housing needs.

Refugee Definition:

Since 1975, the United States has been the "country of first asylum" for approximately one million refugees. A "refugee" is defined by Section 101(a)(42) of the Immigration and Nationality Act as amended by the Refugee Act of 1980 as:

"...any person who is outside any country of such person's nationality or, in the case of a person having no nationality, is outside any country in which such person last resided, and who is unable or unwilling to return to and unable or unwilling to avail himself or herself of the protection of that country because of

persecution or a well-founded fear of persecution on account of race, religion, nationality, membership in a particular social group, or political opinion...."

Refugee migration is considered involuntary, whereas immigrant migration is considered voluntary. Table 21 below indicates numbers of refugees entering the U.S. between 1975 and 1985.

Table 22

Refugees Entering the U.S. --- 1975-1985

Source: U.S. Department of Health and Human Services,
Office of Refugee Resettlement

<u>Area of Birth</u>	<u>Number of Refugees</u>	<u>Percent</u>
Near East	29,134	3%
Latin American	29,247	3%
Soviet Union/East Europe	169,720	17%
Asia	763,893	76%
Africa	13,748	1%
TOTALS	1,005,742	100%

Washington State receives about 4 percent of the "new arrival" refugees entering the United States. Washington's refugee population is the third largest state refugee population in the nation. Generally these persons are Southeast Asian and remain here after initial resettlement.

There is no accurate count of refugee persons residing in Washington. U.S. Census data categorizes Southeast Asian refugees as either "Asian" or "Vietnamese". The federal Office of Refugee Resettlement (ORR), administered through the United States Department of Health and Human Services (DHHS), only

tracks new arrivals and refugee out-migration if persons receive State-administered services. The Washington Department of Social and Health Services (DSHS) only tracks refugees who receive public assistance, and then only for the first 36 months of residency.

Although information is available on refugees when they first arrive, it is difficult to track over time number of refugees, size of families, income levels, or ethnicity. The State Bureau of Refugee Assistance currently estimates Washington State's refugee population to be 35,000 to 36,000 persons. Approximately 22,000 (60 percent) are estimated to reside in King County. Of these, an estimated 13,700-15,400 refugees are estimated to live in Seattle.

The number of refugees entering King County each year has declined from the early 1980's to 1,700 to 1,800 currently, as the chart below shows. The 1986 projection in the chart below

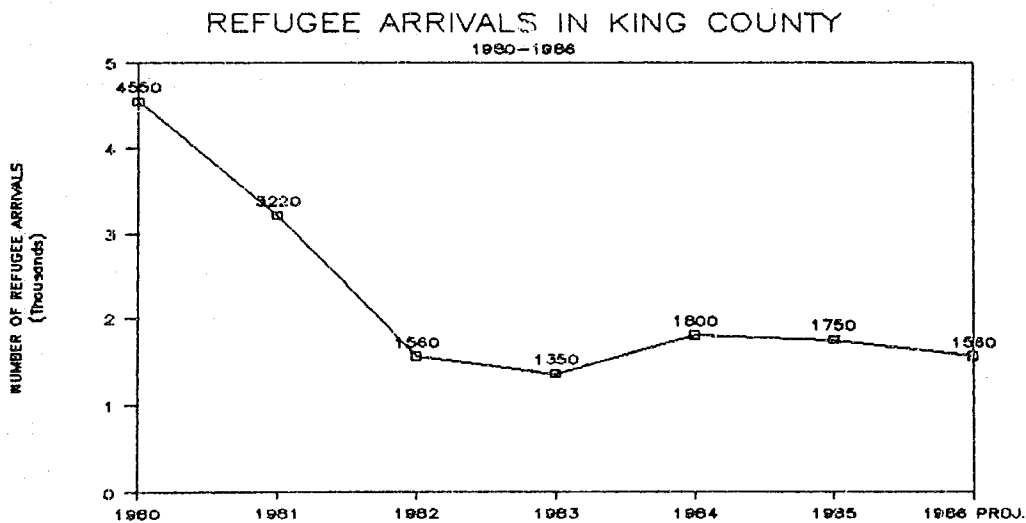


Chart 19

is an estimate of the number of refugees likely to move into King County during 1986. National refugee projections indicate that the current level of refugee influx is likely to continue over the next several years.

Cultural differences and variations in family size make it important to identify refugee arrivals by country of birth. Typical Vietnamese and non-Southeast Asian refugee households include one or two persons. They are more likely to have come from an urban area and can adapt more easily to Seattle's urban environment. It is also less likely that they lived in a refugee camp prior to migration.

Cambodian and Laotian refugee households are more likely to be large family households, often needing three plus-bedroom housing units. They generally come from more rural areas. Their "clan-type" or village culture generally creates a desire to live near each other when they arrive in Seattle. A large percentage of Mt. Baker Apartment residents are Cambodian and Laotian refugees.

Table 22 below describes refugees entering King County since 1980 by ethnicity.

Table 23

Number of King County Refugees by Ethnicity---1980-1985

Source: Seattle/King County Health Department,
Refugee Screening Program

Country of Birth	Number of Persons						Total
	1980	1981	1982	1983	1984	1985	
Laos	2,002	934	380	189	306	245	4,066
Vietnam	1,729	1,352	749	500	540	508	5,378
Cambodia	500	741	328	405	702	665	3,341
Other	319	193	94	257	252	333	1,448
TOTAL	4,550	3,220	1,560	1,350	1,800	1,750	14,233

Refugee camp projections for 1986 indicate that Southeast Asian refugees will continue as the majority entering the United States (about 70 percent of all new arrivals). Most of the Southeast Asian arrivals (about 65 percent) will be Cambodians or Laotians. In King County it is expected that only about 20 percent of new arrivals will be non-Southeast Asian.

Many refugees have limited formal education. Laotians and Cambodian families often come from rural areas where there were few schools and little need to read and write. When the Khmer Rouge controlled Cambodia from 1975 to 1980, education was seen as "western poison" and strictly prohibited. Long waits in Thailand refugee camps prior to migration to the U.S. (often four years) also disrupted education.

Refugee households have difficulty becoming self-sufficient. This is due, in part to their limited ability to speak English. Refugees receive English language classes in the refugee camps and are eligible for English-as-a-second-language classes when they arrive in Seattle. Unfortunately, some refugees underutilize services; others, particularly women who are home-bound, may not use the services at all.

Bilingual employment counseling is available to refugees participating in the DSHS refugee cash assistance program. Refugee cash assistance is available to refugees for a maximum of 18 months. Refugee families receiving AFDC assistance receive translation services with case management but no employment counseling.

When refugees first arrive in the United States they are eligible for a variety of resettlement services. These include: federal refugee cash assistance, aid to families with dependent children (AFDC), food stamps, English-as-a-second-language classes, medical coupons, and employment counseling. Refugees may receive these services for at least their first

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

18 months of residence. If the family unit consists of one parent with dependent children, the family may continue to receive assistance under some programs like AFDC.

Refugees generally have very low incomes. About half of the refugees in King County receive public assistance income. Agencies that work with refugees estimate that refugees who are employed generally earn \$4 to \$5/hour.

More information is known about refugee households receiving public assistance. Currently, 6,261 refugee households have resided in the state less than three years and are receiving public assistance. Those households represent an estimated 16,900 persons, or about 48 percent of the state's total refugee population.

It is estimated that of those refugee households receiving public assistance, about 2,365 reside in Seattle - 38 percent of the State total. The households are mostly families with dependent children (82 percent) with annual incomes of \$6,000-\$7,000. The families tend to be large, requiring a housing unit with three or more bedrooms.

Tables 24 and 25 below show King County refugee households receiving assistance by ethnicity and household size. Since Seattle refugee households receiving public assistance represent about 70 percent of King County refugees receiving public assistance, the figures in the two tables below are likely a good reflection of Seattle refugee household characteristics. Over half of refugee households receiving public assistance are families - about 20 percent of those families are large families.

Hous
Type

Sing

Small
Famili

(2-4

Large
(5+

TOTAL

So

Famil
Type

Small

Famil

(2-4

Large

Famil

(5+

Table 24

Number of Refugee Households Receiving Public Assistance
in King County by Ethnicity

Source: Washington Department of Social and Health Services

Household Type:	Cambodians	Laotians	Vietnamese	Other	Total Number/ Percent
Single	359	129	766	344	1,598/47%
Small Family (2-4 persons)	523	253	441	252	1,469/43%
Large Family (5+ Persons)	143	96	91	19	349/10%
TOTALS:	1,025	478	1,298	625	3,417

Table 25

Average Household Size of Families Receiving
Public Assistance in King County

Source: Washington Department of Social and Health Services

Family Type:	Cambodians	Laotians	Vietnamese	Other
Small Families (2-4 Persons)	3.7	3.5	3.2	3.0
Large Families (5+ Persons)	6.8	6.8	7.0	7.0

Mt. Baker Apartments Experience:

In the early 1980's, a significant number of Southeast Asian refugees moved into Seattle. Many settled in Southeast Seattle, a culturally diverse area with low-cost housing. An increasing number of refugee families crowded into the Mt. Baker Apartments.

The City began working on various problems associated with the large 180-unit complex in early 1985. Intensive staff work has generated substantial information on the refugee families who live in the Mt. Baker Apartments.

City review of lease information in July of 1985 indicated that over 860 persons resided in the Mt. Baker Apartment at that time. Most of these persons were Cambodian (65 percent). Large families were occupying Mt. Baker's largely studio and one-bedroom units.

Currently 145 units are occupied. About 660 persons occupy those units - 4.5 average persons per unit. The ethnic distribution is shown below:

Cambodian	70%	Laotian	10%
Lao Theung	5%	Hmong, Mien	1%
Eritrean	6%	Vietnamese	5%
Native American/White	2%	Filipino/Tonga	1%

Approximately 46 percent of the Mt. Baker residents receive their income from AFDC or AFDC-E. Approximately 31 percent of the residents are employed. Another 12 percent of the residents receive their incomes from the refugee cash assistance program. SSI is the income source for 8 percent of the residents, and 3 percent have no income.

The primary reasons for the decline in population at the Mt. Baker Apartments are the publicity surrounding the deteriorated housing conditions, City code enforcement and relocation, and voluntary efforts by the owners to lease units to smaller families.

City relocation efforts revealed difficulties associated with providing adequate housing for large, very low-income refugee families. When considering replacement housing options, refugee households were sensitive to location, perceived community ethnicity, safety, and amount of rent. Seattle and King County housing authorities granted priority to eligible Mt. Baker residents who were displaced by code enforcement action (emergency orders). However, this was no guarantee that the resident would choose the subsidized unit offered. The public housing agencies had very few vacant units generally, and even fewer vacant units suitable for larger families. Therefore, Mt. Baker residents were not offered a choice of unit or location.

Most subsidized units used as replacement housing were located in SHA's High Point and King County's Park Lake Homes. These developments contained housing units appropriate for larger families; i.e., three- or four-bedroom apartments. They also had large Southeast Asian populations and social services with multilingual staff.

Some families chose to move to other private housing or to another "safer" unit within Mt. Baker. Southeast Effective Development tried to find adequate replacement housing in Southeast Seattle. Staff inspected sixteen buildings which had available units and appeared suitable for families. Of these, only three buildings were recommended as comparable (size and price) and desirable (good management, other Southeast Asian families) for Mt. Baker residents. Unfortunately, most of the units in the three buildings were one or two bedroom apartments

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

with less square footage than similar units at Mt. Baker. Rents were also somewhat higher. As a result, Mt. Baker residents were reluctant to move.

Refugee Need for Housing Assistance:

Available data suggests that the number of low-income refugee families is growing. A significant number of these families need housing assistance. Cambodian and Laotian families, in particular, need assistance because their families tend to be large and they potentially face more barriers to self-sufficiency. A few of these barriers are:

- o Long stays in refugee resettlement camps where there were few work-related activities prior to immigration. Refugees were totally dependent on charitable organizations for long periods, often up to four or five years.
- o Depression as a result of their involuntary move from Southeast Asia and the break-up of the family because of death, separation, or desertion. Many refugee families who grieve the loss of loved ones, friends, and country feel guilty because they survived.
- o A cultural heritage that is non-aggressive or passive.
- o Limited English proficiency and sometimes semi-literacy in their native language.
- o A clan or village orientation which encourages collective living and working arrangements.

Estimating the precise number of refugee families that need housing is difficult. However, we believe up to 1,400 low-income refugee families may need housing assistance by the

end of 1986. Many of these families will be large and very low income. At least 70 families remaining at the Mt. Baker Apartments are large and need three-bedroom units.

DSHS caseload data and occupancy data from the Seattle and King County housing authorities suggest that at least 1,100 low-income refugee families are living in other buildings in Southeast and West Seattle. These families are very likely living in overcrowded housing. It is estimated that Seattle will receive at least 350 new arrival refugee families in 1986, about 50 percent of which will be large families.

The unique cultural backgrounds of refugees require housing environments that allow them to cluster but also to assimilate into neighborhoods. Since many refugee families are large, dispersed sites of no more than ten units per site should be developed as buffer environments. Traditional social values and customs would be preserved but families would not be isolated from American norms and mores. Generally these cluster housing developments should serve refugee families that have lived here less than three years.

Low-income refugee families that have resided in the U.S. for more than three years or have adapted to American customs may be served through traditional housing development programs.

H&ND

59A.7

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Special Population Groups Housing Needs

For some of the low-income population, housing problems go beyond that of affordability and availability. The physically disabled, for example, often are in housing which does not function well for them. This makes it difficult for them to live with ease and independence. The recovering alcoholic or person with mental illness often lives in an environment where stresses and the lack of support interfere with recovery.

Taking these problems into consideration, the groups listed below were identified as special populations for whom we want to determine housing need:

- A. The mentally ill
- B. The disabled (physically and developmentally)
- C. The recovering alcoholic and substance abuser

It is difficult to find comprehensive information on these three groups. Some demographic data from the U.S. Census is available on people with disabilities, but that data is incomplete. Some special studies exist, but they are national or regional in scope rather than local, and they seldom look at housing needs.

The best sources of information on special population groups are the local publicly-funded social service systems. The King County Division of Mental Health operates programs which serve the mentally ill, while the Division of Alcoholism and Substance Abuse serves those with alcohol and drug-abuse problems. The Washington Department of Vocational Rehabilitation and the Division of Developmental Disabilities serve the physically and developmentally disabled. We turned to these agencies to obtain

demographic and housing needs information on the special population groups. We also used information from several earlier studies by social service agencies.

This section of the Needs Report is organized into three sub-sections, each covering one segment of the special population. Each sub-section is then organized as follows:

1. Background
2. Population Characteristics
3. Ability to Pay for Housing
4. Current Housing-Living Arrangement
5. Current Subsidized Housing
6. Housing Needs
7. Summary

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

The Mentally Ill

Background

In the mid-1950s a movement began to deinstitutionalize the mentally ill, many of whom were considered to be inappropriately and involuntarily confined in psychiatric hospitals. Hospitalized patients were assessed to determine the severity of their illnesses. Those who were diagnosed as not being a danger to themselves or the community-at-large were released.¹

Between the time deinstitutionalization began and 1980, the number of institutionalized mentally ill nationally fell by 75%, from 560,000 to 138,000 (Source: Newsweek, January 6, 1986). In Washington there was a similar drop, from 5,000 in 1963 to 1,200 in 1980. (Source: King County Division of Mental Health.)²

It is difficult to determine the number of non-institutionalized mentally ill, since records are confidential, services are widely available and dispersed, and many may not even seek treatment.

Because of this difficulty, and because our focus is on the housing needs of low-income people, we sought our information for this portion of the needs assessment from the publicly-funded mental health services system, since that system primarily serves low-income people.³ The information came from two main data sources: the Washington Community Mental Health Management Information System (CMH-MIS), accessed through the King County Division of Mental Health, and a survey of community mental health agency counselors conducted by DCD. These two sources were augmented by information from a study conducted by the Harborview Community Mental Health Center of a sample of its clients (June 1985).

Population Characteristics

The King County Division of Mental Health programs served 11,271 clients in fiscal 1985, up 14% from 1984. At any one time there are about 5,600 active cases being managed. Approximately 70% of the clients are Seattle residents. (Source: Washington Community Mental Health Management Information System, CMH-MIS.)

The following is a summary of the latest available CMH-MIS information on clients receiving publicly-funded services. More complete information is provided in Table A-1 in Appendix A.

- o 72% of adults are ages 18-44;
- o 73% of all clients are white;
- o 53% are female, 47% are male;
- o 58% are one-person households;
- o 74% are single, divorced or widowed;
- o 69% have no children;
- o 27% have physical, sensory, mobility or developmental disabilities.

This information shows that the publicly-assisted mental health client typically is young, white and single. The client is as likely to be male as female, lives alone or in a small household, and may have a disability.

Ability to Pay for Housing

Family incomes of clients in the publicly-funded mental health system are very low. The first graph on the following page and Table A-2 in Appendix A show that 67.2 percent have incomes of less than \$639 per month (\$7,679), which is 29 percent of the SMSA median income for a family of two; 85.6 percent have incomes of less than \$1,284 per month (\$15,419), which is 58 percent of the area median for two. Only 25.4 percent list employment as their major source of income, while 58 percent receive some form of public assistance (Table A-3 in Appendix A).

The second graph on the following page shows that 52.9 percent can pay no more than \$129 per month for housing; 67.2 percent can pay no more than \$192; 76.6 percent can pay no more than \$256. These calculations are based on the rule of thumb that renters should not have to pay more than 30 percent of their income for housing.

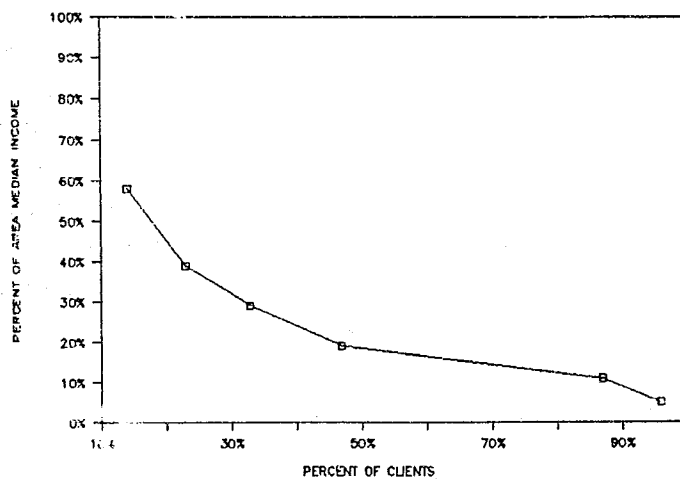
Ability to pay must be compared with the cost of housing. A survey of average apartment rental prices shows the following median rents in Seattle: one bedroom \$339, two bedrooms \$416, three bedrooms \$440. (Source: Seattle-Everett Real Estate Research Report, Fall, 1985.) Looking again at the second graph, these rent figures show that 75 to 85 percent of clients cannot afford the median one-bedroom apartment; over 76 percent could only afford the median two-bedroom apartment if they doubled up with another household. The only way many can live in adequate non-subsidized housing is to pay almost all their income for housing, to live with others in a shared cost arrangement, or to live in a single-room-occupancy hotel.

Current Housing-Living Arrangements

Almost one-quarter of people served by the publicly-funded mental health system live in some form of "supervised" living arrangement, including congregate care facilities, nursing homes,

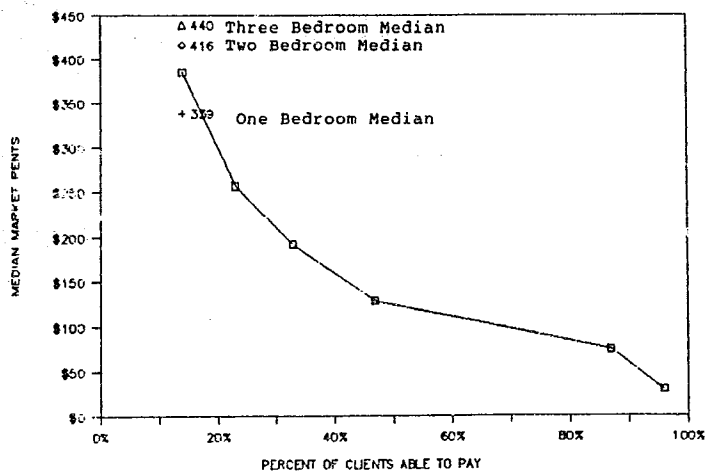
Percent of Clients with Incomes At or Above
Various Area Median Income Levels

MENTAL HEALTH CLIENTS



Percent of Clients Able to Pay
Median Market Rents or Higher

MENTAL HEALTH CLIENTS



NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

half-way houses, adult foster homes and boarding homes. Over 75 percent live in unsupervised arrangements. (For detailed information on living arrangements see Table A-4 in Appendix A.)

In the summer of 1985, Harborview Community Mental Health Center conducted a survey of a sample of its clients. Ninety-three clients responded. Harborview found that 19 percent of the clients surveyed lived in supervised settings. Fifteen percent of those living in unsupervised settings lived in some form of temporary housing, including emergency shelter, or with friends or parents. An amazing 36 percent of the clients interviewed had been homeless and lived in shelters sometime in their lives, and 46 percent of those had done so more than once.

Housing Needs

During interviews with case managers we were frequently told that good, affordable housing was important to their clients, because a stable housing environment can contribute to recovery and fulfill the goal of deinstitutionalization.

How many mental health system clients need low-income housing? In early 1985, the King County Division of Mental Health asked mental health centers that question and found that at least 655 clients were deemed by case managers to need low-income housing. At least another 428 would need low-income housing to be able to live independently but would need some case management services to enable them to live independently.

These numbers represent a quick attempt to determine need. In order to get more complete information on the number of mental health clients needing housing and the type of housing needed, DCD conducted a survey of case managers in the publicly-funded mental health system (February 1986). The DCD survey found that at least 45 percent (322) of the adult mental health clients whose cases were reviewed may be interested, in independent housing, either

because they currently do not live independently but could and probably would (81), or because they do live independently but are living in undesirable settings (241).

Based on this sample,⁴ we can estimate that as many as 1,823 clients should and/or would move to more suitable housing if it were available. (Table A-5 in Appendix A has more information on this survey.)

Case managers responding to the DCD survey also said that a full-sized private unit was the most appropriate setting for 46 percent of the clients with a need for independent-living housing. A boarding house arrangement was the most appropriate setting for 21 percent, a studio apartment was the most appropriate setting for 17 percent and an SRO would be most appropriate for 15 percent (Table A-6 in Appendix A). About two-thirds of these clients need a one-bedroom unit while the other one-third need a larger unit (Table A-3 in Appendix A).

Downtown and near downtown (Capitol Hill, First Hill, and the International District) were the major locations thought to be the best for their clients. (Table A-8 in Appendix A contains more information on location.)

Access to low cost social and recreational activities was considered very important by 52% of the Harborview clients surveyed, and access to public transportation was considered very important by 82%. (See Table A-9 in Appendix A for more information on Harborview client preferences.)

Case managers thought 42 percent of clients would prefer to live in housing where some or all units are dedicated to people with mental disabilities, but that 57 percent would prefer to live away from others with such disabilities. The case managers also thought that 7 percent of these clients would need housing which was wheelchair accessible. (Table 9-A in Appendix A has more information.)

To summarize, many of the people receiving services from the publicly-funded mental health system live independently but are in housing they and their case managers think is inadequate, or they currently do not live independently but could. Many clients have been forced to live in shelters, often as a way of life. There are also a large number who should live semi-independently; i.e. with some supervision and support services as they continue treatment. The size of this first group is approximately 1,823; the second, approximately 428.

Current Subsidized Housing

There are several types of subsidized housing available specifically to the low-income mentally ill.

The Seattle Housing Authority currently houses 9,402 households of whom 21.3 percent (2,003) are classified as handicapped or disabled. This percentage has increased from 17.6 percent in 1983 and 19.1 percent in 1984. While there is no precise count, SHA believes the largest group within its handicapped/disabled classification is the mentally ill.

SHA's housing includes 18 apartment and housing units developed specifically for the mentally ill (financed through the State Referendum 37 program). These units house 30 mental health center clients and are managed by community mental health centers, which operate them as semi-independent living facilities.

The handicapped and disabled, including the mentally ill, are heavily represented on the waiting list for SHA housing. SHA reports that 389 households, or 24 percent of those on its waiting list, are classified as handicapped or disabled. Again, the mentally ill are likely to be the largest group on the list.

The HUD Section 202 program has produced 23 units of housing for the mentally ill in Seattle which are managed by non-profit agencies.

The State funds some social service and operating costs of housing for the mentally ill who cannot live independently through the Congregate Care Facilities (CCF) program. There are approximately 700 CCF beds in King County at the present time. Of those beds, 371 are earmarked for the exclusive use of the mentally ill. 272 CCF-MH beds are in 10 facilities in Seattle. The El Rey project currently being developed by DCD in cooperation with Community Psychiatric Clinic will add 60 mental health beds to this number. State revenue problems have resulted in a funding lid placed on CCF-MH beds.⁵

King County also funds a residential support program - the Semi-Independent Living Program. This program, often called "clustered living", is the closest any supported-living program comes to independent living.⁶ There are currently about 150 semi-independent living beds in the County: 80 receive funding from the County for limited on-site services. The remainder receive services without County funding. Forty-six of the 80 funded beds are in Seattle.

Despite efforts to finance the development of housing for the mentally ill and the State and County efforts to finance the social service and operating costs of housing which has a service component, there has not been an effort to coordinate one type of subsidy with the other so that more specialized housing can be produced. HUD, for example, which finances development by making loans to developers, is often reluctant to lend to a project which has an in-house service component unless the developer is able to guarantee there will be a service component subsidy over the term of the mortgage. Developers usually are not able to provide such assurances.

There is not, then, much housing being developed and subsidized to serve specifically the mentally ill. Development financing programs are either greatly limited in scope or are only intermittently funded. Operating subsidy programs, particularly to pay for support service costs, are also very limited in scope. Although SHA has a small amount of housing available specifically for the mentally ill, it increasingly is housing this population in its overall stock of units.

Meanwhile, State funding of development costs has ended and there are no new support funds forthcoming from either the State or County. When there has been new funding for services, the agencies of government providing these funds generally have not coordinated their use with the agencies which provide development funds, thereby failing to create a coordinated approach which enhances the use of public funds and benefits the clients as well.

Summary

Research shows that clients within the publicly-funded mental health system are poorly housed and have incomes which are insufficient to afford non-subsidized housing. Frequently they have to double up with others, live in single-room-occupancy hotels, or live in shelters or on the streets.

Many within this group are able to live independently in the community if they receive outpatient services from a nearby community mental health agency. Another sizeable group can live semi-independently during a portion of their therapeutic program, receiving supervision and social services as a part of their housing and receiving mental health services on an outpatient basis. Lack of income prevents the mentally ill from being housed adequately, while the lack of support services limits the semi-independent housing option.

Our research also shows that subsidized housing earmarked specifically for the mental health client is limited. SHA increasingly is housing the mentally ill within its overall unit stock. State programs which had funded development have ended, while semi-independent support service funds from the State and County are severely restricted. More specifically:

- o Approximately 1,823 mental health system clients have a need for low-cost, adequate housing and could live independently; i.e. without additional services from the mental health system. Another 428 need housing but would require additional case management services to live independently or semi-independently.
- o Over half the mentally ill in publicly-funded mental health programs cannot afford to pay more than \$130 per month for rent.
- o While many of the mentally ill can live independently, many also need a "supported" living environment for at least a portion of their recovery lives. There is no new service money going into supported or semi-independent living. Additional publicly-financed social service support funds are needed, and these funds should be matched to the use of development funds.
- o Other than HUD Section 202, there are no financing programs which encourage the development of housing for the mentally ill. Government housing loan programs should be used to fund the development of independent living housing and semi-independent living housing when there is a social service subsidy program to combine with development funds.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

- o While the majority of the mentally ill in publicly-funded treatment programs are young and in one-person households, there is variation within the population, requiring a mix of unit types, sizes and locations. Some units need to be wheelchair accessible.
- o Case managers believe downtown and near downtown (Capitol Hill, First Hill, and the International District) are the best residential locations for 58 percent of their clients, but other locations are also given. Housing for the mentally ill should be located throughout the city and county to provide this population with residential choice.

1 C
the
tio
ser
be
eve
min
2 U
tho
sta
eve
dia
Jan
3 W
comm
age
in
to
age
care
sup
4 In
per
rev
1,8
that
5 In
heal
sup

FOOTNOTES

¹ Community-based mental health centers were established to serve the non-institutionalized mentally ill. With deinstitutionalization, the mental health system has shifted its efforts toward serving the mentally ill in their communities. Only those who may be endangering themselves or others are institutionalized, and even then the length of time in an institution is kept to a minimum.

² Unfortunately, funding at the community level did not follow those released from institutions. Nationally, two-thirds of all state and local mental health funding still goes to institutions, even though institutions house only one-third of the population diagnosed as chronically mentally ill. (Source: Newsweek, January 6, 1986.)

³ Within the publicly-funded mental health system, there are seven community mental health centers and eight other mental health agencies in King County. Thirteen of the centers and agencies are in Seattle. They provide counseling and case management services to the non-institutionalized mentally ill. These and other agencies provide residential services ranging from home health care to short-term hospitalization and include various levels of supervised residential living.

⁴ In helping with the DCD survey, case managers serving 63.3 percent of all clients in the Seattle mental health agency system reviewed 27.9 percent of their client files; therefore, the 1,823 estimate is derived by dividing 322 by 633 and the result of that by 279.

⁵ Instead of providing intensive in-house services, a mental health Congregate Care Facility (CCF-MH) provides 24-hour supervision and limited mental health services. For the major

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

share of his or her mental health service, the CCF-MH resident must go to a community mental health center which usually is located nearby.

⁶ A CCF can be somewhat large. In semi-independent living, a small group of about five clients is supported in a house or apartment. On-site services are very limited and residents are required to use a mental health center for services. Generally, there is no 24-hour supervision in a semi-independent living arrangement.

H&ND

53.8

Bac

Inf
sev
stu
cla
the
typ
spe
mea

In
wer
hou
Eas

Giv
sol
sys
(DD
aug
Adv
dis
Eas

Com
wil

o
o

The Disabled

Background

Information on the disabled is difficult to obtain and assess for several reasons, including: 1) the lack of consistency among studies and sources of information on the definitions and classifications of the disabled populations, and 2) the nature of the service system which, because of the wide range of disability types found in the population, has subdivided itself into numerous specialized service agencies. Segmentation of the service system means client data collected vary in type, quantity and quality.

In addition to these difficulties, and perhaps because of them, we were only able to find one study of a disabled population's housing needs: Housing Needs of Physically Disabled People, Easter Seal Society and the University of Washington, April 1979.

Given these problems, we found it expedient to direct our research solely toward the largest entities within the disabilities service system: The Washington Division of Developmental Disabilities (DDD) and Department of Vocational Rehabilitation (DVR). We augmented these sources by obtaining information from the Advocates for Retarded Citizens (serving the developmentally disabled), and the Resource Center for the Handicapped and the Easter Seal Society (serving the physically disabled).

Consequently, much of this section on the needs of the disabled will refer to two disability groups:

- o the physically disabled, and
- o the developmentally disabled

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Developmental disabilities are those which impair a person's development at birth or before the age of 18, including mental retardation, epilepsy, cerebral palsy, autism, serious vision or hearing deficiency, and certain other neurological conditions.

The term "physical disability" can cover a wide range of disabilities, from internal to external to sensory. Many, but not all, physical disabilities restrict greatly a person's ability to function in the work place, at home or in the community. In our studies we have not tried to define categorically "physical disabilities."

Because of definitional and data collection problems we do not have a complete count of the disabled. The Census shows 12,877 adults in 1980 who said their disability prevents them from working (3.8 percent of the adult population, up from 10,481 in 1970). This is a 23 percent increase over the number in 1970¹.

The Social Security Administration (SSA) also has a count of the disabled.² The SSA figures show 13,207 King County SSA-defined disabled adults. There are no SSA figures for Seattle, but we can estimate the number at 8,373.³

None of these estimates breaks down the numbers by disability type. We know, however, that there are 776 adults in the State Division of Developmental Disabilities (DDD) case management system for Seattle and another 49 served by the Advocates for Retarded Citizens, for a total of 825 developmentally disabled adult clients. According to the DDD, the number of cases being managed edges up each year; region-wide, the increase from 1984 to 1985 was 5 percent.

We also know that there are 1,599 Seattle adults being served by the Department of Vocational Rehabilitation, 250 served by the Easter Seal Society housing program, and 189 served by the

Resource Center for the Handicapped, for a total of 2,030 physically disabled adult clients being served by these three agencies. They are adults who received some form of vocational training, thus they would be only a portion of the total population that is physically disabled.

It is these 2,855 clients, 825 developmentally disabled and 2,030 physically disabled clients, that we studied to determine the needs of the disabled. Because of the need to collect data from different service systems, we are presenting separately for each disability group the data on population characteristics, income, current housing and housing needs. We combine the groups to discuss current subsidized housing and conclusions on housing needs.

The Physically Disabled

Population Characteristics

Table B-1 in Appendix B shows that of 439 clients in the two service agencies reporting demographic statistics on clients with physical disabilities:

- o 48% of those whose age was reported are 18-35 years old.
- o 91% of those whose race was reported are white; 5% are black

The study of housing needs of the severely physically disabled conducted by the Easter Seal Society and the University of Washington in 1979 shows very similar demographics. It also showed:

- o 31% lived in 1-person households
- 29% lived in 2-person households
- 18% lived in 3-person households

21% lived in households of 4 or more

- o 72% did not have children in the household
- 29% did have children in the household

Ability to Pay for Housing

The Seattle District Office of the Social Security Administration tells us the average disability benefit in the regular Social Security program is \$450 per month. The maximum supplemental Social Security benefit, called Supplemental Security Income (SSI), is \$364 per month.⁴

Based upon these income figures and the rule-of-thumb that rent should not exceed 30 percent of a household's income, the SSI disability recipient can afford to pay \$109 per month for housing, and the average regular Social Security recipient can afford \$135. Only by doubling and tripling up or by paying nearly all their income for housing, could SSI and regular Social Security disability recipients afford adequate, non-subsidized housing.

To summarize, people with physical disabilities being served by the publicly-funded disabilities service system have low incomes. Many receive some form of Social Security disability payment. The cost of non-subsidized housing is too great for this population.

Current Housing/Living Arrangements

The Easter Seal Society study of the severely physically disabled, done in April 1979, found that 16-21 percent of respondents to that survey who were renting housing not designed specifically for the disabled were entirely dissatisfied with their housing. More significantly, the study found that another 52-63 percent of the

severely physically disabled had varying degrees of dissatisfaction short of total dissatisfaction. Housing that does not function well for people with severe physical disabilities would seem to be the reason for such a high dissatisfaction level.

Housing Needs

In order to find out how many of the disabled are in need of housing, DCD asked case managers in the publicly-funded physical disabilities assistance system to sample case files of their clients. This survey (February 1986) found that at least 82 percent (344) of adult clients whose cases were reviewed either lived independently but in settings considered inappropriate for them by their case managers or did not live independently but could and probably would if given the opportunity. Based on this information we estimate the effective demand for independent living among physical disability clients in the agencies surveyed to be as high as 1,158 persons.⁵ (More information is provided in Table B-2 in Appendix B.)

Table B-3 in Appendix B shows that the case managers thought virtually all clients with a need for independent living should have their own apartments of student size or larger. Boarding homes and SRO's were not considered by the case managers to be suitable placements for physically disabled clients.

The locations preferred were varied, as Table B-4 in Appendix B shows; however, downtown was not highly recommended by the case managers.

Regarding apartment size, case managers recommended that 76 percent of their clients could use one bedroom or studio units while the remainder needed two or more bedrooms (Table B-5 in Appendix B).

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Fifteen percent of this population was considered to need wheelchair-accessible housing.

In conclusion, approximately 1,158 physically disabled clients served by the publicly-funded disabilities service system are in need of better housing and have the functional ability to live more independently. The physically disabled are, in many ways, more functional than those with other disabilities. Therefore, they are more likely to be dissatisfied with their current housing, more likely to want to live independently in the privacy of their own non-shared housing units, and more likely to want to live dispersed throughout the city.

The Developmentally Disabled

Population Characteristics

There are 825 adult cases in the publicly-funded developmental disabilities service system. Table B-6 in Appendix B shows:

- o 66 percent are between 18-35 years old. (Note: This is a younger client population than the physically disabled.)
- o 87 percent of those whose race was reported are white.

Ability to Pay for Housing

Table B-7 in Appendix B shows that most of the developmentally disabled do not work so their incomes are extremely low. The table shows that 68.7 percent list SSI as their main source of income and another 9.2 percent receive regular Social Security payments.

SSI pays a maximum of \$364 per month for one person, while regular Social Security averages \$450 per month. Based on these amounts and the 30% income for rent rule of thumb, 78 percent of the developmentally disabled could not afford rents more than \$109 to \$135 per month. As shown elsewhere, median rents in Seattle are far above these figures.

Developmentally disabled clients, then, are extremely low income. Most have not worked. They are able to afford non-subsidized housing only by living with parents or relatives, by paying nearly all their income for housing or by sharing the cost of housing with others.

Current Housing/Living Arrangements

Almost 30 percent of the clients in the developmental disabilities service system live independently in their own homes. (See Table B-8 in Appendix B.) Another 26 percent live in institutions or nursing and foster homes - settings which are not intended to give them preparation for independent living. Forty-four percent live in "supported" settings which provide some potential for independent living. This third category of supported living arrangements is listed in order from most restrictive or supported to least restricted:

- o Group Homes⁶
- o Home of Parents or Relatives.⁷
- o Boarding Homes⁸

DDD case managers report that their SSI clients could pay up to \$150 per month (33-41 percent of income), but that many have to pay more. Clients often pool their funds by doubling and tripling up so they can pay the \$300-450 required for non-subsidized housing.

According to DDD case managers, other problems exist with non-subsidized housing, including substandard conditions and landlords who are not willing to rent to their clients because they fear that clients will not be able to maintain their unit or themselves properly.

Housing Needs

How many developmental disabilities clients need and can live in non-institutional housing?

In order to answer this question, DCD asked case managers in the publicly-funded developmental disabilities system to sample their client files. The survey (See Table B-9 in Appendix B) found that at least 24 percent (164) of the adult clients whose cases were reviewed either live independently but in housing considered inappropriate by their case managers, or do not live independently but could and probably would if given the opportunity.

The DDD residential training support system can only provide training and support in independent living skills to a small number of cases in any one year. Of the 164 clients currently in inappropriate housing, 108 do not live independently but could if either housing (6) or residential training support (102) were available. Only 32 of the 102 clients who need it are likely to receive training support to prepare them for independent living within the next twelve months. Therefore, the potential demand for independent housing among these clients includes the 38 who with housing and training support will be able to live

independently in the next year and 56 clients who live currently in independent but inappropriate housing. (See Table B-9 in Appendix B.) Case managers recommended that 74 percent of clients with a need for independent living have a private apartment, 6 percent a studio apartment, and 19 percent a boarding home (See Table B-10 in Appendix B.)

The locations preferred by case managers centered around service agencies. The service agencies surveyed are located in the Capitol/First Hill and Northgate areas. Table B-11 in Appendix B shows that case managers most often prefer North Seattle, with the Central Area, Queen Anne/Magnolia and Capitol/First Hill/International District far behind. Downtown and near-downtown neighborhoods grouped together did not equal the preferences for North Seattle.

Case managers said their clients should be clustered around services, but dispersed to provide opportunities to become assimilated into the community. They also said clients should be located near bus routes.

Case managers also recommended that 62 percent of clients be housed in one-bedroom or studio units. (See Table B-12 in Appendix B.) Case managers say that although most clients are single individuals, shared-living arrangements may be preferable for some.

People with developmental disabilities often have physical disabilities as well. Of the people able to live independently, 16 percent had a need for wheelchair-accessible housing.

In summary, the developmental disabilities client is less likely than those with physical disabilities to live independently. Most live in institutional settings such as nursing homes, or in "supported" settings such as parental and group homes. It is the goal of the developmental disabilities service system to help

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

clients live in the least restrictive setting. Therefore, there is a need for affordable independent-living housing. Our study shows an immediate need for approximately 94 living units. While most units could be private apartments, shared living is one way to make units affordable to very low-income people. Boarding house apartments are another option.

Housing for the developmentally disabled should be located near the agencies which serve them and near low-cost and free public services, such as community centers and bus routes. Because many of the developmentally disabled are physically disabled as well, housing should have built-in mobility and accessibility features.

Current Subsidized Housing

There are 28 units of HUD Section 202 housing developed specifically for occupancy by the developmentally disabled in Seattle but none for the physically disabled.

The Seattle Housing Authority (SHA) has one 6 unit/12 bed project for the physically and developmentally disabled. SHA was financed under State Referendum 37. It also operates Center Park, which has 150 units for the handicapped and disabled. People with physical and developmental disabilities are a small portion of the 2,003 handicapped and disabled housed by SHA.

The State funds social service and operating costs of certain housing types for the developmentally disabled through the Division of Developmental Disabilities. Subsidized group homes provide residential services, supervision, and training to help the residents become more independent.

There are 103 DDD clients currently living in group homes in Seattle. There are also 8 DDD clients living in boarding homes in Seattle. These clients receive no in-home subsidies, but do receive training to help them become more independent. Through its Tenant Support Program, the State provides limited support to clients who live independently in their own housing.

Funding for residential training and support services is sufficient to support only those currently being helped. Therefore, someone must leave a training program or the system before another person can receive services. The use of these support funds has not been coordinated with housing development funds. Government lending agencies are reluctant to lend money to develop specialized housing with an in-house service component if the developer cannot be guaranteed an operating or social service subsidy.

In conclusion, little housing has been developed specifically to serve the physically or developmentally disabled.

There are few programs which have consistently financed the development of housing for the disabled. There are no support service programs for the physically disabled and no additional funds for such programs for the developmentally disabled. When support service funds are used, they are not coordinated with development funds to increase the supply of housing available exclusively for the disabled.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Summary

The disabled have serious and unique housing problems. A great share of the disabled are low income, probably because many are not able to work. A large number, in fact, have never worked because of the early onset of disability. Thus they have not earned enough income to qualify for average Social Security disability benefits.

The developmentally disabled most often have never worked and are the very lowest of the low income. They are also the most difficult group to house independently or semi-independently partly because of the nature of their disabilities, and partly because there are insufficient funds for training and support services. Nevertheless, there is a need for housing for the developmentally disabled.

The physically disabled are more able to live independently if the housing is designed to work within their functional limitations. They need low-cost functional housing located near community conveniences such as public transportation and shopping.

There is little subsidized housing for the disabled. SHA has several projects but the largest share of clients are the mentally ill and alcohol/substance abusers. The limited state and federal programs produced few housing units, and funds for support services have been limited.

- o At least 1,158 adults in the publicly-funded physical disabilities service network and 94 in the developmental disabilities service network can live independently and need low-cost housing.
- o The disabled have extremely low incomes. Many cannot pay more than \$135 per month for rent.

- o The developmentally disabled need social service support to help them become and remain independent. State funding for social service support should be increased and coordinated with the use of development funds.
- o The physically disabled have a variety of functional needs, but there is very little housing designed specifically to meet those needs.
- o Other than the limited HUD Section 202 program, there are no financing programs which encourage production of housing for the disabled. Finance programs should be developed and coordinated with programs that fund in-house support services, especially in the case of the developmentally disabled.
- o Housing for the disabled should be located throughout the city and county to provide residential choice. Siting should be integrated into neighborhoods in a way which avoids concentration, supports the residential character of the neighborhood, and provides opportunities for the disabled to become assimilated into community life. Housing should be located near shopping and low-cost and free public services.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

FOOTNOTES

¹ The 1970 and 1980 U.S. Census, which is a self-reporting system, shows the number of disabled adults in Seattle declining, both in number and as a percent of the total adult population. This decline may be due to changes in the way questions were asked in 1980.

² The SSA count is based on rigorous, non-self reporting parameters related to whether the SSA believes the individual has a disability which makes him or her unable to work for at least a 12-month period.

³ This is done by applying to the 13,207 King County figure the ratio of claims disallowed by the SSA in Seattle to the number disallowed in all of King County in 1985. That proportion is 63.4. Therefore, our estimate of the number of Seattle adults who would meet the SSA definition for being disabled is 8,373.

⁴ SSI is paid to disabled people and retired or disabled elderly whose income during their working years was too low to allow them to receive a subsistence level of regular Social Security benefits. SSI is, in effect, an income "floor" for the elderly and permanently disabled.

⁵ The survey sample was 29.7 percent. The 1,158 figure was reached by dividing 344 by .297.

⁶ In group homes clients are provided residential services, supervision and training to enable them to move to a more independent setting. Group homes typically house 6 or more people.

FOOTNOTES CON'TD

⁷ Clients receive basic residential support from family or relatives and skills training from separate service providers. There are 255 clients living in family/relative homes in Seattle. This can, but does not always, lead to independent living.

⁸ These provide basic residential services (room and board), but no on-site services or skills training. Instead, clients receive training from a separate service provider.

H&ND

59.27

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

The Recovering Alcohol and Substance Abuser

Information on the housing needs of alcohol and substance abuse clients is not currently available. DCD is conducting its own study; however, the results will not be available for several weeks. All other relevant information is presented below.

Background

People with chronic alcohol and substance abuse problems are, for all practical purposes, disabled. They are often not able to hold on to their jobs or to function at a level acceptable to society. Many seek out or are directed to professional treatment. For the low-income alcoholic or drug abuser, treatment most often comes through the publicly-funded treatment system.

The State of Washington funds much of the local effort to treat the low-income alcohol and substance abuser.¹

The state maintains two separate data banks for programs that it funds, the Washington State Alcoholism Monitoring System (WSAMS) and the Washington Information System for Drug Units Management (WISDUM). The two data banks show the following number of clients served by the publicly-funded alcoholism and substance abuse service system:

- o Alcoholism programs: 14,695 clients were served in King County during fiscal 1985 (the numbers are not broken down by city-county). At any one time there are approximately 3,800 clients being served.
- o Substance abuse programs: Approximately 3,200 clients were served in Seattle in fiscal 1985. At any one time there are approximately 1,200 clients being served.

Many abusers of alcohol are often abusers of drugs too; therefore, these numbers are not additive. For example, in a housing study conducted for Pioneer Human Services, case workers replied that 35% of their clients had only an alcohol problem, 10% had only a drug problem, and 55% had both problems.²

Population Characteristics

The following is a summary of information on clients served by the alcohol and substance abuse service systems in 1985. (Additional information is provided in Tables C-1 and C-2 in Appendix C.)

- o 96% of those in the substance abuse system are 18-45
- o 66% of those in the alcoholism system are 10-39

- o 72% in the substance abuse system are white
- o 75% in the alcoholism system are white

- o 63% in the substance abuse system are males
- o 84% in the alcoholism system are males

Furthermore, most are not married and live in small households.

Ability to Pay for Housing

Sixty-six percent of the alcohol treatment clients are not employed, while 56% of the clients in the substance abuse system are considered indigent. (More information is provided in Tables C-2 and C-3 in Appendix C.) Thus income for those in the treatment system are very low, as Tables C-3 and C-4 in Appendix C show:

- o 74% of the clients in the substance abuse system have annual incomes of \$6,000 or less (\$6,000 is 30% of median family income for a one-person household and 23% of median family income for a two-person household).
- o 79% of the clients surveyed by one alcoholism treatment agency have annual incomes of \$6,000 or less.

Based on the 30% of-income-for-rent rule of thumb, the overwhelming number of clients cannot afford rents higher than \$150 per month.

This is confirmed by the information in Table C-4 in Appendix C, which shows that 51% of the clients surveyed by one agency pay up to \$150 per month, while another 29% pay between \$150 and \$200 per month.

Alcohol and substance abusers are eligible for State General Assistance to the Unemployable (GAU) payments once they enter alcohol and substance abuse treatment programs. GAU is short-term public assistance for individuals who are considered unemployable because of a temporary disability, such as an alcohol or drug abuse problem. The monthly GAU benefit is \$314 for a one-person household and \$397 for a two-person household. Based on these amounts and the 30% of-income-for-rent rule of thumb, the most a GAU-supported individual being served by the publicly-funded alcohol and drug abuse programs can pay for rent is approximately \$119 per month.³

As we have pointed out before, an average one-bedroom apartment rents for \$339 per month and a two-bedroom apartment rents for \$416. As with the other special population groups, these rents are not affordable to clients within this group.

To summarize, very low incomes and high housing costs make it difficult for the alcohol and drug abuse client to obtain adequate housing. Income is also unstable, both for those whose income is earned and those with income from public assistance.

Current Housing/Living Arrangements

In a survey of 409 clients from several alcoholism and drug treatment agencies, Pioneer Human Services found that at least 30 percent of those surveyed were in temporary living arrangements such as shelters or half-way houses (see Table C-5 in Appendix C). Another 27 percent lived alone or in their own house or apartment; 11 percent lived in a hotel; and, 31 percent lived with family or friends.

There are two "recovery house" living arrangements in Seattle.⁴ These provide a high level of support to people attempting to recover from acute substance abuse problems. There are no less intensively supported, but still structured, residential programs for the chronic abuser. Instead most have to live in substandard housing, single-room-occupancy hotels or shelters.

Housing Needs

Many individuals could benefit from a structured but less-intensively supported living environment as they go through treatment. In a study of the need for such facilities conducted by Pioneer Human Services, there was a problem with clients who completed treatment programs and returned to "...living arrangements which contributed significantly to their substance abuse in the first place. A common result is more abuse followed by more treatment."⁵

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

A survey of professional alcoholism workers conducted for the Pioneer study found a need for 100 to 300 beds in a semi-structured environment. The treatment professionals said that 88 percent of their clients would benefit from a supported residential setting and 58 percent probably would agree to live that way.

A supported alcohol/substance-free living arrangement would consist of a group of recovering substance abusers living together under one roof. Residents would have their own private room, but there would be shared community spaces. Residents would be responsible for the housekeeping of their private space and would share in the maintenance of the common spaces. For smaller houses a resident would be the house manager; for larger ones a professional manager would be provided. There would be house rules, prohibitions against the use of alcohol and drugs, and mandatory participation in outpatient programs. Residents would be expected to use such a facility as a way to stabilize themselves through and immediately after treatment and to seek eventually a more independent living arrangement.

The location of transitional housing is important. It should be located away from influences which prohibit a client's recovery. In the Pioneer study, treatment professionals said that 47 to 58 percent of their clients would prefer to live in a residential neighborhood and 22 to 26 percent would prefer the downtown area (Table C-6 in Appendix C).

Current Subsidized Housing/Living Arrangements

SHA believes that a significant share of the 2,003 disabled or handicapped households it serves also are served by the alcohol or substance abuse system.

Apart from SHA, there are no publicly-assisted programs to house the alcohol and substance abuse client. State and federal development financing programs have not produced housing for this population and there are no support service programs.

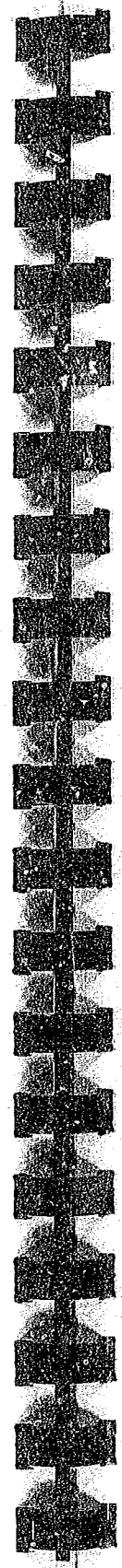
Summary

Chronic alcohol and substance abusers have very low incomes. Often they have to live in the cheapest of housing, in an environment which inhibits their ability to recover from their illness.

While many alcohol and drug abusers can live independently and just need clean, safe, affordable housing, many need residential support services to help them complete their treatment programs successfully. Funding for such support services is not available. Furthermore, there are no development financing programs to encourage the construction of housing for this population. A full description of these problems follows.

- o There were 14,695 alcoholism clients in King County and 3,200 substance abuse clients in Seattle in 1985 in the publicly-funded treatment system. The actual demand for housing among these populations is not known at this time, but one study shows a need for 100-300 beds in a structured living arrangement.
- o The majority of clients being served by the publicly-funded alcohol and substance abuse treatment system cannot afford to pay more than \$150 per month for rent. This population is forced to live in circumstances which interfere with their recovery. At least 30 percent of those surveyed for one study lived in temporary shelters; 11 percent lived in hotels. The others lived alone or with family or friends.

- o There is a need for administrative funds to help treatment agencies monitor and support transitional, independent living arrangements. These transitional living arrangements should consist of small groups of out-patient clients living together and sharing the costs and responsibilities of independent living.
- o Housing for the recovering alcohol and substance abuser should be located, throughout the city and county to provide this population with residential choice.



1
re
no
Co
de
2
Do
3
st
in
pr
co
ab
ho
4
fo
tr
en
no
5
in
H&
59

FOOTNOTES

¹ In Seattle, the State directly funds three private nonprofit residential treatment facilities. It also funds nine private nonprofit outpatient treatment programs through the County, two County-run residential treatment facilities and the County detoxification facility.

² A Study of the Need for Alcohol-Free Housing for the Homeless in Downtown Seattle, Pioneer Human Services, June 1985.

³ A major problem with GAU as a source of income is its lack of stability. The GAU benefit exists for only as long as the individual receives treatment. Once the client leaves the program, either by dropping out or by having successfully completed treatment, the GAU benefit ceases. Thus, the long-term ability of the recovering alcoholic or substance abuser to afford housing is questionable.

⁴ Recovery houses are temporary "transitional" living arrangements for alcohol and substance abusers who have completed institutional treatment. There they can live in a structured, supervised environment and receive services which will help them adjust to non-institutional life.

⁵ A Study of the Need for Alcohol-Free Housing for the Homeless in Downtown Seattle, Pioneer Human Services, June 1985.

H&ND

59A.8

THE HOMELESS

Background:

Seattle, like most major U.S. cities, is involved in the problem of homelessness. There was a study of the emergency shelter situation in 1984 (The 1984 Seattle-King County Emergency Shelter Study, June, 1984, Human Resources Coalition) and an update of that study is nearing completion (The Seattle-King County Emergency Shelter Study Update, June, 1986, King County Division of Housing and Community Development). The Municipal League also issued a report in 1985 (Crisis on Our Streets: The Plight of the Homeless Mentally Ill In Seattle, October, 1985). A Mayor's Task Force on Street People and the Homeless has been meeting regularly since October, 1984, and the city has been funding emergency housing services since 1979.

It is difficult to determine the precise number of homeless households because, as one researcher stated, "the phenomenon of homelessness, by its very nature, does not lend itself to producing conclusive data. The population is ever-shifting-transients move on, people become employed, buildings are condemned, families are evicted and/or overcrowded. People choose to feed children rather than pay for rent" (Governor's Task Force on the Homeless, Interim Report, Connecticut, July 1984, as quoted in the draft 1986 King County report). Nevertheless, attempts have to be made to define the population, in order to determine the types of households in need and the appropriate housing responses to those needs.

The King County emergency shelter update will be published in June. The data in that report comes from three basic sources: client and service provider surveys done in early 1986, and client profile report information from emergency housing providers funded by the City through the Seattle Department of Human Resources. We have used much of that information in our report, which follows:

Population Characteristics:

The fourteen shelters funded by the City in 1985 served 11,595 people.¹ Data from the shelter provider agencies presented in Tables D-1 and D-2 of Appendix D, show the following characteristics of those served:

The adults served by city funded shelters were mostly male (62%), white (65%) and between 25 to 59 years old (73%).

The total population of individuals served was mostly adults (79%) and white (39%) or Hispanic (30%).

Children were a significant portion of the homeless served by these shelters (21%). Of these, 83% were under age 11.

The King County survey of 24 of 37 shelter providers in Seattle and King County found fairly similar distributions of men, women and children served in 1985.

Seattle shelter providers believe there are approximately 3,000 homeless people in Seattle at any one time. Using the King County survey distributions, this group may consist of 2,280 households, of which:

- o 83% may be single adult households;
- o 16% may be family households;
- o 2% may be youths on their own

If we assume that the 11,595 people served by 14 City-funded housing providers in 1985 were approximately half the total served by the 27 providers in all Seattle, then we can estimate that approximately 23,200 people were provided emergency housing in Seattle in 1985.²

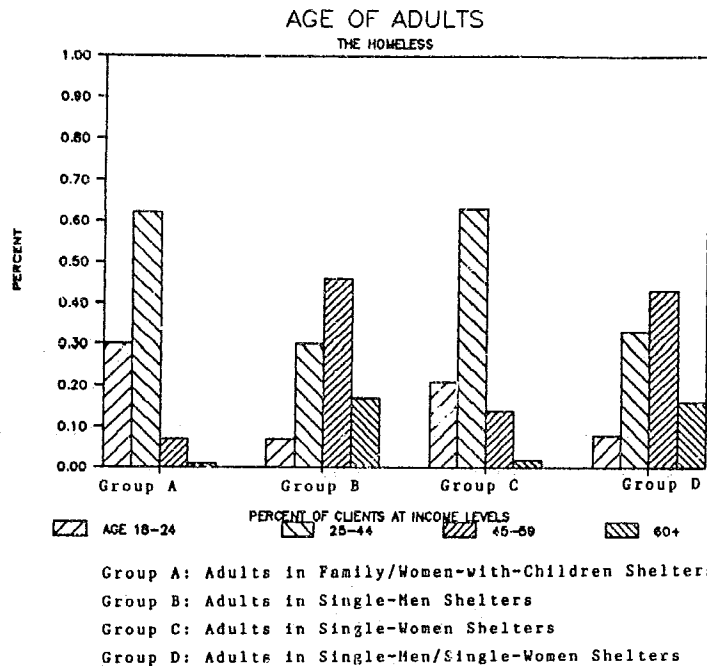
Using again, as we did with the 3,000 people considered homeless at any one time, the percentages found in the King County service provider survey, these 23,200 individuals may have been as follows:

- o 17,632 total households (numbers below do not total 17,632 due to round-off error);
- o 14,635 single adult households;
- o 2,821 family households (76% with children, 65% of whom are one-parent families);
- o 353 youths on their own.

Thus, we may have 2,280 homeless households in Seattle at any one time, and 17,632 over a year's time.

Age statistics of the homeless served in 1985 by the City-funded agencies mask differences among the population served. The first graph here and Table D-2 in Appendix D show that within like groups:

- o adults in the family shelters were somewhat younger (i.e. between ages 18-24) than adults in the singles-oriented shelters;
- o male adults in the single-male-oriented shelters were older than female adults in the single-female-oriented shelters and the adults in the family shelters.

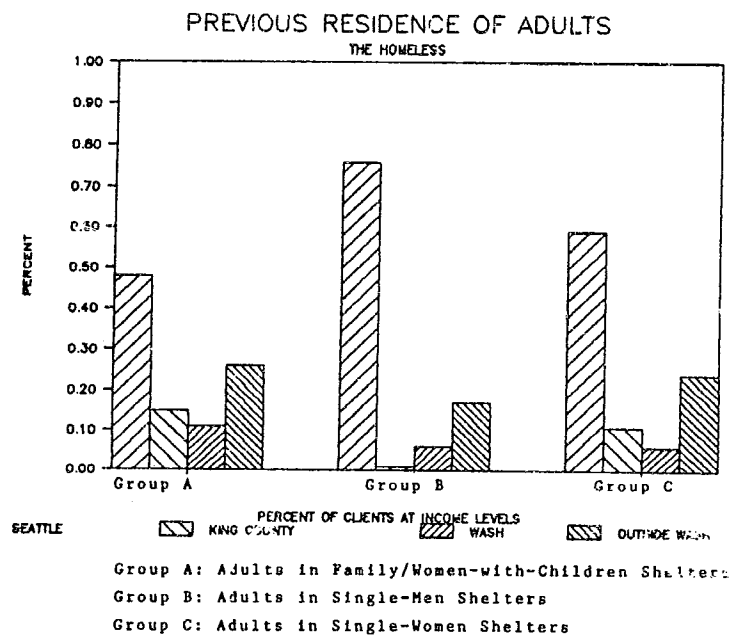


Where do the homeless come from? While a complete picture is not available, the 14 City-funded agencies reported that in 1985 (Table D-3):

- o 69% of those individuals from whom this information was collected named Seattle as their previous place of residence;³
- 9% named King County as their previous residence;
- 7% named Washington as their previous residence;
- 15% named a place outside of Washington as their previous residence.

The next graph and Table D-3 in Appendix D show some differences in these figures when we look at household groupings:

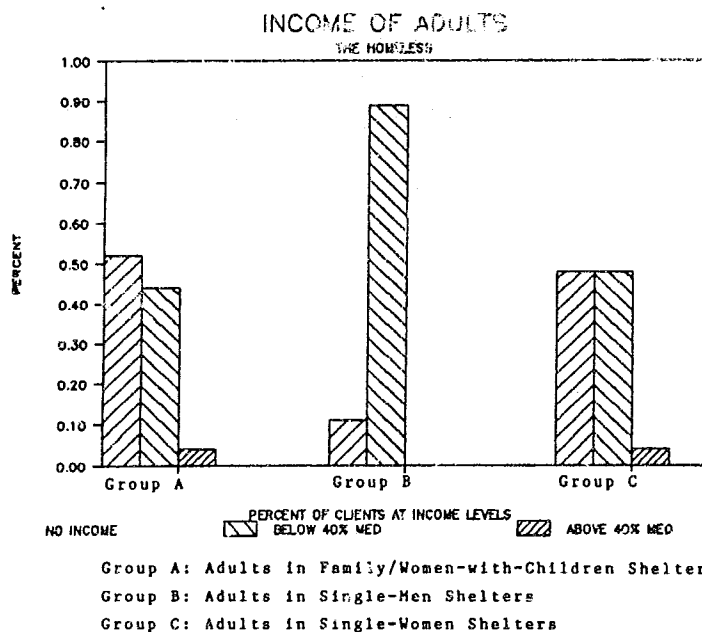
- o single male adults were far more likely than others to give Seattle as their previous place of residence; adults with families were least likely to give Seattle as their previous residence;
- o single female adults and women with children were more likely to give King County as their previous place of residence;
- o adults in family shelters and single adult women and more likely to give a place outside Washington as their permanent residence.



One distinguishing characteristic of the homeless is, of course, the lack of permanent housing. Is a lack of income another distinguishing characteristic? Data from the City-funded agencies (Table D-4 of Appendix D) show that in 1985, for those individuals from whom income information was collected at the time of intake:

- o 43% of the adults had no income;
- 55% had income, but at a level which was below 40 percent of the State median family income;⁴
- 2% had income greater than 40 percent of the State median family income.

The third graph and Table D-4 show some differences in the income levels of various types of households sheltered by these fourteen agencies in 1985: adults in family-oriented shelters and single females were more likely to have no income than others, while single male adults were far more likely to have income.



People are homeless for a variety of reasons. In the 1986 King County study, service providers were asked why their clients sought emergency shelter. They listed eighteen major reasons, including the following top five (in rank order):

- o unemployment
- o alcoholism/substance abuse
- o recent arrival in the area
- o eviction or displacement
- o mental illness

When client groups were viewed separately, differences among them emerged:

- o single men:
 - alcohol/substance abuse (27%)
 - mental illness (19%)
 - unemployment and other income-related problems (30%)
- o Single women and women with children:
 - domestic violence/family crisis (45%)
 - unemployment and other income-related problems (21%)
 - eviction/displacement (15%)
- o families (includes 1- and 2-parent families):
 - unemployment and other income-related problems (31%)
 - eviction/displacement (23%)
 - recent arrival (11%)

Ability to Pay for Housing:

Elsewhere in this report we have presented detailed information on the cost of unsubsidized rental housing. Note here that a one-bedroom apartment averages \$339/month, a 2-bedroom \$416/month and a 3-bedroom \$440/month. Houses rent for higher amounts.

We had shown previously that 43 percent of the adults sheltered in 1985 had no income. The 1985 service figures from the City-funded agencies also shows 35 percent of the clients received income from government programs (AFDC, GAU, Social Security, Unemployment Compensation and SSI). These sources do not provide income which likely would be sufficient to enable recipients to pay average market-rents. AFDC pays \$397/month for a family of 2, \$492/month for a family of 3; GAU pays \$314 for one; SSI pays \$364 for one and \$374 for two.

Single males appear to be more able to afford some forms of market-rate housing, because, as noted earlier, they are more likely to have some income (due to the likelihood that more men than women have been employed and thus have retirement, disability or unemployment compensation income). Single adults, and particularly men, are able to live in Single Room Occupancy and studio apartments, and are able to double up with other single adults. Families do not have these options, and are less likely to have income.

On the other hand, single men are more likely to have alcohol, substance abuse and mental health problems - a situation which can greatly inhibit their ability to acquire or hold onto housing. Single women, single-parent families and even two-parent families may face some discrimination in the housing market.

Current Housing-Living Arrangements:

The 1986 King County report identifies approximately 1,436 emergency housing "beds" in Seattle in 1985, provided by 27 agencies.⁵ The number of beds in Seattle increased by 25 percent between the 1984 and 1986 studies.

Many shelter programs serve specific client groups and have eligibility requirements and restrictions related to age, sex and household size. Thus, of the 1,436 beds available in 1985:

- o 43% were for use by single adult men;
1% were for use by single adult women;
16% were for use by both single adult men and women;
for a total of 60% for use by single individuals.
- o 33% were for use by families (including one- and two-parent families, couples and couples with children);
- o 1% were for use exclusively by youths;
- o 5% were for use by any client group.

The location of these shelter beds was as follows:⁶

- o 85% were located downtown;
7% were located in North Seattle;
6% were located in South Seattle;
1% were located in Central Seattle;
1% were located in West Seattle.

According to the preliminary draft of the 1986 King County study, "Virtually all of the beds provided for single adults are located in the downtown area from Belltown on the north to Pioneer Square and the International District on the south. Many are missions and private organizations. Programs for women and women with children are primarily in the greater downtown area as well, while family shelters are located throughout the City..."

The draft goes on to say, "Public and private emergency shelter beds are provided in a diversity of settings and facilities and vary a great deal by the client group served. Single men are often sheltered in dormitory-like surroundings with mats on the floor or in single room occupancy hotels. Families are typically provided apartment units or motel rooms, some with kitchen facilities. While women and women with children are generally given a room with beds, youth are housed in group home settings. Some programs provide shelter space in permanent facilities that are either leased or purchased. Others provide vouchers for emergency space in motels or hotels."

The study also finds that "one-quarter of the shelter respondents do not restrict the length of stay in their shelter. For those who do, the number of allowable days per stay ranges from three days to three months with a 31-day average. Some shelters allow one or two repeat visits; others do not limit the number of times per year a client is allowed shelter."

Housing Needs:

The King County study estimates that 307 individuals per night were turned away from full shelters in November, 1985. Furthermore, the study points out that 78 people per night were found to be sleeping on the streets downtown in a 4-day period in October, 1985.

Shelter providers say there is a need for more permanent and transitional housing, primarily for families. Therapists, counselors and case managers who work with people in alcohol/substance abuse and mental health programs also say there is a need for more transitional housing for their clients (most of whom may not be homeless) as well. For this latter group, the majority of whom are single adults, transitional housing would probably take the form of group housing, to create a therapeutic community or support group which can foster the resocialization process.

Homeless people themselves perceive permanent housing to be a major need. As part of the 1986 King County study, a sample of people housed in shelters in early 1986 were asked what they considered to be their immediate and long-term service needs. Help in finding permanent housing was ranked as the highest or near highest need in all instances, as Tables D-5 and D-6 in Appendix D show; households with children most frequently mentioned housing. Single men and women and male heads of households were only somewhat less likely to mention housing.

When clients were asked about problems they have had in the past finding permanent housing, most cited either lack of sufficient income or lack of affordable housing (See Table D-7). Men and couples, whether or not they had children very often cited the high cost of move-in expenses (security deposit, first and last month's rent); women, women with children, and some men with children most often cited discrimination.

Summary:

Homeless families seem to have the greatest difficulty in finding affordable housing. At the time of initial homelessness many may not have income. Single-parent families can qualify for AFDC; however, shelter providers say it takes several months after the time of application before a first check is received. During this interval, it is unlikely some will be able to make rental payments. Furthermore, the single-parent homeless family may need supporting services, such as day care, counseling, legal assistance, job counseling, etc. This several-month period is, then, a transitional period, and transitional housing is needed.

Transitional housing is no different in appearance than "permanent" housing. A transitional home may be an apartment or a house. The main difference is in the occupancy. In permanent housing the occupant expects, and is expected by the management, to reside there for a length of time, certainly for more than 2-4 months. In transitional housing, on the other hand, the occupant is to live there for just a short time, usually 1-4 months in the case of the homeless family. This is the transitional period, the time between the event which precipitated homelessness and the time the family stabilizes itself and moves into more permanent housing.

Two-parent families also need affordable housing, including transitional housing. The two-parent family generally cannot qualify for AFDC, and ---absent a disability---cannot qualify for GAU or SSI. This family type, although not as numerous as others who are homeless, is particularly vulnerable to economic adversity. Transitional housing serves a real purpose for such a family, providing respite from homelessness and a less stressful opportunity to look for work.

Homeless single adults also have housing needs. Many may need transitional housing, particularly those who have mental health or alcohol or drug abuse problems. For these, the transitional period may be longer than four months, since such housing would include a service component to help the residents control their deep-seated problems.

While many may need transitional housing, many single adults can live independently in permanent housing. Most government housing programs have not been aimed at the single, non-elderly poor; therefore, there are not many units of adequate, affordable housing available to them. Because they are single, small units, such as SROs and studio apartments, are an acceptable housing type, as is shared housing (e.g., two unrelated people living in a 2-bedroom apartment).

FOOD

1 The
16 s
for
only
enti
had
weig

2 The
beds

3 The
thes

4 The
mean
Seat
sign
perc

5 The
emer
chur
prog
room

6 Loc
vouc
vouc

BK:d

H&ND
59B.

FOOTNOTES

¹The City funded 16 of Seattle's 27 shelters in 1985. Two of the 16 shelters funded by the City did not report statistics in time for inclusion in these tabulations; therefore, these figures give only a partial, and thus not entirely representative, view of the entire emergency housing population. The 14 reporting agencies had shelter bed distributions which were somewhat more heavily weighted toward serving families than were those of the full 27.

²The 14 shelters had 666 beds, which was 46 percent of the 1,436 beds available from 27 shelters.

³The residence figures include both adults and children, thus these are not household distributions.

⁴The use of State median family income as the measure is fairly meaningless for our purposes, since it is a state average, not a Seattle average, and since it excludes non-family data. The significance here is that 43 percent had no income and another 55 percent had income of less than half some mid-point.

⁵The 1,436 is not a definitive number, because it does not include emergency housing arrangements available through numerous churches. Furthermore, it includes a yearly average for voucher programs, which varies based on funding and the costs of motel rooms occupied.

⁶Location information includes the agency location of voucher-based programs, rather than the actual location of the vouchered units.

BK:dlv

H&ND

59B.6

APPENDICES

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

APPENDIX A

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE A-1

CLIENT DEMOGRAPHICS

The Mentally Ill

Source: King County Division of Mental Health,
Community Mental Health Management
Information System (CMH-MIS)

January - April 1985

	<u>Clients</u>	
<u>Age:</u>	<u>Number</u>	<u>Percent</u>
18-24	704	(13.8%)
25-44	2,973	(58.2%)
45-59	723	(14.1%)
60-64	187	(3.7%)
65 and over	493	(9.6%)
Total 18 and over	5,113	(99.0%)
Under 18	551	
Total all cases	5,664	
<u>Racial/Ethnicity:</u>		
White	4,134	(73.0%)
Black	436	(7.7%)
Am. Indian	345	(6.1%)
Vietnamese	203	(3.6%)
Chicano/Mex./Mex.Am.	89	(1.6%)
Chinese	83	(1.5%)
Filipino	71	(1.3%)
Other	194	(3.4%)
Unknown	109	(1.9%)
Total	5,664	(100.0%)
<u>Sex:</u>		
Male	2,624	(43.3%)
Female	3,007	(53.1%)
Unknown	33	(.6%)
Total	5,664	(100.0%)
<u>Household Size:</u>		
1 person	3,281	(57.9%)
2 persons	623	(11.0%)
3 persons	523	(9.2%)
4 persons	373	(6.6%)
5 or more	320	(5.7%)
Unknown	544	(9.6%)
Total	5,664	(100.0%)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Marital Status:

Single	2,827	(49.9%)
Divorced	1,024	(18.1%)
Widowed	334	(5.9%)
Married	819	(14.5%)
Separated	322	(5.7%)
Unknown	338	(6.0%)
Total	5,664	(100.0%)

Handicap:

Mental Retardation	241	(4.8%)
Cerebral Palsy	86	(1.7%)
Epilepsy	86	(1.7%)
Autism	13	(0.3%)
Total Developmental Disabilities	426	(8.4%)

Visual	84	(1.7%)
Auditory	103	(2.0%)
Mobility	87	(1.7%)
Other Physical	326	(6.5%)
Total Physical Disabilities	600	(11.9%)

Learning	167	(3.3%)
Other	174	(3.4%)
Total Disabled	1,367	(27.0%)
None	3,683	(72.9%)
Total	5,050	(100.0%)

TABLE A-2

CLIENT INCOME

The Mentally Ill

Source: King County Division of Mental Health,
CMH-MIS, January through April 1985.

<u>Monthly Income</u>	<u>Clients</u> ⁽¹⁾	
	<u>No.</u>	<u>Percent</u>
under \$100	161	4.4
\$100-\$249	295	8.1
\$250-\$429	1,478	40.4
\$430-\$639	521	14.3
\$640-\$854	345	9.4
\$855-\$1,284	330	9.0
\$1,285 & over	<u>524</u>	<u>14.3</u>
Total	3,654	100.0

(1) Client totals are for those whose incomes were known at the time of intake into treatment.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE A-3

CLIENT INCOME SOURCES

The Mentally Ill

Source: King County Division of Mental Health,
Community Mental Health Management
Information System (CMH-MIS)
January - February 1985

Main Income Source:	Clients	
	Number	Percent
Job	1,266	(25.4%)
Social Security (esp. SSI)	977	(19.6%)
Public Assistance (esp. GAU)	1,912	(38.4%)
Retirement (private)	71	(1.4%)
Unemployment compensation	85	(1.7%)
Other	375	(7.5%)
None	297	(6.0%)
Total	4,983	(100.0%)

Sup
Con
Nur
Hal
Bo
Fos
Tot

Nor
Hou
Apt
Hot
Tot
I

Oth
Tot

TABLE A-4

CLIENT LIVING ARRANGEMENTS

The Mentally Ill

Sources: King County Division of Mental Health,
Community Mental Health Management
Information System (CMH-MIS)

January - February 1985

	<u>Clients</u>	
	<u>Number</u>	<u>Percent</u>
<u>Supervised Living:</u>		
Congregate Care Facility	527	(9.9%)
Nursing Home	306	(5.8%)
Halfway House	167	(3.1%)
Boarding House	73	(1.4%)
Foster Homes	107	(2.0%)
Total Supervised Living	<u>1,180</u>	<u>(22.2%)</u>
<u>Non-Supervised Living:</u>		
House	2,048	(38.5%)
Apt/Condo	1,809	(34.0%)
Hotel/Motel	73	(1.4%)
Total Non-Supervised Living	3,930	(73.8%)
Other	216	(4.0%)
Total	<u>5,326</u>	<u>(100.0%)</u>

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE A-5

CLIENT HOUSING ADEQUACY
AND HOUSING DEMAND

The Mentally Ill

Source: Survey of case files by case managers; Feb. 1986

	<u>Currently Living Independently</u>	<u>Not Currently Living Independently</u>	<u>Total</u>	<u>Percent</u>
Total Adult Client caseload	---	---	2,480*	---
Clients Surveyed	515 (100.0%)	178 (100.0%)	693	100.0
Clients Living in Undesirable Settings, Could/ Would Move	241 (46.8%)	81 (45.5%)	322	46.5
Clients Poten- tially in Market for Independent Living Housing	241 (46.8%)	81 (45.5%)	322	46.5

* Case managers from 11 of 13 mental health agencies in Seattle responded to the DCD survey. These case managers had a combined caseload of 2,480 clients, or 63.3% of the approximately 3,920 clients in Seattle. The case managers were asked to sample 25% of their current caseload; however the 693 cases surveyed represent 27.9% of their caseload.

TABLE A-6

MOST DESIRABLE/APPROPRIATE HOUSING TYPE

The Mentally Ill

Source: Survey of case files by case managers; Feb. 1986.

	Number	Percent
Full apartment/house	122	45.9
Studio apartment	44	16.5
Boarding house	57	21.4
Single Room Occupancy	39	14.7
Other	4	1.5
Total	<u>266</u>	<u>100.0</u>

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE A-7
REQUIRED BEDROOM MIX

The Mentally Ill

Source: Survey of case files by case managers: Feb. 1986

	Number	Percent
One bedroom	157	63.3
Two-three bedrooms	<u>91</u>	<u>36.7</u>
Total	248	100.0

Sou

Dow
Cap
In
Que
Nor
Wes
Sou
Cen
Eas
Sou
Oth
Tot

TABLE A-8

OPTIMAL RESIDENTIAL LOCATION

The Mentally Ill

Source: Survey of case files by case managers; Feb. 1986.

	Number	Percent
Downtown	81	29.0
Capitol Hill, First Hill, International District	82	29.4
Queen Anne, Magnolia	18	6.5
North Seattle	36	12.9
West Seattle	25	9.0
South Seattle	18	6.5
Central Area	8	2.9
Eastside	2	0.7
South King County	8	2.9
Other	1	0.4
Total	<u>279</u>	<u>100.0</u>

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE A-9

CLIENT HOUSING PREFERENCES

The Mentally Ill

Source: Harborview Community Mental Health Care Client
Questionnaire

January - February 1985

Location:

Downtown	17.2%
Capitol Hill	16.1%
Central Area	9.7%
Northend	14.0%
South Seattle	14.0%
Other	25.8%
Total	96.8%

Access to Low Cost Social and Recreational Activities:

Very important	51.6%
Somewhat important	32.3%
Not important	15.1%
Total	99.0%

Access to Public Transportation:

Very important	81.7%
Somewhat important	16.1%
Not important	1.1%
Total	98.9%

TABLE A-10

PREFERRED HOUSING SETTING

The Mentally Ill

Source: Survey of case files by case managers; Feb. 1986

	Number	Percent
Among Other Disabled	108	42.2
Away from Other		
Disabled	145	56.6
No Preference	<u>3</u>	<u>1.2</u>
Total	256	100.0

H&ND
50.8
1st half

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

APPENDIX B

TABLE B-1

CLIENT DEMOGRAPHICS

The Physically Disabled

Source: Case management statistics from the Resource Center for the Handicapped and Easter Seal Society for Crippled Children and Adults; 1985

	<u>Number & Percent</u>	<u>Percent of Responses</u>
<u>Age:</u>		
18-20	26 (6.6%)	7.5%
21-25	56 (23.8%)	14.4%
26-35	100 (22.8%)	25.7%
36+	204 (46.4%)	52.4%
Not reported	50 (11.4%)	---
Total	439 (100.0%)	100.0%
<u>Race/Ethnicity</u>		
White	270 (61.5%)	90.6%
Black	16 (3.6%)	5.4%
Asian	4 (0.9%)	1.3%
Native American	3 (0.7%)	1.0%
Hispanic	5 (1.1%)	1.7%
Not reported	141 (32.1%)	---
Total	439 (100.0%)	100.0%
<u>Area of Residence</u>		
Downtown Seattle	1 (0.5%)	0.9%
Capitol, & First Hill,	7 (3.7%)	6.3%
International District		
Queen Anne, Magnolia	2 (1.1%)	1.8%
North Seattle	44 (23.3%)	39.3%
West Seattle	2 (1.1%)	1.8%
Central Area	4 (2.0%)	3.6%
South Seattle	6 (3.2%)	5.4%
Shoreline	44 (23.3%)	39.3%
Not reported	79 (41.8%)	---
Total	191*(100.0%)	100.0%

*Resource Center only

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE B-2
CLIENT HOUSING ADEQUACY
AND HOUSING DEMAND

The Physically Disabled

Source: DCD survey of case files, via case managers; Feb. 1986

	<u>Currently Living Independently</u>	<u>Not Currently Living Independently</u>	<u>Total</u>	<u>Percent</u>
Total adult clients caseload	--	--	602*	
Client files surveyed	345 (100.0%)	76 (100.0%)	421	(100.0%)
Number living inappropriately and could/would move	276 (80.0%)	69 (97.2%)	345	(82.0%)
Number can live independently without further support	276 (80.0%)	44 (57.9%)	320	(76.0%)
Number need further support to live independently	N.A.	25 (32.9%)	25	(5.9%)
Number likely to get further support in next 12 months	N.A.	24 (31.6%)	24	(5.7%)
Number potentially in the market for independent living housing	276 (80.0%)	68 (89.5%)	344	(81.7%)

* Case workers representing 602 clients responded to the DCD survey. These 602 clients are 29.7 percent of the total agency caseload of 2,030, as reported by the three agencies.

TABLE B-3
MOST DESIRABLE/APPROPRIATE HOUSING TYPE

The Physically Disabled

Source: Survey of case files by case managers; Feb. 1986

Full apartment	251 (73.0%)
Studio apartment	90 (26.2%)
Boarding house	2 (0.6%)
Single room occupancy	1 (0.3%)
Other	0 (0.0%)
Total	<u>344 (100.0%)</u>

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE B-4
OPTIMAL RESIDENTIAL LOCATION

The Physically Disabled

Source: Survey of case files by case managers; Feb. 1986

Downtown Seattle	7 (2.0%)
Capitol & First Hill/International District	39 (11.3%)
Queen Anne/Magnolia	28 (8.1%)
North Seattle	49 (14.2%)
West Seattle	15 (4.4%)
South Seattle	15 (4.4%)
Central Area	36 (10.5%)
<u>Other location</u>	<u>155 (45.1%)</u>
Total	344 (100.0%)

TABLE B-5
REQUIRED BEDROOM MIX

The Physically Disabled

Source: Survey of case files by case managers; Feb. 1986

1 bedroom	291 (75.9%)
2 bedrooms	75 (21.8%)
3 or more bedrooms	<u>8 (2.3%)</u>
Total	344 (100.0%)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE B-6

CLIENT DEMOGRAPHICS

The Developmentally Disabled

Source: Case management statistics from the Division of
Developmental Disabilities and the Advocates for
Retarded Citizens

<u>Age:</u>	<u>DDD (776)</u>	<u>ARC (49)</u>	<u>TOTAL (825)</u>
18-20	63	0	63 (7.6%)
21-25	160	17	177 (21.5%)
26-35	289	17	306 (37.0%)
36+	264	15	279 (33.8%)
NR	0	0	0
<u>Race/Ethnicity:</u>			
White	525	44	569 (87.3%)
Black	43	5	48 (7.4%)
Asian	23	0	23 (3.5%)
Native American	9	0	9 (1.4%)
Hispanic	3	0	3 (0.5%)
Subtotal	603	0	652 (100.0%)
Not reported	173	0	173 (21.0%)
<u>Area of Residence:</u>			
Downtown Seattle	24	5	29 (3.5%)
Capitol, First Hill, International District	34	5	39 (4.7%)
Queen Anne, Magnolia	32	0	32 (3.9%)
North Seattle	253	18	271 (32.8%)
West Seattle	23	1	24 (2.9%)
Central Area	135	1	136 (16.5%)
South Seattle	142	6	148 (17.9%)
Shoreline	133	0	133 (16.1%)
Not reported	0	13	13 (1.6%)

TABLE B-7
CLIENT INCOME

The Developmentally Disabled

Source: Division of Developmental Disabilities and Advocates for Retarded Citizens case management statistics

Income Source	Clients		Approximate Monthly Income ⁽¹⁾
	Number	Percent	
Supplemental Security Income (SSI)	480	58.2	\$364
Regular Social Security (SSA)	65	7.9	\$450
SSI/SSA Combined	59	7.2	\$374
Earned Income	8	1.0	--
SSI/Earned Income	27	3.3	\$374
SSA/Earned Income	11	1.3	--
No Income	23	2.8	\$ 0
Other	<u>152</u>	<u>18.4</u>	--
TOTAL	825	100.0	

(1) Approximate Monthly Income: SSI is a maximum of \$364 for one person, or \$374 if combined with regular Social Security. Regular Social Security (SSA) averages \$450 per month for a disabled person, according to the Seattle District Office of the Social Security Administration.

TABLE B-8

CURRENT RESIDENTIAL SETTING

The Developmentally Disabled

Source: Case management statistics of the Division of Developmental Disabilities and the Advocates for Retarded Citizens; 1985

	<u>DDD (776)</u>	<u>ARC (49)</u>	<u>TOTAL (825)</u>
Client's Own Home	194	49	243 (29.5%)
With Parent or Relative	255	0	255 (30.9%)
Group Home	103	0	103 (12.5%)
Institution (schools, IMR Group Home)	123	0	123 (14.9%)
Boarding Home	8	0	8 (0.9%)
Other (Nursing Home, Adult Family Home)	93	0	93 (11.2%)

Sou

Tot
cliCli
surNum
ina
and
wouNum
ind
wit
supNum
fun
to
indNum
get
sup
nexNum
in
inc
liv*C
su
c

TABLE B-9

CLIENT HOUSING ADEQUACY
AND HOUSING DEMAND

The Developmentally Disabled

Source: Survey of case files by case managers; Feb. 1986

	<u>Currently Living Independently</u>	<u>Not Currently Living Independently</u>	<u>Total</u>	<u>Percent</u>
Total adult client caseload	-	-	708*	
Client files surveyed	173 (100.0%)	499 (100.0%)	672	(100.0%)
Number living inappropriately and could/would move	56 (32.4%)	108 (21.6%)	164	(24.3%)
Number can live independently without further support	56 (32.4%)	6 (1.2%)	62	(9.2%)
Number need further support to live independently	N.A.	102 (20.4%)	102	(15.2%)
Number likely to get further support in next 12 months	N.A.	32 (6.4%)	32	(4.8%)
Number potentially in the market for independent-living housing	56 (32.4%)	38 (7.6%)	94	(14.0%)

*Case managers representing 708 clients responded to the DCD survey. These 708 clients are 85.8 percent of the total agency caseload, as reported by the two agencies.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE B-10
MOST DESIRABLE/APPROPRIATE HOUSING TYPE

The Developmentally Disabled

Source: Survey of case files by case managers; Feb. 1986

	<u>DDD (69)</u>	<u>ARC (25)</u>	<u>TOTAL (94)</u>
Full apartment	45	25	70 (73.7%)
Studio apartment	6	0	6 (6.4%)
Boarding house	18	0	18 (19.0%)
Single room occupancy	0	0	0 --
Other	0	0	0 --
Total	<u>69</u>	<u>25</u>	<u>94 (100.0%)</u>

TABLE B-11

PREFERRED AREA OF RESIDENCE

The Developmentally Disabled

Source: Survey of case files by case managers; Feb. 1986

	<u>DDD (62)</u>	<u>ARC (25)</u>	<u>TOTAL (94)</u>
Downtown Seattle	4	0	4 (4.3%)
Capitol & First Hill, International District	10	0	10 (10.6%)
Queen Anne ,Magnolia	4	7	11 (11.7%)
North Seattle	33	18	51 (54.3%)
West Seattle	4	0	4 (4.3%)
South Seattle	0	0	0 (0%)
Central Area	13	0	13 (13.8%)
Any location	<u>1</u>	<u>0</u>	<u>1 (1.1%)</u>
Total	69	25	94 (100.0%)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE B-12
REQUIRED BEDROOM MIX

The Developmentally Disabled

Source: Survey of case files by case managers; Feb. 1986

	<u>DDD (69)</u>	<u>ARC (25)</u>	<u>TOTAL (94)</u>
1 bedroom	34	24	58 (61.7%)
2 bedrooms	18	1	19 (20.2%)
3 or more bedrooms	4	0	4 (4.3%)
Not reported	<u>13</u>	<u>0</u>	<u>13 (13.8%)</u>
Total	69	25	94 (100.0%)

H&ND
52.5

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

APPENDIX C

TABLE C-1
CLIENT DEMOGRAPHICS

Substance Abusers

Source: Washington Information System for Drug Units Management
(WISDUM), July-December, 1985
King County

<u>Age:</u>		
18-25	490	22.3%
26-35	1,210	55.1%
36-45	406	18.5%
46-64	87	4.0%
65+	2	0.0%
Subtotal	2,195	100.0%
Under 18	31	
Total	2,226	

<u>Race/Ethnicity:</u>		
White	1,598	72.1%
Black	494	22.3%
Hispanic	72	3.3%
Other	52	2.4%
Subtotal	2,216	100.0%
Omitted	10	
Total	2,226	

<u>Sex:</u>		
Male	1,400	62.9%
Female	826	37.1%
Total	2,226	100.0%

<u>Persons In Household:</u>		
One	870	39.1%
Two	313	14.1%
Three	205	9.2%
Four	135	6.1%
Five to Seven	64	2.9%
Eight or more	673	30.2%
Total	2,260	100.0%

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE C-2
CLIENT DEMOGRAPHICS

Alcohol Abusers
Source: Washington State Alcoholism Monitoring System (WSAMS),
year ending June, 30, 1985
King County

<u>Age:</u>	<u>Number:</u>	<u>% of Total:</u>	<u>% of Age 20+:</u>
10-19	955	6.6%	
20-39	8,632	59.3%	63.4%
40-59	4,263	29.2%	31.3%
60+	716	4.9%	5.3%
Total	14,566	100.0%	100.0%

<u>Race:</u>	<u>Number:</u>	<u>% of Total:</u>
White	10,911	74.9%
Black	1,792	12.3%
American Indian	894	6.1%
Alaska Native	148	1.0%
Hispanic	570	3.9%
Asian/Pacific Is.	151	1.0%
Other	100	0.7%
Total	14,566	100.0%

<u>Sex:</u>	<u>Number:</u>	<u>% of Total:</u>
Male	12,231	84.0%
Female	2,335	16.0%
Total	14,566	100.0%

<u>Marital Status:</u>	<u>Number:</u>	<u>% of Total:</u>
Married/cohabitating	3,124	21.5%
Not married/cohabitating	11,333	77.8%
Information omitted	109	0.7%
Total	14,566	100.0%

<u>Number of Children</u> <u>Under Age 18:</u>	<u>Number:</u>	<u>% of Total:</u>
0	10,602*	72.8%*
1	1,762	12.1%
2	1,287	8.8%
3+	814	5.6%
Information omitted	101	0.7%
Total	14,566	100.0%

* Includes clients age 10-19, of which there are 955, 6.6% of total.

Living Arrangement: Number: % of Total:

With own family	4,139	28.4%
Alone	7,394	50.8%
Other	2,936	20.2%
Information omitted	97	0.7%
Total	<u>14,566</u>	<u>100.0%</u>

Employment Status: Number: % of Total:

Full time	4,111	28.2%
Part time	728	5.0%
Not employed	9,643	66.2%
Information omitted	84	0.6%
Total	<u>14,566</u>	<u>100.0%</u>

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE C-3
CLIENT INCOME

Substance Abusers

Source: Washington Information System for Drug Units Management
(WISDUM): July-December, 1985

King County

Average Monthly Income

\$ 0 - 200	621	27.9%
201 - 500	1,015	45.6%
501 - 1,000	362	16.3%
over 1,000	228	10.2%
Total	<u>2,226</u>	<u>100.0%</u>

Fee Status:

Indigent (includes GAU, SSI recipients)	1,140	51.2%	55.7%
Part/full pay	908	40.8%	44.3%
Subtotal	<u>2,048</u>	<u>92.0%</u>	<u>100.0%</u>
Omitted	178	8.0%	
Total	<u>2,226</u>	<u>100.0%</u>	

TABLE C-4
CLIENT INCOME

Alcohol and Substance Abusers

Source: A Study of the Need for Alcohol-Free Housing for the Homeless in Downtown Seattle, June 1985; Chapter IV, Survey for Professional Alcoholism Workers

Client's Average Monthly Income:

	<u>% of Total</u>	<u>% of Responses</u>
\$ 0 to 100/month	28.8%	30.9%
\$100 to 300/month	30.5%	32.7%
\$300 to 500/month	19.8%	21.3%
\$500 to 700/month	10.3%	11.1%
over \$700/month	3.8%	4.1%
Subtotal	93.2%	100.0%
No response	6.8%	
Total	100.0%	

Client's Housing Expenses:
(prior to entering treatment)

less than \$100/month	19.3%	27.8%
\$100 - 150/month	15.8%	22.7%
\$150 - 200/month	19.8%	28.5%
\$200 - 250/month	9.3%	13.4%
over \$250/month	5.3%	7.6%
Subtotal	69.5%	100.0%
Don't know	24.0%	
No response	6.5%	
Total	100.0%	

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE C-5
CLIENT LIVING ARRANGEMENTS

Alcohol and Substance Abusers

Source: A Study of the Need for Alcohol-Free Housing for the Homeless in Downtown Seattle, June 1985; Chapter IV, Survey of Professional Alcoholism Workers

Residential Type:
(immediately prior to entering treatment)

House/apartment with family/ friends	27.0%	30.9%
House/apartment alone	24.0%	27.4%
Hotel	10.0%	11.4%
Shelter, halfway house, other	26.5%	30.3%
Subtotal	87.5%	100.0%
Don't know	5.8%	
No response	6.7%	
Total	100.0%	

So

Lo

Do

Re

Do

Su

Do

To

H&

59

TABLE C-6
CLIENT LOCATIONAL PREFERENCES

Alcohol and Substance Abusers

Source: A Study of the Need for Alcohol-Free Housing for the Homeless in Downtown Seattle, June 1985, Chapter III, Survey of Professional Alcoholism Workers

Location for Alcohol/Drug-Free Facility:

Downtown preferred	21.6%	25.9%
Residential area preferred	47.2%	56.5%
Doesn't matter	14.6%	17.5%
Subtotal	83.4%	100.0%
Don't know	16.6	
Total	100.0%	

H&ND
59A.10

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

APPENDIX D

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE D-1

RACE OF SHELTER CLIENTS - 1985⁽¹⁾

Source: Service statistics of 14 of 16 service provider agencies funded by the City of Seattle in 1985, as provided by the Seattle Department of Human Resources.

	<u>Single Adults</u> ⁽²⁾	<u>All Individuals</u>
White	2455 (65%)	4399 (39%)
Black	397 (10%)	2015 (18%)
Hispanic	430 (11%)	3387 (30%)
Native American/ Indian/Alaska Native	421 (11%)	952 (8%)
Asian & Pacific Islander and Other	86 (2%)	454 (4%)
TOTAL	3789 (100%)	11207 (100%)

- NOTES:
- (1) Data comes from clients from whom such data was initially collected. Not all data was collected from all clients.
 - (2) Includes adults in single-adult shelters only. Does not include adults in family and women/children shelters, due to the way such data was initially collected.

TABLE D-2

AGE OF SHELTER CLIENTS - 1985⁽¹⁾

Source: Service statistics of 14 of 16 service - provider agencies funded by the City of Seattle in 1985, as provided by the Seattle Department of Human Resources.

<u>Ages</u>	<u>All Individuals</u>	<u>All Adults</u>	<u>F & W/WWC Adults(2)</u>	<u>Single Adults</u>		<u>All Youths</u>
				<u>Male</u>	<u>Female (3)</u>	
0 - 5	1150	-	-	-	-	1150 (57%)
6 - 10	515	-	-	-	-	515 (26%)
11 - 17	348	-	-	-	-	348 (17%)
SUBTOTAL	2013 (21%)	-	-	-	-	2013 (100%)
18 - 24	1489	846 (16%)	565 (30%)	222 (7%)	59 (21%)	-
25 - 44	3282	2289 (43%)	1151 (62%)	958 (30%)	180 (63%)	-
45 - 59	2105	1600 (30%)	122 (7%)	1439 (46%)	39 (14%)	-
60+	780	571 (11%)	23 (1%)	542 (17%)	6 (2%)	-
SUBTOTAL	7656 (79%)	5306 (100%)	1861 (100%)	3161 (100%)	284 (100%)	-
TOTAL	9669 (100%)	5306	1861	3161	284	2013

Notes: (1) Data comes from clients from whom such data was initially collected. Not all data was collected from all clients.

(2) Data comes from clients housed in Family (F) and Womens/ Women with Children (W/WWC) shelters; therefore, not all clients are female (although most probably are).

(3) Data comes from adults housed in male-only and female-only shelters; and therefore, does not include male and female adults housed in other type shelters.

TABLE D-3

PREVIOUS RESIDENCE OF SHELTER CLIENTS - 1985⁽¹⁾

Source: Service statistics of 14 of 16 service - provider agencies funded by the City of Seattle in 1985, as provided by the Seattle Department of Human Resources.

	All Individuals	F & W/WWC Adults(2)	Single Adults (3)	
			Male	Female
Seattle	7,176 (69%)	1,201 (45%)	2,421 (76%)	171 (59%)
Other King County	912 (9%)	376 (48%)	46 (1%)	31 (11%)
Other Washington	679 (7%)	269 (11%)	176 (6%)	18 (6%)
Outside Washington	1,572 (15%)	672 (27%)	538 (17%)	69 (24%)
TOTAL	10,339 (100%)	2,518 (100%)	3,181(100%)	289 (100%)

- NOTES: (1) Data comes from clients from whom such data was initially collected. Not all data was collected from all clients.
- (2) Data comes from clients housed in Family (F) and Womens/Women with Children (W/WWC) shelters; therefore, not all clients are female (although most probably are).
- (3) Data comes from adults housed in male-only and female-only shelters; therefore it does not include male and female adults housed in other type shelters.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE D-4
INCOME OF ADULT SHELTER CLIENTS - 1985⁽¹⁾

Source: Service statistics of 14 of 16 service - provider agencies funded by the City of Seattle in 1985, as provided by the Seattle Department of Human Resources.

	All Individuals	F & W/WWC Adults (2)	Single Adult (3)	
			Male	Female
No Income	2,142 (43%)	1,306 (52%)	169 (11%)	135 (48%)
Income Below 40% of State Median Income	2,770 (55%)	1,102 (44%)	1,331 (89%)	136 (48%)
Income at or over 40% of State Median Income	109 (2%)	90 (4%)	0	11 (4%)
TOTAL	5,021 (100%)	2,498 (100%)	1,500 (100%)	282 (100%)

NOTES: (1) Data comes from clients from whom such data was initially collected. Not all data was collected from all clients.

(2) Data comes from clients housed in Family (F) and Womens/Women with Children (W/WWC) shelters; therefore, not all clients are female or youths (although most probably are).

(3) Data comes from adults housed in male-only and female-only shelters, and therefore, does not include male and female adults housed in other type shelters.

TABLE D-5

SHELTER CLIENT'S MAJOR IMMEDIATE SERVICE NEEDS⁽¹⁾

Source: Client survey, Jan - Feb 1986, as presented in the 1986
Seattle-King County Emergency Shelter Study Update,
 draft April 1986, King County Division of Housing and
 Community Development (N=351).

	Percent/Rank					
	Single Men	Single Women	Couples w/o Children	Couples w/Children	Fem. Head Household	Male Head Household
Help in Finding Permanent Housing	33%/4	37%/2	56%/2	65%/1	49%/1	29%/2
Food	36%/3	42%/1	44%/3	56%/2	45%/2	43%/1
Income	37%/2	36%/3	38%/4	47%/4	36%/3	29%/2
Employment	39%/1	31%/4	63%/1	53%/3	-	14%/3
Day Care	0	0	0	24%/6	30%/5	29%/2
Transportation	-	-	44%/3	27%/5	31%/4	43%/1
Furniture	-	-	-	-	-	29%/2
Clothing	26%/6	-	-	-	-	-
Health Care	27%/5	24%/5	25%/6	-	-	-
Counseling	-	21%/6	-	-	24%/6	14%/3
Job Training	-	-	31%/5	-	-	14%/3
Legal Help	-	-	-	-	-	14%/3

NOTES: (1) Clients were asked to list three major needs. Percentages are based on number of times each needs was mentioned. The needs categories presented here are the ones which ranked within the six highest within each client group. The dash (-) indicates a response level which ranked below the top six.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
 IT IS DUE TO THE QUALITY OF THE DOCUMENT.

TABLE D-6

SHELTER CLIENTS' MAJOR LONG TERM SERVICE NEEDS⁽¹⁾

Source: Client survey, January - February 1986, as presented in the 1986 Seattle-King County Emergency Shelter Study Update, draft April 1986, King County Division of Housing and Community Development. (N = 351)

	Percent/Rank					
	Single Men	Single Women	Couples w/o Children	Couples w/Children	Fem. Head Household	Male Head Household
Help in Finding:						
Permanent Housing	27%/2	27%/2	50%/2	53%/2	56%/1	43%/1
Transitional Housing	-	23%/3	-	-	-	-
Employment/Income	48%/1	31%/1	56%/1	59%/1	-	14%/3
Public Assistance	17%/4	-	-	-	19%/3	29%/2
Day Care	-	-	-	32%/3	26%/2	29%/2
Job Training	24%/3	-	25%/3	-	-	14%/3
Transportation	-	-	-	18%/4	18%/4	29%/2
Counseling and Support	-	19%/4	-	-	-	-
Legal Assistance	-	-	-	-	-	14%/3

Notes: (1) Clients were asked to list three major needs. Percentages were based on number of times each need was mentioned. The needs categories presented here are the ones which ranked within the three and four highest within each client group. The dash (-) indicates a response level which ranked below the top four.

TABLE D-7

SHELTER CLIENTS' PROBLEMS IN FINDING PERMANENT HOUSING ⁽¹⁾

Source: Client survey, January - February 1986, as presented in the 1986 Seattle - King Count Emergency Shelter Study Update, draft April 1986, King County Division of Housing and Community Development (N = 351)

	Percent/Rank					
	Single Men	Single Women	Couples w/o Children	Couples w/Children	Fem. Head Household	Male Head Household
Lack of Low-Cost Housing	44%/1	29%/2	25%/3	59%/1	50%/1	43%/2
Lack of Adequate Income	41%/2	60%/1	31%/2	32%/3	46%/2	29%/3
Poor/Inconvenient Location of Low-Cost Housing	12%/3	-	-	-	-	-
High Move-in Expenses	12%/3	-	44%/1	35%/2	-	29%/3
Discrimination	-	13%/3	-	-	35%/3	57%/1
Last of Transportation to look for housing	-	13%/3	-	-	-	-

Notes: (1) Clients were asked to list three major problems. Percentages are based on number of times each problem was mentioned. The problem categories presented here are the ones which ranked within the three highest within each client group.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

FILED
CITY OF SEATTLE

1995 OCT -9 AM 11:38

COMPTROLLER AND CITY CLERK

01

ATTACMENT B

HOUSING LEVY PROGRAMS
HOUSING AND HUMAN SERVICES COMMITTEE
JANE NOLAND, CHAIR

Program	Income Group	Length of Control	Estimated Average Cost Per Unit	Number of Units	Levy Allocation
AFFORDABLE HOUSING FOR FAMILIES					
	Large families with incomes at or below 30% of median	40+ Years	\$80,000	150	\$12,000,000
(Scattered Site: New Production and Rehabilitation)	Small families -- at least half with incomes at or below 30% of median, the remainder with incomes at or below 50% of median	20 - 40+ Years	35,000	280	9,800,000
AFFORDABLE HOUSING FOR INDIVIDUALS					
(Scattered Site and Downtown: New Production)	Individuals with incomes at or below 30% of median	40+ Years	55,000	265	14,575,000
(Primarily Downtown: Preservation)	Individuals with incomes at or below 50% of median	20 - 40+ Years	20,000	305	6,100,000
OPERATING & MAINTENANCE TRUST FUND	Households unable to pay minimum rent with incomes at or below 30% of median				5,000,000
PROGRAM ADMINISTRATION					2,500,000
TOTALS				<u>1,000</u>	<u>\$49,975,000</u>

NOTE: At least 85% of units shall be in non-profit and/or public ownership.

SCATTERED SITE -- LARGE FAMILIES

Objective

To develop approximately 150 additional units for large, extremely low-income families. Families with incomes at or below 30% of median income upon initial occupancy would be served by this program. Program would also serve homeless families.

Type of Development

New construction or rehabilitation. It is anticipated that about 50% of program units would be new construction, and 50% acquisition and rehabilitation of existing units.

Project Description

Typically, one to six units per site. Units would generally feature three to five bedrooms.

Eligible Owners

SHA and private non-profit agencies. Public control would be permanent.

Location

City-wide.

Occupancy and Rent Requirements

Families would contribute approximately 30% of income for rent. Since program is targeted to families with income at or below 30% of median, operating subsidies will be necessary.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

City Financing

Direct grants, or deferred-payment, low-interest loans.

Estimated Public Subsidy Cost

Cost would vary depending on unit size, site size, and on whether project is new construction or existing. Cost is estimated to average \$80,000 per unit.

Project Selection Process

SHA would develop projects through a turnkey process. SHA would request proposals from for-profit and non-profit developers who assemble sites. Projects are selected on a competitive basis.

Related Programs

Operation and Maintenance Trust Fund for operating subsidies. Various programs to provide social services to assist homeless families in particular. Community Development Block Grant for related neighborhood improvements.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

SCATTERED SITE -- SMALL FAMILIES

Objective

To produce approximately 280 additional rental units for very low-income small families.

Type of Development

(a) Acquisition and rehabilitation, (b) rehabilitation only, and (c) new construction. Units would generally feature 2 or 3 bedrooms.

Project Description

Acquisition/rehabilitation by non-profit agencies of multi-family structures. Rehabilitation and new construction (typically involving redevelopment of a publically-owned site) by for-profit or non-profit owners.

Eligible Owners

Private for-profits and non-profits owners, and SPV. For-profit ownership for approximately 100 units. Public control would range from 20 to permanent depending on ownership.

Location

City-wide.

Occupancy and Rent Requirements

Approximately one half of families served will be at or below 30% of median income upon initial occupancy. Balance of families will be between 30 and 50 percent of median income. Families would contribute approximately 30% of income for rent. Operating subsidies will be necessary for those at or below 30% of median income.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Owners of new mixed-income and rehabilitation projects execute loan agreements which are recorded as deed restrictions against the properties. Owners agree to rent a portion of units to very low-income families with children, including families with handicapped members.

City Financing

New mixed-income and rehabilitation projects: Long-term, low-interest, deferred-payment loans. Occupancy controlled by covenant running with land for at least 20 years.

Acquisition/rehabilitation projects: Long-term, low-interest, deferred-payment loans. Occupancy controlled by covenant running with land for at least 20 years. City participation in project equity in event of sale of property.

Estimated Public Subsidy Cost

\$45,000 per unit for acquisition and rehabilitation.

\$24,000 per unit for rehabilitation only.

\$40,000 per unit for new mixed-income.

\$35,000 per unit average overall.

Project Selection Process

RFP on periodic basis. Projects ranked considering cost per unit, strength of sponsor, term of commitment of low income units.

Related Programs

Operation and Maintenance Trust Fund for operating subsidies. Community Development Block Grant for related neighborhood improvements.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

SPECIAL NEEDS AND SINGLE OCCUPANCY HOUSING PRODUCTION

Objective

To develop approximately 265 additional units in neighborhoods and downtown to meet the needs of extremely low-income residents including the homeless and special needs populations.

Type of Development

Acquisition and rehabilitation of existing vacant buildings, with some new construction.

Project Description

Typical projects will include 20 to 50 units with all or a portion of the units funded under this program. Typical unit types will be efficiency apartments, SRO units, or other living arrangements suitable for populations to be served. Operating subsidies will be required for these projects.



Eligible Owners

City of Seattle, private non-profit agencies, PDA's, and SHA.

Location

Downtown and scattered site.

Occupancy and Rent Requirements

Owners execute loan agreements which are recorded as deed restrictions against the properties. Rents are set at rates affordable to tenants at or below 30% of median income upon initial occupancy.

City Financing

Low-interest, deferred-payment loans with terms of forty years or more. City participation in project equity in the event of sale of property.

Estimated Public Subsidy Cost

\$55,000 per unit.

Project Selection Process

RFP on periodic basis. Projects ranked considering cost per unit, strength of sponsor, and availability of support services as required.

Related Programs

Operation and Maintenance Trust Fund for operating subsidies. Various programs to provide required social services.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

(PRIMARYLY) DOWNTOWN PRESERVATION

Objective

To preserve approximately 305 units of existing, occupied low-income housing in downtown and nearby areas. Program preserves existing low rent units and helps prevent further loss of downtown housing.

Type of Development

Rehabilitation of occupied buildings.

Project Description

Project size would vary up to approximately 100 units. Typically 20 to 50 units per building. Typical unit types will be SRO units, efficiency, and one-bedroom apartments.

Eligible Owners

City of Seattle, private non-profit agencies, SHA, and PDA's.

Location

Downtown, and nearby neighborhoods.

Occupancy and Rent Requirements

Owners execute loan agreements which are recorded as deed restrictions against the properties. Rents set at rates affordable to tenants at or below 50% of median income.

City Financing

Long-term (40 years for public agencies; 20 years for non-profit agencies), low-interest, deferred-payment loans. City participation in project equity in the event of sale of property.

Estimated Public Subsidy Cost

\$20,000 per unit.

Project Selection Process

RFP on a periodic basis. Projects ranked considering cost per unit, strength of sponsor, and availability of support services required.

Related Programs

Operation and Maintenance Trust Fund for operating subsidies. Various programs to provide required social services.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



**King County
Records and Election Division
Election Section**

Department of
Executive Administration

553 King County Administration Bldg.
500 Fourth Avenue
Seattle, Washington 98104

(206) 344-2565

DATE: July 25, 1986

TO: Mr. Norward J. Brooks, Comptroller
Seattle Municipal Bldg, Rm. 101
Seattle, WA 98104

FM: Donald R. Perrin, Superintendent of Elections

This is to acknowledge receipt of your Ordinance/Resolution No. 112904 & 112923

Calling for a Special Election to be held on September 16, 1986.

The ballot title and text of the proposition(s) are being reviewed by the Office of the Prosecuting Attorney and the Office of the Assessor. When this review has been completed, you will receive a copy of the Order of Election for the proposition(s). If you have any questions, please do not hesitate to contact this office.

DRP:lydr

*Sanuel
C/Books*

NORWARD J. BROOKS Seattle City Comptroller RECEIVED						
JUL 25 1986						
	ADM	ACCT	CLK	SPS	AUD	FIN
ACT						
INFO	✓		✓			

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

FILED
CITY OF SEATTLE
1986 JUL 28 PM 12:27
COMPTROLLER AND CITY CLERK

Office of the Comptroller
City of Seattle

Norward J. Brooks, Comptroller

July 16, 1986

1986 JUL 17 AM 8:37
*Rec'd by Division
Records & Elections*



Ms. Jane Hague, Manager
Division of Records and Elections
Department of Executive Administration
553 King County Administration Building
Seattle, WA 98104

Dear Ms. Hague:

Enclosed herewith is a certified copy of City of Seattle Ordinance No. 112904, relating to a special election to be held in conjunction with the municipal primary election on September 16, 1986. The Ordinance provides for the submission to the qualified electors of the City a proposition authorizing the City to levy regular property taxes in excess of the 106 percent limitation for eight years; to provide housing for low-income households in Seattle; establishing and funding City housing development programs; providing assistance to the Seattle Housing Authority for development and maintenance of low-income housing and authorizing a Housing Cooperation Agreement in such connection; authorizing certain neighborhood improvements in conjunction with housing programs to be undertaken; creating a Levy Oversight Committee; and providing for an annual levy and the collection of taxes.

The Ordinance directs the following form to be used in submittal of the proposition (page 11, Section 12):

THE CITY OF SEATTLE
PROPOSITION NUMBER 2
(LOW-INCOME HOUSING LEVY)

Shall Seattle, to pay the costs of providing housing for very low-income individuals and families with children, increase its regular property tax levy by approximately \$0.263 per thousand of assessed valuation (to total approximately \$2.627 per thousand of assessed valuation) and in 1995 reduce its regular property tax levy to the amount otherwise provided by law, to provide \$6,246,875 per year each year 1987 through and including 1994, all as specified in Ordinance _____?

Levy Yes _____

Levy No _____

An Equal Employment Opportunity - Affirmative Action Employer

City of Seattle - Office of the Comptroller, 101 Seattle Municipal Bldg., Seattle, WA 98104 - 206/625-2794

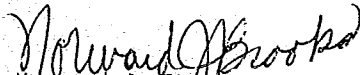
NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Ms, Jane Hague
July 16, 1986
Page Two

The Council Bill was passed by the City Council at its regular meeting of June 30, 1986 and signed by the Mayor July 11, 1986.

Thank you for your assistance.

Sincerely,


Norward J. Brooks
City Comptroller

JL/DM195.1&2

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

12

**Housing and Human Services/Finance
Joint Committee Report
June 23, 1986**

Special Housing Levy

Council Bill No. 105567

AN ORDINANCE providing for submission to the qualified electors of the City at a special election to be held in conjunction with the municipal primary election on September 16, 1986, a proposition authorizing the City to levy regular property taxes in excess of the 106 percent limitation for eight years to provide housing for low-income households in Seattle; establishing and funding City housing development programs; providing assistance to the Seattle Housing Authority for development and maintenance of low-income housing and authorizing a Housing Cooperation Agreement in such connection; authorizing certain neighborhood improvements in conjunction with the housing programs to be undertaken; creating a Levy Oversight Committee and providing for an annual levy and the collection of taxes.

Committee Recommendation

Divided Report

Fiscal Impact

The City has unused special levy capacity of \$1.236 per \$1,000 assessed valuation. The \$49,975,000 housing levy approved by the HHS and Finance Committees would require \$0.263 per \$1,000 of assessed valuation. (I.e., the housing levy would require about one-fifth of the unused special levy capacity.) Due to a growing tax base, the levy rate is projected to fall slightly over time. Over the eight year life of the levy, the tax burden on a typical homeowner (\$80,000 assessed valuation) would average \$20.26 per year.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Background

In the spring of 1985, citizens asked the City to consider a general obligation bond issue for low-income housing. Subsequently, the Department of Community Development examined the issue, and in July of 1985 published a Bond Issue Report which identified needs and discussed the potential for a future bond issue. The report recommended further development of new housing programs to address unmet needs.

In September, the City Council passed Resolution No. 27331, establishing a broad, community-based Housing Policy Resource Group to advise the Mayor, City Council, and DCD on housing policies, finance strategies, and the desirability of a bond issue.

In May of 1986, DCD and the Mayor completed a Housing Needs Assessment, a Housing Finance Report, and a report on Housing Goals, Policies and Strategies. The matter was referred to City Council, and subsequently to the Housing and Human Services Committee for action. Re the levy, the HHS and Finance Committees met jointly and recommend that the ordinance be passed as engrossed. The Committee divided on three issues which are outlined below.

Divided Reports

- I. Neighborhood Improvements: The Mayor's proposed levy package included \$2 million for neighborhood improvements, not directly related to levy housing, but in neighborhoods where such housing is developed. Examples are construction of a nearby playground, improved curbing at other than the levy housing site, or improvements to nearby neighborhood commercial areas.

The majority (Noland, Smith, and Sibonga) voted to delete this item because:

- The levy should only provide housing for very low-income people and should not be confused with other non-housing efforts.
- The \$2 million is a plug figure. There is no knowledge of the specific number of housing projects (as opposed to housing units) that will be developed, thus there is no present knowledge of the number, or types of neighborhood improvements which would be appropriate.

- Block Grant funds could be used for these projects and specific proposals could be judged pursuant to the Block Grant allocation process.
- No neighborhood improvements will be appropriate until enough housing projects are developed to begin to determine which neighborhoods would really need or benefit from such improvements.

The minority (Street and Benson) voted to include \$1.8 million for neighborhood improvements because:

- One of the objectives of the housing policies and the levy is the stabilization of low-income neighborhoods, and inclusion of funds for neighborhood improvements produces an integrated package.
- The chance of finding comparable funds in Block Grant and/or general fund in 1987 and beyond is even less than in 1986. The City needs to keep those sources as flexible as possible to meet other demands.
- It would increase acceptability of the projects to the neighborhoods where they are sited.
- It would make low-income housing more attractive to the voters.

- II. Administration: The Mayor's levy package proposed development of 1265 units of low-income housing at a construction cost of \$45.6 million. Administrative costs were approximately 10 percent of that construction package.

The majority (Noland, Smith, and Sibonga) voted to allocate \$2.5 million for administration costs to construct 1,000 units. The construction portion of the HHS Committee's recommended levy package is \$42.475 million. \$2.5 million is just under 6 percent of the construction costs. The majority holds that:

- just under 6 percent is an acceptable administrative standard for such costs; and

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

- The Mayor's proposed costs would mean an average of 9.75 full time employees (FTE's) per year to develop an average of 125 units per year. That is too high. The \$2.5 million figure would permit an average of 5.75 FTE's per year.

The minority (Street and Benson) holds that:

- The scattered site program had administrative costs of 8 percent, and the levy program on balance will be more complex to administer. \$3.4 million represents a cut of \$1 million from the Mayor's proposed administration, and is 8 percent of capital cost.
- To underfund administrative costs is penny-wise and pound-foolish when it comes to a program such as this which requires the most sensitive treatment of people and neighborhoods.

- III. Limits on For-Profit Ownership: The levy programs predominantly serve households earning 0-30 percent of the area median income, and provide for permanent or very long-term public control of the units to be produced. Of 1,000 total units to be developed, 150 could conceivably be owned by private, for-profit interests.

The majority (Noland, Street, Sibonga, and Benson) holds that:

- So long as the City's terms for creating affordability and long-term control are met, ownership of the is a secondary matter. However, in order to allay concern that the vast majority of units might not be maintained in public or non-profit ownership, the Committee added a stipulation that private, for-profit ownership would be limited to 15 percent of units developed.

The minority (Smith) holds that:

- It is unnecessary to impose such limits.

For Additional Information

Rudi Bertschi (2443)

FILED
CITY OF SEATTLE

AN ORDER OF THE MANAGER OF RECORDS AND ELECTIONS
AS SUPERVISOR OF ELECTIONS

1986 AUG 20 AM 11:45
COMPTROLLER AND CITY CLERK

WHEREAS, on July 17, 1986, the City Council of the City of Seattle, King County, Washington, did present their Ordinance No. 112904, dated June 30, 1986, and Ordinance No. 112923, dated July 7, 1986, wherein they request that a Special Election be held for the submission to the qualified electors of said city of two propositions; and

WHEREAS, said Council finds that an emergency exists and requests that said Special Election be held on September 16, 1986; and

WHEREAS, said Ordinances provide the ballot titles of said propositions;

NOW THEREFORE, BE IT ORDERED by the Manager of Records and Elections, as Supervisor of Elections, that I do hereby concur in said request for a Special Election to be held on September 16, 1986, for the purpose of submitting to the qualified electors of said city the following propositions:

PROPOSITION NO. 1
PUBLIC ART MUSEUM LEVY

Shall Seattle, to pay part of the cost of constructing a public art museum, increase its regular property tax levy by approximately \$0.175 per thousand of assessed valuation (to total approximately \$2.539 per thousand of assessed valuation) and in 1995 reduce its regular property tax levy to the amount otherwise provided by law, to provide \$4,157,600 per year in 1987 through and including 1993 and \$487,000 in 1994, as specified in ordinance 112923?

YES

NO

PROPOSITION NO. 2
LOW-INCOME HOUSING LEVY

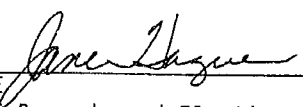
Shall Seattle, to pay the costs of providing housing for very low income individuals and families with children, increase its regular property tax levy by approximately \$0.263 per thousand of assessed valuation (to total approximately \$2.627 per thousand of assessed valuation) and in 1995 reduce its regular property tax levy to the amount otherwise provided by law, to provide \$6,246,875 per year each year 1987 through and including 1994, all as specified in Ordinance 112904?

YES

NO

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Dated at Seattle, Washington, this 16th day of August 1986.


JANE HAGUE

Manager of Records and Elections
as Supervisor of Elections

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

City of Seattle

ORDINANCE 12594

AN ORDINANCE providing for submission to the qualified electors of the City at a special election to be held in conjunction with the municipal primary election on September 16, 1986, a proposition authorizing the City to levy regular property taxes in excess of the 106 percent limitation for eight years to provide housing for low-income households in Seattle; establishing and funding City housing development programs; providing assistance to the Seattle Housing Authority for development and maintenance of low-income housing and authorizing a Housing Cooperation Agreement in such connection; authorizing certain neighborhood improvements in conjunction with housing programs to be undertaken; creating a Levy Oversight Committee; and providing for an annual levy and the collection of taxes.

WHEREAS, there exists a shortage of safe, sanitary and affordable housing in the City for low-income families with children, other low-income households, and the homeless; and

WHEREAS, the City and the Seattle Housing Authority need additional resources to provide housing necessary to meet this shortage; and

WHEREAS, to provide such housing, it is deemed necessary and advisable that the City levy regular property taxes in excess of the one hundred six percent limitation for eight years to provide the principal amount of Forty-nine Million Nine Hundred Seventy-five Thousand Dollars (\$49,975,000) to the City and the Seattle Housing Authority; and

WHEREAS, Chapter 169, Laws of 1986, amends RCW 84.55.050, and permits the question of whether or not the City may exceed the 106 percent levy limitation for such limited purpose and term to be submitted to the qualified electors of the City for their ratification or rejection; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE, AS FOLLOWS:

Section 1. Findings. The City Council hereby makes the following findings:

A. The level of federal resources for low-income housing in Seattle has been drastically reduced since 1979, from approximately Forty Two Million Dollars (\$42,000,000) that year to Three Million Dollars (\$3,000,000) in 1985. Community Development Block Grant (CDBG) funds, which have been used in Seattle to offset the loss of funding for federal housing programs, have been reduced by nearly fifty (50) percent from the 1980 CDBG funding level.

B. Existing sources of funds for low-income housing expenditures, including federal grants, are insufficient to meet the existing and projected need for housing assistance.

C. Financial assistance in the amount of Forty-nine Million Nine Hundred Seventy-five Thousand Dollars (\$49,975,000) would make it possible for the City and the Housing Authority to provide approximately one thousand (1000) units of housing for low-income households within the City.

D. The Housing Needs Assessment attached hereto as Attachment A and incorporated herein by this reference, accurately describes the City's housing needs and the City Council adopts the findings contained therein.

F. The City Council further finds that the public interest requires that the City provide, or assist the Seattle Housing Authority and others in providing, one thousand (1000) units of additional housing for low-income families with children, the homeless and other low-income households by providing funds for both capital and operating and maintenance costs for such housing.

G. The City Council further finds that the most appropriate method of funding this program is to propose a special purpose property tax levy pursuant to RCW 84.55.050. Waiving the one hundred six percent (106%) property tax limit for a temporary period provides the most predictable funding mechanism for providing low-income housing. The City has unused special levy capacity of \$1.236 per One Thousand Dollars (\$1,000) of assessed valuation of which this proposed special levy would require \$0.263 per One Thousand Dollars (\$1,000) of assessed valuation, leaving sufficient levy capacity for other municipal projects.

Section 2. Definitions. As used in this ordinance, the words hereinafter defined shall have the meaning set forth in this section.

A. "City" means The City of Seattle, Washington.

B. "Legislative Authority" means the Mayor and City Council of the City.

C. "Levy" means the levy of regular property taxes for the specific purpose and term as provided herein and authorized by the electorate pursuant to state law.

D. "Seattle Housing Authority" means the body corporate and politic created pursuant to RCW 35.02.030 within the corporate limits of the City and authorized to transact business and exercise its powers by Resolution 12562 of the City.

E. "Household" means one or more people living in one dwelling unit.

F. "Low-income" means a very low income or a gross income equal to or less than fifty percent (50%) of area median income.

G. "Low-income household" means a household having a gross income equal to or less than fifty percent (50%) of area median income, adjusted for household size; however, where indicated in this ordinance, a housing program proposed for implementation with proceeds of the levy authorized hereby may be targeted to low-income households having gross income less

than fifty percent (50%) of area median income, adjusted for household size, or less than thirty percent (30%) of area median income, adjusted for household size.

H. "Low-income families with children" means low income households with one or more dependent minors.

Section 3. Levy Submittal to Voters. To provide the necessary funds for housing for low-income families with children, other low-income households, and the homeless, the City shall submit to the qualified electors of the City a proposition as authorized by RCW 35.55.050, as amended by Chapter 169, Laws of Washington, 1986, to exceed the one hundred six percent (106%) levy limitation on regular property taxes contained in RCW 84.55.010 for property taxes levied in 1986 through 1993 for collection in 1987 through 1994 respectively, a period of eight years, for the sole purpose of providing Forty-nine Million Nine Hundred Seventy-five Thousand Dollars (\$49,975,000) to carry out the purposes of this ordinance by increasing the regular property taxes to raise the amount of Six Million Two Hundred Forty-six Thousand Eight Hundred Seventy-five Dollars (\$6,246,875) each year for eight years, with an increase of approximately 60.263 per thousand dollars of assessed value, which reflects the estimated levy amount in 1986. The levy rate for tax years 1987 through 1993 will vary to reflect the larger municipal tax base anticipated. Property taxes levied in 1994 for collection in 1995 and in later years shall be computed as if the limitation on levies contained in RCW 84.55.010 had been in effect from 1986 through 1993 and authority to exceed the one hundred six percent limitation under this ordinance had not been approved and such increased property taxes had not been made.

Section 4. Low-income Housing Assistance Fund. There is hereby established in the City Treasury a low-income housing assistance fund ("Low-income Housing Assistance Fund") into which shall be placed the proceeds of the levy authorized in this ordinance. Disbursements to the City and the Seattle Housing Authority shall be made from this fund. Prior to disbursement, monies in the Low-income Housing Assistance Fund may be invested in securities authorized by law. All investment earnings shall accrue to the Low-income Housing Assistance Fund.

Section 5. Administration.

A. The City and the Seattle Housing Authority shall administer levy programs to provide approximately one thousand (1000) units of housing for low-income families with children, other low-income households and the homeless. The eventual number of units of housing to be provided as a result of the assistance furnished pursuant to this ordinance shall be determined by the actual cost of the units. If sufficient funds are available the number of units may exceed one thousand (1000). If sufficient funds are not available, the

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

number of units may be less than one thousand (1000).

B. Anticipated levy programs, as more particularly described in Attachment B, attached hereto and incorporated herein by this reference and preliminary allocation of funds, are shown below:

Levy Programs

A. Scattered Site - Large Families	-----	\$12,000,000
B. Scattered Site - Small Family	-----	\$ 9,800,000
C. Special Needs and Single Occupancy Housing Production	-----	\$14,575,000
D. Primarily Downtown Housing Preservation	-----	\$ 6,100,000
E. Operating and Maintenance Trust Fund	-----	\$ 5,000,000

An additional sum of Two Million Five Hundred Thousand Dollars (\$2,500,000) shall be available for costs associated with administering levy programs. The City Council, upon recommendation of the Oversight Committee, hereafter established, or others, may make changes, including additions or deletions, in the programs and/or the amount of funds allocated to any program if it finds that changes in housing conditions have occurred such that the purpose of the levy will best be served by the change in program or reallocation of funds.

C. In addition to the programs noted above and as more particularly described in Attachment B, the Director of Community Development, or other department head as may be designated by the Mayor, may, as appropriate, prepare or cause to be prepared plans and specifications, along with a plan of implementation, for neighborhood improvements to be made in conjunction with and to enhance the several housing programs herein authorized. Such planning and implementation shall be paid for from monies as may be hereafter provided.

Section 6. Administrative and Financial Plans.

A. Each year, the Director of Community Development, or other department head as may be designated by the Mayor, and the Seattle Housing Authority shall jointly prepare an overall housing development plan showing the projected phasing of the levy programs over the life of the levy.

B. The Seattle Housing Authority shall prepare annual administrative and financial plans for the Scattered Site and Operating and Maintenance Trust Fund programs, upon consultation with the Director of Community Development, or other department head as may be designated by the Mayor.

C. The Director of Community Development, or other department head as may be designated by the Mayor, shall prepare annual administrative and financial plans for each of the Levy Programs other than the Scattered Site and Operating and Maintenance Trust Fund Programs.

D. Each administrative and financial plan shall include: criteria for evaluating and selecting projects; guidelines for loans or grants; requirements for project sponsors; progress and performance reports on ongoing projects; program reviews to ensure that levy funds are used for their stated purpose; and detailed financial budgets for each individual project and the Levy Program as a whole.

E. The administrative and financial plans shall be submitted to the City Council for its approval as part of the Annual Budget process. The City Council shall appropriate

from the Low-Income Housing Assistance Fund, with the Annual Budget, such funds as it deems necessary to carry out the Levy Programs.

F. The Director of Community Development, or other department head as may be designated by the Mayor, is authorized to approve expenditures for specific projects funded with levy proceeds as provided in the Annual Budget.

Section 7. Administration of the Scattered Site and the Operating and Maintenance Trust Fund Programs. The Seattle Housing Authority shall administer the Scattered Site and the Operating and Maintenance Trust Fund programs. City and Seattle Housing Authority responsibilities with respect to

these programs shall be set forth in a Housing Cooperation Agreement provided for in Section 8.

Section 8. Housing Cooperation Agreement.

A. The Mayor or his designee is authorized to negotiate a Housing Cooperation Agreement with The Housing Authority, as well as such amendments as may be necessary, all in conformance with the Housing Cooperation Law (RCW Ch. 35.83). The negotiated Housing Cooperation Agreement, and any amendments thereto, shall be adopted by the Legislative Authority of the City by ordinance.

B. The Housing Cooperation Agreement shall provide that levy funds shall be used to fund, as necessary, the capital costs of housing projects for low-income families with children, other low-income households, and the homeless. These projects shall be developed, purchased, constructed or rehabilitated by the Seattle Housing Authority at such general locations in the City as shall be agreed upon by the City and the Seattle Housing Authority. The term "capital costs", except as herein provided, be construed consistently with the term "capital purposes" in Article VII, Section 2(b), of the Washington Constitution and RCW 84.52.056 but subject thereto may include the costs of property acquisition and development, engineering, architecture, planning, financial, legal, relocation, and other services lawfully incurred incident to the development of housing projects and their financing, as well as the costs of acquiring, equipping, installing, rehabilitating, or constructing housing units. The term "capital costs" may include the replacement of equipment.

C. The Housing Cooperation Agreement shall further provide that levy funds shall be used to capitalize an Operating and Maintenance Trust Fund. The interest from this Fund shall be used to: (1) lower rents on levy funded units identified by the City and the Seattle Housing Authority, through payment of operating and maintenance costs, and (2) to pay the cost of Fund administration. The term "operating and maintenance costs" shall mean the amounts necessary to meet the cost of, and to provide for, operating and maintaining a project in such a manner as to provide decent, safe, and sanitary dwellings for low-income families with children, other low-income households and the homeless. Operating and maintenance costs may include costs and fees for advertising, legal advice, accounting, supplies, utilities, maintenance, management and repairs.

D. The Housing Cooperation Agreement may provide that property acquired pursuant to the Agreement may be leased, mortgaged or otherwise encumbered to the extent permitted by law.

E. The Housing Cooperation Agreement shall provide that all housing units developed, purchased, constructed, or rehabilitated with the proceeds of the levy under the programs assigned to the Seattle Housing Authority in Section 7 hereof shall be managed by the Seattle Housing Authority or its agents.

F. All contracts for the development, acquisition, construction or rehabilitation of the housing provided pursuant to the Housing Cooperation Agreement shall be obligations of the Seattle Housing Authority.

G. Except as provided in Section 8C, the Housing Cooperation Agreement shall provide that the administration of the Operating and Maintenance Trust Fund shall be the sole responsibility of the Seattle Housing Authority. The Agreement shall provide guidelines to be followed by the Seattle Housing Authority in administering the Operating and Maintenance Trust Fund.

H. The Housing Cooperation Agreement may provide that levy proceeds be advanced to the Seattle Housing Authority on

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

a reimbursable basis in accordance with RCW 35.83.050, in which case rent proceeds in excess of the costs of maintenance and operation of housing developed pursuant to this ordinance, including reasonably required reserves, shall be expended for levy programs described in Section 5B of this ordinance and as agreed upon in the Housing Cooperation Agreement.

Section 9. Disposal of Acquired Properties. Any property or housing units developed, acquired, constructed or rehabilitated by the City, its agents or the Seattle Housing Authority with the proceeds of the levy may be sold or otherwise disposed of by the City, its agents or the Seattle Housing Authority, respectively, to the extent permitted by law if use of such housing units for the purposes of this ordinance is no longer feasible or if such sale or other disposition would further the purposes of this ordinance by increasing the supply of housing for low-income households, but only with the approval of the City in such manner as may be provided in the Housing Cooperation Agreement. The proceeds of any such sale, including interest if the sale is on a deferred payment basis, shall be remitted to the City for deposit in the Low-income Housing Assistance Fund.

Section 10. Loans to For-profit Entities. Levy funds may be loaned or otherwise used to finance low-income housing projects by for-profit entities to the extent permitted by law and subject to such standards and guidelines as developed by the Director of Community Development, or other department head designated by the Mayor, and approved by the City Council.

Section 11. Oversight Committee. The City shall establish an Oversight Committee for the purpose of monitoring the progress of levy programs and reporting to the Mayor and City Council on the progress of levy programs. The Committee shall inform the Mayor and the City Council of levy program accomplishments and problems and make recommendations on actions to be taken, including additions to or deletions of programs or amounts of funds allocated to the several programs, so that levy programs may be completed in a timely and efficient manner. The Committee shall develop a detailed work plan for its operations. The Director of Community Development or other department head as may be designated by the Mayor, shall provide the Committee such information as is necessary for the Committee to determine the status of individual programs and projects. The Oversight Committee shall consist of eight voting members: one representative each appointed by the Mayor, the City Council, the Seattle Housing Authority Board of Commissioners, and the City Comptroller; in addition, the Mayor shall appoint and the City Council shall confirm one representative each from the private housing industry and the nonprofit housing agencies and two representatives from the general community. Terms of Mayoral appointees shall be three (3) years and shall be staggered, as provided in the Housing Cooperation Agreement.

Section 12. Levy Ballot Title. It is hereby found that an urgent need exists for the provision of housing for low-income families with children, the homeless, and other low-income households; and it is hereby declared that an emergency exists requiring submission to the qualified electors of The City of Seattle a proposition authorizing regular property tax levies in excess of the 106 percent levy limitation for the purposes described in this ordinance at the special election to be held in conjunction with the municipal primary election to be held therein on September 16, 1986.

The King County Director of Records and elections, as ex officio supervisor of elections, is hereby requested also to find the existence of such emergency, and is requested to assume jurisdiction of and to call and conduct a special

election and to submit to the qualified electors of the City the proposition set forth below.

The City Clerk is hereby authorized and directed not less than 45 days prior to September 16, 1986, to certify and proposition to the King County Director of Records and

Elections in the following form:

THE CITY OF SEATTLE

PROPOSITION NUMBER 2

(LOW-INCOME HOUSING LEVY)

Shall Seattle, to pay the costs of providing housing for very low income individuals and families with children, increase its regular property tax levy by approximately \$0.263 per thousand of assessed valuation (to total approximately \$2.627 per thousand of assessed valuation) and in 1995 reduce its regular property tax levy to the amount otherwise provided by law, to provide \$6,246,875 per year each year 1987 through and including 1994, all as specified in Ordinance

Levy Yes _____

Levy No _____

Section 13. Ratifications. Certification of such proposition by the City Clerk to the King County Director of Records and Elections in accordance with law prior to the date of such election on September 16, 1986, and any other act consistent with the authority and prior to the effective date of this ordinance are hereby ratified and confirmed.

Section 14. Severability. In the event any one or more of the provisions of this ordinance shall for any reason be held to be invalid, such invalidity shall not affect any other provision of this ordinance or the levy, but this ordinance and the levy shall be construed and enforced as if such invalid provisions had not been contained therein; provided that any provisions which shall, for any reason, be held by reason of its extent to be invalid shall be deemed to be in effect to the extent permitted by law.

Section 15. This ordinance shall take effect on the first day after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 10th day of June, 1986, and signed by me in open session in authentication of its passage this 10th day of June, 1986.

SAM SMITH,
President of the City Council

Approved by me this 11th day of July, 1986.

CHARLES ROYER,
Mayor

Filed by me this 11th day of July, 1986.

Attest: NORWARD J. BROOKS,

City Comptroller and City Clerk

Seal by DOROTHY S. McFARLIN,

Deputy Clerk

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk.

Date of official publication in Daily Journal of Commerce: Seattle, July 15, 1986. (C-318-X)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

C-318-X

Affidavit of Publication

STATE OF WASHINGTON KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

Ordinance No. 112904

.....
was published on July 15, 1986
.....
.....

.....
R. Spicuzza
Subscribed and sworn to before me on
July 15, 1986

.....
Barbara C. Jones
Notary Public for the State of Washington,
residing in Seattle.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.