Ordinance No. 121083

Council Bill No. 114468

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: [illegible]

ORDINANCE _____

AN ORDINANCE adopting the 2003 Update to The City of Seattle 2001-2004 Consolidated Plan for Housing and Community Development, including general policies for the use of the City's funding resources for housing and amendments to the City's Citizen Participation Plan for the Consolidated Plan; authorizing the submission of the 2003 Update to the United States Department of Housing and Urban Development; authorizing the Human Services Director to make changes to the Plan for certain purposes; and ratifying and confirming prior acts.

CF No. _____

Date Introduced: FEB 10 2003	
Date 1st Referred: FEB 10 2003	To: (committee) Housing, Human Services & Community Development Committee
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: 2-24-03	Full Council Vote: 9-0
Date Presented to Mayor: 2-25-03	Date Approved: 2/28/03
Date Returned to City Clerk: 2/28/03	Date Published: 5pg. T.O. ✓ F.T. ___
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

Committee Action:

Passed as Amended RJM, PS

2/18/03 Held one week (regular)

2-24-03 Passed As Amended 9-0

This file is complete and ready for presentation to Full Council. Comm

Law Department

Law Dept. Review | OMP Review | City Clerk Review | C

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Richard J. McIver McIVER
Councilmember

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28/03
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Each fiscal note to be formulated for left hand side of attachments before forwarded to Erin

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ORDINANCE 121083

AN ORDINANCE adopting the 2003 Update to The City of Seattle 2001-2004 Consolidated Plan for Housing and Community Development, including general policies for the use of the City's funding resources for housing and amendments to the City's Citizen Participation Plan for the Consolidated Plan; authorizing the submission of the 2003 Update to the United States Department of Housing and Urban Development; authorizing the Human Services Director to make changes to the Plan for certain purposes; and ratifying and confirming prior acts.

WHEREAS, the United States Department of Housing and Urban Development ("HUD") has required local jurisdictions seeking federal assistance to develop a Consolidated Plan to bring together the principal housing planning documents and the applications for four federal formula grant programs, including the Community Development Block Grant ("CDBG"), HOME Investment Partnerships, Emergency Shelter Grant Program ("ESGP") and Housing Opportunities for Persons with AIDS ("HOPWA") programs, in one document; and

WHEREAS, the Mayor has proposed the 2003 Update to the 2001-2004 Consolidated Plan for Housing and Community Development ("the Plan"), including the 2003 Action Plan, and has requested that the City Council adopt the 2003 Update and authorize its submission to HUD; and

WHEREAS, the Mayor has proposed certain amendments to the Citizen Participation Plan for the Plan and amendments thereto; and

WHEREAS, there has been a public involvement process in the development of the Mayor's Proposed 2003 Update to the 2001-2004 Consolidated Plan for Housing and Community Development and the document has been available for public review and comment for thirty (30) days prior to submittal to HUD, and public notice has been given of proposed amendments to the Citizen Participation Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle City Council hereby adopts the 2003 Update to the 2001-2004 Consolidated Plan for Housing and Community Development, attached hereto as

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Attachment 1 ("Adopted 2003 Update"), for the purposes and subject to the conditions, limitations and potential amendments as set forth in this ordinance.

Section 2. Attachment 1 includes the following portions, which are adopted with the intent and effect as set forth in this section and in sections 3 and 4 below:

(a) An introductory section entitled "About this Update," which is adopted to describe generally the purposes of the Adopted 2003 Update, subject to the more specific provisions in this ordinance;

(b) An overview of funding allocations entitled "Allocation of Consolidated Plan Funds," which summarizes generally the distribution of expected 2003 funding from the sources described, but is subject to the more detailed allocations described below and to budget authority;

(c) Those portions constituting elements of the 2003 Action Plan as required by 24 CFR Section 91.220, which portions are approved in their entirety as the application to HUD for the grant funding for the programs set forth in the recitals above, and which include a table under the heading "Action Plan" setting forth specific funding allocations, subject to expenditure authority in the 2003 Adopted Budget or hereafter granted, which allocations are to be effective upon the approval of the 2003 Action Plan by HUD;

(d) Marked changes to existing sections of the Consolidated Plan, which changes are adopted effective upon approval of the 2003 Action Plan by HUD;

(e) A subsection entitled "Citywide Housing Funding Policies" in the portion of the Adopted 2003 Update entitled "Housing Policies", which Citywide Housing Funding Policies are adopted to govern the use of the City's funding sources for

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housing as described in that subsection, for Budget years beginning in 2003, superseding to the extent of any inconsistency the section of the 2002 Update to the Consolidated Plan headed "Citywide Housing Policies" and any other policies previously adopted that conflict with the Citywide Housing Funding Policies as to the use of the fund sources governed thereby;

(f) The amendments to the Citizen Participation Plan marked as changes on Appendix C in the Adopted 2003 Update, which are adopted effective as of the approval by HUD of the 2003 Action Plan; and

(g) Other portions of the Adopted 2003 Update, which generally are explanatory in nature or contain information, which may include citizen comments and responses, considered in formulating policies and strategies.

Except for the Citywide Housing Funding Policies, previously existing sections of the Plan included in the Adopted 2003 Update in which marked changes are shown, including appendixes, are not readopted in full; rather the unchanged portions are intended to show text that remains in the Plan, and speaks as of the date of its original adoption.

Section 3. With the exceptions of the Citywide Housing Funding Policies and of the strategies and policies for the use of the funds allocated in the 2003 Action Plan, the descriptions of actual or intended strategies or policies of the City, its departments or offices, or other agencies such as the Seattle Housing Authority, are intended to describe or summarize strategies that are adopted, and may be revised or amended, independent of the Plan, and not to modify or supersede existing ordinances or policies, nor to give such strategies or policies any new or additional legal effect. The 2003 Action Plan represents the City's plan, and proposal to HUD, for the use of the funds subject to the 2003 Action Plan, and is to serve the functions set forth in 24 CFR Section 91.1(b), but the contents of the 2003 Action Plan are not otherwise intended to have legal effect.

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Section 4. The allocations set forth in the Adopted 2003 Update do not constitute appropriations or modify the amounts of any existing appropriations, nor are they to be considered as final funding decisions. The authority of the respective City departments and offices to implement the activities set forth in the Adopted 2003 Update is subject to sufficient appropriations in the 2003 Adopted Budget or in any separate ordinance. Implementation of any specific project or program is also subject to a final determination by the appropriate office or department after completion of any necessary review under environmental and related laws. No part of the Adopted 2003 Update or the Plan is intended to confer any legal rights or entitlements on any persons, groups or entities.

Section 5. The Mayor and the Director of Human Services ("the Director") and their designees are hereby authorized to submit the Adopted 2003 Update to the 2001-2004 Consolidated Plan for Housing and Community Development, together with any necessary supplementary material, to the United States Department of Housing and Urban Development ("HUD") as the application by the City for financial assistance under certain HUD programs; to represent the City in seeking HUD approval of the Adopted 2003 Update, to make and submit to HUD such modifications to the Adopted 2003 Update or the Plan as HUD may require, provided that no substantial policy changes are involved; and to sign and deliver on behalf of the City such assurances and certifications as may be necessary to obtain HUD approval. The Director is further authorized to make such technical and conforming changes to the Plan as she may deem reasonably necessary, and to amend the Plan, if necessary or appropriate under federal regulations, to reflect funding of specific activities, final appropriations for the programs or lines of business in the Adopted Budget, or changes in activities that are consistent with the policies and priorities established in the Plan. The Director shall notify the Council of all changes or amendments to the Plan. Any substantial amendment as defined by the adopted Citizen Participation Plan for the Consolidated Plan, as adopted by Resolution 30137, shall be approved by the

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substantial amendment as defined by the adopted Citizen Participation Plan for the Consolidated Plan, as adopted by Resolution 30137, shall be approved by the Council by ordinance or resolution.

Section 6. Any action pursuant to the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

Section 7. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 24th day of February, 2003, and signed by me in open session in authentication of its passage this 24th day of February, 2003.

Peter Steinbrueck
President _____ of the City Council

Approved by me this 28 day of February, 2003.

Gregory J. Nickels, Mayor

Filed by me this 28th day of February, 2003.

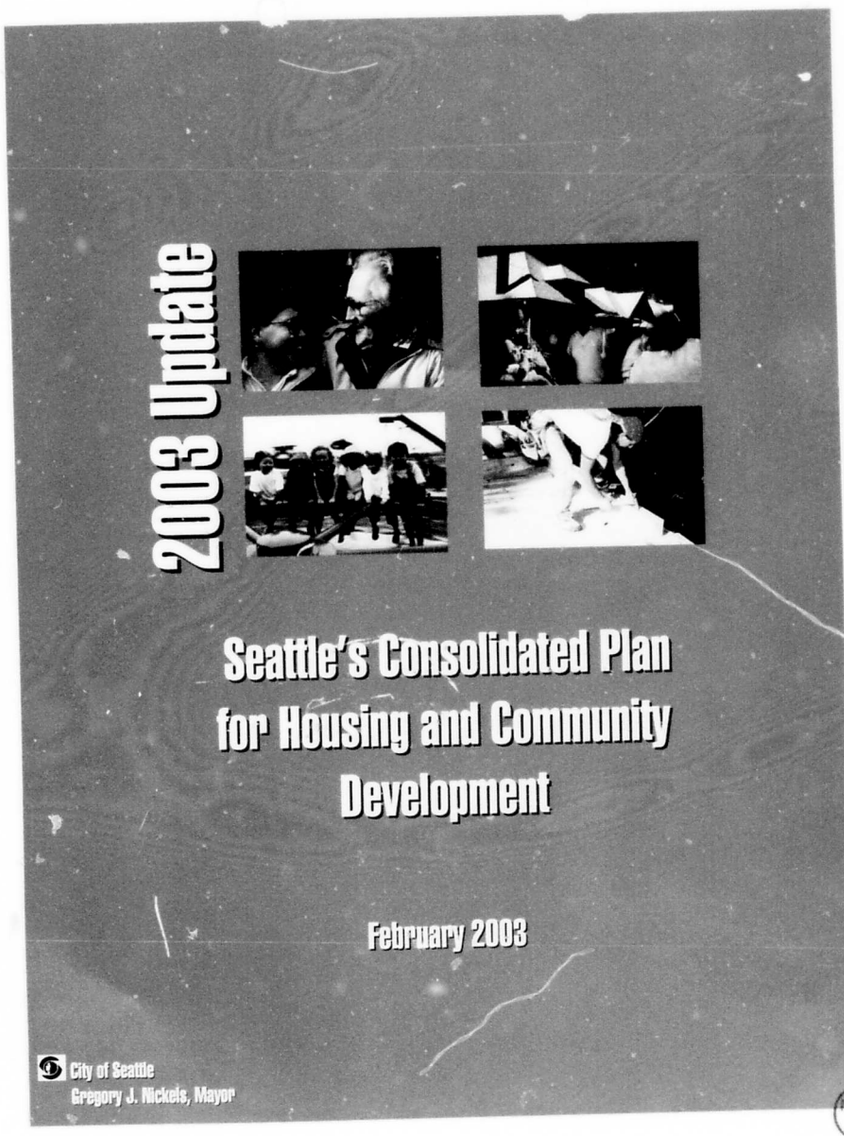
City Clerk

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Attachment 1: 2003 Update to the 2001-2004 Consolidated Plan, including 2003 Action Plan

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THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The Community Development Block Grant (CDBG) is the City's primary source for addressing the community development needs of Seattle's low and moderate-income households and neighborhoods. The City of Seattle invests in people so that all families and individuals can meet their basic needs, share in our economic prosperity, and participate in building a safe, healthy, educated, just and caring community.

Policies and priorities for distributing CDBG funds to community-based organizations are derived from the City's Consolidated Plan for Housing and Community Development, which is coordinated by the Human Services Department (HSD). Allocations to community-based organizations are determined by the departments administering the particular service areas through both competitive and negotiated processes. As required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan outlines funding policies and strategies for the CDBG as well as for Housing Opportunities for Persons with AIDS (HOPWA), the HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds.

Goals

- Expand the supply of decent and affordable housing for low and moderate-income households.
- Increase the livability, stability and viability of low and moderate-income neighborhoods by focusing resources on capital improvements and human services to reduce poverty.
- Promote economic growth through access to capital and credit for development activities, development and expansion of small businesses, and technical assistance that enhance the long-term economic and social viability of low-income neighborhoods.
- Prevent the decay and deterioration of the city's existing infrastructure and protect its investments in parks, streets and sidewalks.

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ABOUT THIS UPDATE

The City of Seattle Consolidated Housing and Community Development Plan is in response to the requirements of the Department of Housing and Urban Development (HUD). It serves as the plan and application for funding under four HUD formula programs: **Community Development Block Grant (CDBG)**, **HOME Investment Partnerships (HOME)**, **Emergency Shelter Grant (ESG)**, and **Housing Opportunities for Persons with AIDS (HOPWA)**. The 2003 Annual Action Plan updates the *City of Seattle's Consolidated Plan*, a four-year plan (2001-2004) which addresses the City's housing and community development needs.

WHAT IS THE PURPOSE OF THE UPDATE?

Reassesses the City's four-year priorities and strategies for housing, homelessness, community development, and the community development delivery system;

Describes what the City plans to do to further the four-year priorities and strategies of the Consolidated Plan;



Reports on specific items required by the U.S. Department of Housing and Urban Development (HUD), such as reducing the number of families living in poverty and removing barriers to affordable housing.

WHAT'S NEW IN THE PLAN?

HSP Funds: In 1984. Seattle established the Human Services Program (HSP) to expand City support for basic human services in response to federal funding reductions and CDBG limits on the use of funds for human services. The HSP and CDBG funding processes were combined and uniform policies and funding categories were applied to allocations and contracting processes. In 1994, HSP was included with CDBG as part of the Consolidated Plan. Policymakers, however, find that allocating local funds as part of two separate processes is both confusing and ineffective in targeting resources. Hence, the City proposes to move HSP out of the Consolidated Plan and fold it into other General Funds in 2003.

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How is the Update Structured?

The 2003 Update Consolidated Plan is divided into three major sections:

The Overview: provides a description of the allocation of 2003 funds and outlines how Seattle plans to maintain affordable housing and remove barriers to affordable housing. In addition, this section provides an update on the City's anti-poverty strategy.

Strategies and Emerging Trends: outlines emerging trends and strategies in housing, including the City's neighborhood housing policies and capital plan for housing production, homelessness, human services, and economic development.

Appendices: These include the Coordination and Institutional Structure, an Allocation Summary, a revised Citizen Participation Plan and Income Guidelines.

The Action Plan: provides a detailed account of the annual use of four federal fund sources that meet the housing, human development and economic development needs of low and moderate-income communities.

To request copies of this report and the 2001-2004 Consolidated Plan, call 684-0288. The 2001-2004 Consolidated Plan is also available on at www.cityofseattle.net/humanservices.

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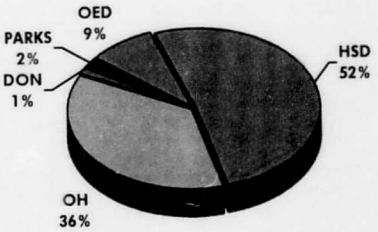
ALLOCATION OF CONSOLIDATED PLAN FUNDS

ALLOCATION OF 2003 FUNDS

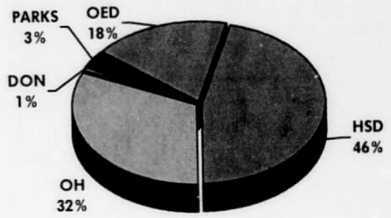
The 2003 Update to the Consolidated Plan summarizes categories and priorities for the distribution of approximately $16.4 million in CDBG funds *(including program income)*, $4.4 million in HOME Partnership funds, 540,000 in ESG funds and $1.7 million in HOPWA funds from HUD.

The 2003 Proposed Budget estimates the amount of CDBG dollars anticipated by the City to be available, appropriates these funds, and makes specific CDBG proposals for certain City programs. The City's 2003 revenue projections hold CDBG resources constant at the 2002 actual award. Final CDBG program allocations are subject to the appropriation levels set by the U.S. Congress and implemented by HUD.

2002 Community Development Funds
Allocation by City Department



2003 Community Development Funds
Allocation by City Department



NOTE: The contents of this Plan are not intended to confer any legal rights or entitlements on any persons, groups or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the City to achieve the intended results. Actual funding of particular programs and projects identified in this Plan is subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These include HUD approval of this Plan; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

* budget figures are estimates and subject to change

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ANTI-POVERTY STRATEGY

Many of Seattle's low-income individuals and families have not benefited from a strong economy and historic low unemployment. Unemployment rates in many Seattle neighborhoods exceed 10% although regional unemployment figures hover around 3%. Against that backdrop, the City of Seattle is pursuing an integrated three-pronged approach to increasing self-sufficiency:

HELP SEATTLE'S CHILDREN

The lives of children reveal the most dramatic impacts of economic disparities. More than 18% of Seattle's 5 to 17 year-olds fall below the federal poverty line and more than one in four Seattle teenagers fail to graduate from high school, substantially increasing their risk of living a life of poverty. In addition to programs included in the Consolidated Plan, Seattle has initiated three ~~four~~ programs that offer positive alternatives and increase opportunities for children.

- **Project Lift-Off:** Aims to embrace all of Seattle's children and youth, ages birth to eighteen, by creating a system of early care and education and out of school time activities that is affordable, easy to access and highly effective.
- **Reinvesting in Youth:** Increases the number of youth who receive the support needed to complete high school, stay out of the juvenile justice system and develop the skills and assets necessary to make a positive transition to adulthood.
- **Homeless families, children and youth:** Provides assistance for homeless families, children and youth in moving to safe, stable housing through leveraging additional support.

INCREASE FAMILY INCOMES

A recent national study found that Washington State is among the ten states where income inequality has grown the most between the in the last decade. The Seattle area is home to an estimated 59,000 millionaires, more per capita than any other place in the U.S. At the same time, 64,068 live below the federal poverty line. In the face of these realities, the City of Seattle is promoting strategies that boost the incomes of the poor and build skills that lead to livable wage jobs.

- **Raise family incomes by increasing participation in existing benefit programs:**

What is Help for Working Families?

Help for Working Families (HWF) is a program developed by the city of Seattle, aimed at increasing the economic stability of low- and moderate-income families by connecting them with available public assistance to help them be more financially stable. This effort provides access to Child Care subsidy, Food Assistance, Health Care, Energy/Utility Assistance and Earned Income Tax Credit. The Help for Working Families model is a system of "one-stop" access that reaches clients where they live and work, eliminating unnecessary barriers to access.

In 2002, the City shifted the strategy from an information campaign about these benefits to a system of intake and enrollment staged at times and in places convenient to low income working families and individuals. The City will streamline and expand this approach in 2003 with the goal of helping low-income working families and individuals obtain $10 million in available benefits for which they are

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eligible but currently unenrolled. The Help for Working Families team will employ the following methods to achieve this goal:

- Consolidate administration of the program in the Human Services Department
- Develop capacity to receive applications for City utility rate reduction programs on-line
- Expand availability of Help for Working Families program specialists through:
  - Regular availability at all City of Seattle Neighborhood Service Centers, WorkSource Centers, Teen Health Centers, places of employment and Community Colleges
  - Regular staffing of the Seattle Municipal Court's Community Involved Justice Center
  - Expanded training of staff at community based agencies to screen and refer clients for programs supported by HWF
  - Partnering with Mutual Assistance Associations to expand enrollment of hard-to-reach refugee and immigrant populations.

- **Expand opportunities to find and keep livable wage jobs:** Seattle will continue to support the Seattle Jobs Initiative (SJI) program. SJI leverages workforce and human service innovations to place low income residents in quality jobs and create competitive advantage for employers in our region.

  SJI has made a concerted effort to reach diverse, low income residents with significant barriers to employment. Of the people served, over 70% are people of color, 43% are on some form of public assistance at time of enrollment and nearly all participants have one or more barriers to employment such as homelessness, substance abuse, mental health issues and limited English proficiency.

  To date, SJI has placed over 2,800 people with hundreds of local employers at an average starting wage of $9.80per hour. SJI has a 12 month retention rate of 60%. Of the individuals placed 45% have advanced within 12 months and earn an average wage of $13.12 per hour.

INCREASE ACCESS TO AFFORDABLE HOUSING

Excessive rent burdens and low vacancy rates have gravely affected low-income Seattle households. Housing assistance program identified in this plan help individuals and families stabilize housing and focus their attention on attaining a better standard of living. The city's focus will continue to be on multi-family rental units for households with incomes below 30% of median income. Seattle will increase the programs available to assist households to move from subsidized rental units to become homeowners as the next step on the housing continuum.

Seattle also assists low-income homeowners, particularly seniors, with home rehabilitation loans and minor repairs in an effort to keep them in their homes. In addition, SJI also connects job seekers and training participants to affordable housing resources to assist in their attainment of living wage jobs.

Maintaining Affordable Housing

The City of Seattle will continue to take steps to maintain affordable housing. and will operate a variety of programs to fund development of low-income housing, and increase the rate of homeownership within the city limits.

- The City will work with the Seattle Housing Authority to include the preservation of expiring Section 8 projects in its production of housing units. The City also works with SHA to help

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facilitate the re-development of the public housing communities, and seeks to leverage the funds provided by project-basing Section 8, and the Hope VI awards.

- The City Office of Housing will ensure the preservation and development of rental housing units in multi-family buildings for individuals and households with incomes that range from 0 to 65% of the median, with a priority focus on housing for families earning less than 30% of the median income. The City continues to place a high priority on providing permanent and transitional housing for homeless individuals and families and is able to leverage its investment with the capital and service dollars available through the Sound Families Initiative, made possible by a grant from the Bill and Melinda Gates Foundation.

- The City will also support housing technical assistance programs that manage rehabilitation projects, facilitate new construction, and provide home-buyer education and down payment assistance and various housing rehabilitation loans for low income households earning less than 80% of the median.

Removing Barriers to Affordable Housing

The City of Seattle will also continue to take steps to remove barriers to affordable housing.

Seattle has adopted provisions that encourage single family renovation and allow for infill housing on certain substandard lots to reduce land costs and boost housing affordability, including innovative designs such as cottage housing in pilot demonstration projects.

- The majority of all new residential development will be in multifamily structures. Thus, the preservation of single-family housing will be an important strategy in providing households a greater range of options to continue to live in Seattle. The City will continue to promote development of Accessory Dwelling Units (ADUs) and will sponsor a pilot program to identify ways to facilitate ADU development in low-income households.

- As part of implementation of the Comprehensive Plan, the City adopted a new zone, Residential Small Lot (RSL). This zone will allow greater densities than currently allowed in single family zones. The intent is to provide greater opportunities for ground-related housing that may be attractive to families and are potentially more affordable than single family houses in single family zones. The RSL zone allows single family homes on 2,500 square foot lots.

- The City also recognizes that Seattle's tightening low-income housing market increases the likelihood that housing discrimination will occur. The Seattle Office for Civil Rights, which investigates complaints of housing discrimination, seeks to expand its capacity to: a) investigate Fair Housing complaints and conciliate resolutions in a timely manner; b) provide Fair Housing training to landlords, managers, realtors, and home financiers; c) conduct systemic testing of individual complaints in the rental, sales, mortgage lending and insurance markets, and d) educate tenants, home buyers, and other individuals about Fair Housing rights and enforcement services.

- Seattle's Downtown Land Use Plan contains several innovative ways of encouraging the preservation and development of low-income housing: (1) residential uses are permitted throughout the downtown area; (2) four residential neighborhoods within the downtown were identified by special land use policies to control use, density, and historic character; (3) a Transfer of Development Rights program encourages preservation of existing low-income housing and historic structures; (4) office density bonuses are provided for the provision of low-income housing in

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mixed-use structures or in downtown residential areas; and (5) local levy funds are targeted to the preservation of low-income downtown units.

- Seattle has implemented changes to the land Use Code relative to reducing parking requirements for low-income units, making offsite and shared parking easier to accomplish. Data show that low-income residents own fewer cars, and a reduced parking requirement will prevent the costly addition of unnecessary parking spaces. In addition, the City has continued to make progress in reducing the permit processing time, and improving the coordination between departments. The City is looking at ways to facilitate latecomer agreements to enable developers of infrastructure to pay their equitable share.

Evaluating and Reducing Lead-Based Paint Hazards

The U.S. Department of Housing and Urban Development issued a new rule in September 1999 to further protect young children from lead-based paint hazards in housing that receives federal funding. It issued new prohibited methods of paint removal for rehab programs. The new rule took effect September 2000.

The Office of Housing will take the following action steps to implement the new federal regulations related to Lead Based Paint:

- Immediately implement the prohibited practices requirements.
- Convene an interdepartmental work group to draft guidelines and policies.
- Develop implementation strategies in conjunction with the Seattle-King County Department of Public Health.
- Prepare a construction requirement that all projects funded by OH comply with the new regulations.
- Send appropriate City staff to HUD sponsored training as soon as possible.
- Prepare and distribute lead based paint educational materials to non-profit agencies and private contractors.
- Sponsor a workshop training session for non-profit agencies and private contractors.

The Department of Housing and Urban Development (HUD) completed a national survey of residential units to measure potential lead-based paint poisoning in 1990. The survey included only units built before 1979, after which lead paint was no longer allowed in residential buildings. It is estimated that approximately 173,000 Seattle housing units are likely to have lead based paint (67 percent of all units)-- including 89,000 rental and 84,000 owner-occupied units. There is little difference of the presence of lead-based paint across income groups. The Seattle-King County Department of Public Health three-county epidemiological study of the blood lead level in children, found that 4 percent of children tested had levels above the minimum threshold. No children had levels considered to be poisonous. None required medical treatment. In 1994, the State's Department of Health instituted a three-year monitoring system to obtain information on lead poisoning. Data comes from both public and private health systems. As yet, there have been no reports of lead poisoning in children and only a few reports of adult lead poisoning resulting from work place hazards. Based on current results, further screening or medical intervention is not planned.

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Emerging Trends Strategies

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SEATTLE HOUSING AUTHORITY



The Seattle Housing Authority is a public body corporate and politic established by the State of Washington in 1939, is governed by a seven-member Board of Commissioners, two of whom must be SHA residents. Commissioners are appointed by the Mayor and ratified by the Council of the City of Seattle. The Board of Commissioners is responsible for approving the annual budget for SHA and for setting policy. The Executive Director is appointed by and reports to the Board.

The Seattle Housing Authority (SHA), the largest low-income housing provider in the state, owns approximately 5,800 units of federally-funded public housing, administers a total of 5,000 additional units through the federal Section 8 Program, and owns about 1,000 units of locally-funded housing under the Seattle Senior Housing Bond Issue Program and over 400 units of other housing. Over 22,000 people benefit from this program (See Section 3, Housing Supply).

SHA is an independent public owner and developer of subsidized housing with a variety of relationships to the City of Seattle.

- The Office of Housing, Human Services Department and SHA work closely together to coordinate housing development and community and supportive services programs.
- SHA is an active participant in the City of Seattle interdepartmental team that develops the Consolidated Plan
- Hiring and procurement decisions are made by SHA; no City oversight is required.
- SHA employees participate in a joint benefits program with the City.
- The City provides public services to SHA-owned properties, except where SHA elects to provide services independently (e.g., refuse collection and recycling).
- The City of Seattle may play a variety of roles in SHA demolition or redevelopment projects. Each project is unique. In past and current projects, the City has issued land use and

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building permits, provided funding to SHA, and partnered with SHA in community and supportive services provision, funding of nonprofit-owned replacement housing, and development of community facilities. SHA and City-owned utilities are working closely together to design and implement energy and resource conservation measures in SHA housing.

- The City has no oversight of SHA decisions to dispose of properties, except for properties funded with City bond proceeds. The few SHA projects assisted with 1986 Levy funds may be sold by SHA only if other measures cannot enable them to generate sufficient revenues, and then they must first be offered to the City.

The US Department of Housing and Urban Development (HUD) has recognized SHA as one of the highest performing housing authorities in the country. As a result, SHA has been selected to participate in the Moving-to-New Ways (MTW) Demonstration Programs, which give SHA the freedom to explore effective new ways of delivering services tailored to Seattle's needs.

SHA produces an annual plan to meet HUD's requirements for housing authorities with a MTW designation; activities included in the annual plan for fiscal year 2003 are described below. This plan includes a capital plan. SHA's fiscal year runs from October 1 through September 30.

Change dynamics that have been recognized by the Seattle Housing Authority include:

Changing Federal funding priorities. Support for the operation and maintenance of low-income housing, particularly public housing, is not among the federal government's highest priorities. In recent years, federal funding for public housing operations and capital expenditures has at best been holding steady. All indications are that in the future, housing authorities across the nation can expect declining federal support, particularly for public housing. One example of this is the termination of funding for the Public Housing Drug Elimination Program. Loss of these resources severely limits SHA's ability to fund highly successful programs including community policing and crime prevention organizers, eviction prevention services, youth tutoring, arts and cultural programs, anti-drug and anti-crime education and the like. In contrast, the trend is for increases in the federal budget for the Housing Choice Voucher program to permit modest expansion of that program.

The needs of populations with incomes below 50% median income are changing. This dynamic is a constant in the provision of housing and services for low-income people. Current dynamics include, for example, an increase in homelessness and an aging and increasingly frail population. Recent immigrants are becoming a larger proportion of households in low-income housing, resulting in demands for English-as-a-second-language programs, and culturally sensitive programs and services addressing education and employment, parent-child relationships and domestic violence and other issues. Welfare to work has increased the demand for child care and after school programs for children.

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SEATTLE HOUSING AUTHORITY STRATEGIES:

These strategies are designed to support SHA in fulfilling its mission to *enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and self-sufficiency for people with low incomes*. These strategies will be carried out in conjunction with the City's housing strategies.

Community Revitalization Strategies: HOPE VI

SHA's federal HOPE VI grants are bringing over $135 million in cash and the potential of around 1,200 new Housing Choice vouchers to Seattle to revitalize four public housing communities: Holly Park, Roxbury House and Village, High Point, and Rainier Vista.

- The transformation of Holly Park to the new, mixed-income community of NewHolly is well underway. NewHolly has won numerous awards and recognition for community building, design, sustainable building practices and growth management. The first phase of rental housing is complete and occupied. The Neighborhood Campus, consisting of a branch of the Seattle Public Library, South Seattle Community College, a teen center, extensive child care facilities and other community and supportive services facilities, opened in November, 1999. A 318-unit elder village, built in partnership with the Providence Health Systems and Retirement Housing Foundation opened in the second phase of NewHolly in early 2002. New rental housing in the third and final phase will be completed in 2004. The first phase of 148 for-sale homes is sold out. The second phase of for sale units began construction of the first 51 units in early 2002. SHA intends to sell the remaining lots in phase II to builders to complete the for sale housing program of 150 units. In the third phase of Holly Park redevelopment SHA is working with the International Community Health Services to move their clinic into a mixed use building that will also contain rental management offices for NewHolly and space for businesses being displaced by light rail construction.
- SHA is working on acquiring adjacent properties along MLK Way S to round out the redevelopment to the corner of Othello and MLK Way S.
- Roxbury House and Village revitalization is complete except for off-site replacement housing. On the site of the former Roxbury Village, the Lutheran Alliance to Create Housing (LATCH) has developed 45 units of mutual housing in Longfellow and Westwood Courts. Fifteen of the units are affordable to families earning less than 30% of the area median income, with the remainder affordable to households earning between 30%-50% of median income. Roxbury House has been renamed Westwood Heights and designated for near low-income elderly/near elderly residents. Rehabilitation of Westwood Heights is complete. The remaining off-site replacement units will be complete during 2003.
- The redevelopment of Rainier Vista is in the planning stages. The current program calls for just over 1,000 units of mixed income and mixed tenure housing, a small amount of commercial space for neighborhood-scale retail, new community facilities and open space, in place of 481 units of World War II era housing. During fiscal year 2003:
  - SHA will begin construction of 170 public housing units and 34 workforce rental units on the west side of Rainier Vista.
  - SHA will work to acquire adjacent properties around the intersection of S. Alaska St. and Martin Luther King Jr. Way S.

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- Providence Health Systems will begin construction of 78 units of low-income housing for seniors, funded by a Section 202 grant.
- Housing Resources Group and Aids Housing of Washington will begin construction of 50 units of rental housing, including 22 units of housing for people with disabilities funded through Section 811 and 28 units of workforce housing.
- West side revitalization plans call for 83 affordable for-sale units and 124 market rate for-sale units.

- In 2000 SHA was awarded a fourth HOPE VI grant for High Point. The $35 million grant will enable SHA to revitalize the last of its severely distressed World War II era housing stock. In 2003, High Point will see the construction of the new library and medical-dental clinic, as well as:
  - Granting of street vacation, zoning and subdivision permits from the City of Seattle;
  - Acquisition of adjacent properties around the intersection of 35th Avenue SW and SW Lanham Way.
  - Relocation of residents remaining in the 410 units to be demolished in the first phase of redevelopments;
  - Demolition and abatement of the first 410 units; and
  - Beginning of infrastructure construction.

Homeownership is an important component of SHA's HOPE VI efforts. At Holly Park, 100 homes are being offered for sale to households whose incomes are below 80% of area median income, including public housing residents. SHA has exceeded its target of 37 units for affordable homeownership in the first phase of New Holly; as of September 2001, 43 homebuyers have incomes at or below 80% of the area median. The program includes a variety of financial assistance, and a Homebuyer Education and Counseling Program. Rainier Vista will have 200 affordable home ownership units targeting former public housing residents who have achieved stable employment through Jobs Plus' comprehensive, coordinated community and supportive services. The preliminary High Point redevelopment program calls for 80 affordable homeownership units.

SHA has made a commitment to the citizens of Seattle for full one-for-one replacement of all very-low-income rental units as a result of these HOPE VI grants. Through Holly Park's replacement housing program, SHA has successfully tackled one of the most controversial issues plaguing HOPE VI around the country. SHA has undertaken an array of activities to ensure full one-for-one replacement of the 421 public housing units that will not be replaced at NewHolly. These activities include partnering with non-profits to build 221 low-income rental units. The Roxbury Replacement program is for 45 family units and 20 units of special needs housing for people with mental health disabilities. The Rainier Vista replacement commitment is for 71 units of off-site housing SHA will maintain the one-for-one replacement commitment with the High Point redevelopment, as well.

- The replacement housing partnership program represents a new spirit of cooperation among Seattle's low-income housing providers. SHA is not building this housing itself but is using innovative arrangements with seven non-profit housing developers, to date, to subsidize and maintain low-income housing in their developments. SHA is subsidizing the housing so it

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will be affordable to those with incomes at or below 30% of the median for the area. Through these partnerships, SHA is accomplishing a variety of goals: a) further deconcentration of low-income housing throughout Seattle; b) creation of mixed-income communities in housing that complements neighborhoods; and c) adjustment of the low-income housing stock to meet current needs, e.g., for families or people with special needs.

SHA's off-site replacement housing activities for 2003 include:

- *Lake City Commons:* SHA will develop the 15-unit Lake City Commons apartment building as part of the NewHolly replacement housing plan.
- *Acquisition:* SHA plans to acquire approximately 90 units during FY 2002-2003 to help fulfill replacement housing obligations for NewHolly and Roxbury. Acquisition gives SHA a cost-effective way to plan ahead to meet long-term housing needs by adjusting the unit mix, and to contribute to de-concentrating poverty by buying properties in non-poverty areas or mixing incomes in newly-acquired buildings. SHA will consider these goals in addition to price and financial feasibility. On-going operating subsidy to ensure the affordability of replacement housing units may come from project-basing Housing Choice Vouchers or public housing operating subsidy; specific financing and subsidy strategies will be determined case-by-case for each property.
- *Redevelopment of the Wallingford maintenance base:* During FY 2003, SHA will vacate its existing north end maintenance base, which is located on an excellent site for a mixed use commercial-residential building in Wallingford. SHA has procured a development partner, Housing Resources Group, to redevelop the property in accordance with the Wallingford neighborhood plan. An anticipated 35 replacement housing units will be provided through this project; these units will become available during FY 2004.
- *Other Partnership Housing:* During FY 2003, SHA hopes to enter into partnerships with housing providers to produce 35 units of low-income housing for NewHolly replacement housing and 20 units for Rainier Vista replacement housing. SHA will contribute capital and/or ongoing subsidy to enable these units to serve households at 30 percent of median income or below.

Other Community Revitalization Strategies

In addition to the myriad demolition and disposition actions associated with SHA's HOPE VI revitalizations, SHA plans to continue the gradual adjustment of its 782-unit scattered site portfolio by disposing of and replacing up to 10 units in 2003. SHA intends to evaluate the portfolio and identify those properties appropriate for disposition. Actual disposition of these units will take place upon turnover so that no existing tenants will be required to relocate. Units considered for disposition will have a combination of factors that make them less desirable for SHA in their current configuration, including high maintenance or capital costs, poor location for tenants or property managers, potential to redevelop at higher densities under existing zoning, or other factors.

One property, 312 N 68th Street, from the first five scattered sites to be disposed remains unsold; efforts to sell this property continue.

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In early 2003, SHA will sell a scattered site unit at 2407 24th Ave East to Seattle Public Library so that the new Montlake Library may be developed on that site. A replacement townhouse has been purchased in anticipation of the proceeds of this sale.

SHA is also working with the City of Seatle Department of Parks and Recreation to build a new community center at Yesler Terrace, requiring disposition of a portion of Yesler Terrace. SHA estimates that up to 21 units will be demolished, after disposition, to accommodate the community center. The facility will be designed in 2002 and constructed in 2003 with opening anticipated for mid-2004. Units will be replaced off-site.

In 2001, SHA designated Tri-Court, an 86-unit public housing development for seniors and people with disabilities, as a smoke-free community. Investigation into deferred maintenance needs at this community suggested that a comprehensive rehabilitation that addresses drinking water quality and other environmental quality issues would make the community more attractive to its non-smoking target market. In 2002-2003, the community will be refurbished to address these deferred maintenance needs.

Moving to new Ways priorities for FY 2003

SHA's MTW Agreement with HUD contains a specific list of activities for which SHA may exercise its MTW flexibility. In FY 2003, SHA will pursue the following MTW activities:

Fostering Improvements to the Housing Choice Voucher Program (Section 8)

- In consultation with stakeholders propose and implement alternatives in addition to those adopted in FY 2002 to federal admissions preferences in the Housing Choice Voucher program to support targeting scarce service-enriched housing subsidies to those with the greatest need.
- In consultation with stakeholders, develop and implement a new minimum rent policy for the Housing Choice Voucher program based on an imputed income methodology.
- Continue to streamline admissions procedures for Housing Choice Vouchers. If streamlining efforts suggest that policy changes are needed, develop alternatives, consult with stakeholders, and implement necessary changes.
- Work with HUD to redefine Housing Choice Voucher utilization goals.
- Design and implement a risk-based inspection protocol for the Housing Choice Voucher Program, including simplifying the Housing Quality Standards.
- Add a Family Self-Sufficiency (FSS) Homeownership staff member, contingent on receiving requested HUD grant funds, to help FSS clients prepare for purchasing a home. Implement a pilot Section 8 homeownership program as required by these grant funds.
- Analyze whether the current number of FSS slots (approximately 500) should be increased, using MTW flexibility.

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Fostering Public Housing Improvements

- Continue to streamline admissions procedures for public housing and Housing Choice Vouchers. If streamlining efforts suggest that policy changes are needed, develop alternatives, consult with stakeholders, and implement necessary changes.
- Review and evaluate the MTW rent policy for public housing taking into account recent changes in state benefits for TANF and other low-income households.
- Implement a risk-based inspection protocol in public housing to streamline SHA's inspection strategy, tailoring the frequency and comprehensiveness of inspections to the likelihood of finding items to be repaired.
- Implement a new resource conservation (energy audit) protocol to provide direction concerning resource conservation for maintenance, capital and revitalization activities and regular business practices.
- Designate an additional elderly/near elderly public housing high rise. Explore designation of a north end building to provide a neighborhood choice. (Currently SHA has one designated high rise in the southwest corner of the city.)
- Monitor industry progress in developing alternatives to HUD's performance measurement system; if warranted, adopt and implement new performance measurement systems.
- Use the findings from a survey of public housing high rise residents regarding their needs and interests for social services (to be conducted in FY 2002) to better target services to residents of these communities in FY 2003.

Organizational improvements

- Implement portfolio-based management structure. SHA is moving away from a geographic organizational structure for property management, and creating property management teams for nine portfolios of housing with similar fund sources, regulatory requirements, occupancy and admissions policies and target markets, such as public housing highrises, scattered sites or senior housing buildings. Property management teams consisting of a senior property manager, property managers, administrative support staff and site-based maintenance staff are being created. This is intended to improve service to residents and applicants, by allowing property management teams to focus on the unique needs of residents of different portfolios.
- Complete the asset management plan, including public review and comment. The plan will articulate long-term goals for SHA's real estate and other physical assets, taking into account existing and projected physical conditions and changing federal policies and funding. The Asset Management Plan will guide capital and operating expenditures, development and redevelopment decisions, and the positioning and repositioning of SHA's physical assets.
- Develop and implement additional on-line information sharing capabilities to improve, for example, internal real estate performance monitoring and applicant and landlord access to SHA housing programs.
- Conduct a pilot for Protégé@work, a document-imaging project designed to improve staff productivity and streamline administration. Upgrade and streamline SHA's computer platforms. Replace the current hardware system with one large computer and storage area network, a metaframe farm of computer servers and thin client monitors on staff desktops.

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- Implement the business plan for Impact Property Services to provide maintenance services to SHA and other low-income housing.
- Move into the new SHA Operations Support Center. Consolidate many maintenance and property management functions and staff at this facility near North 130th St. and Aurora Avenue North to support the portfolio-based management structure, increase efficiency and permit redevelopment of the old north end maintenance base at North 45th Street and Stone Avenue North.

Strategies to meet the diverse needs of residents and the broader community

In addition to the MTW strategies described above, SHA will undertake the following:

- Involve stakeholders in redefining the purpose of the public housing scattered site program. This process will address admissions policies for the scattered site program. Originally, scattered sites operated as an "incentive transfer" program for households who had shown themselves to be good tenants in other SHA housing. Over time, scattered sites have been used to meet ADA accommodation or other needs. As a result, the program has become more costly to operate, while rent revenues have declined.
- Ensure the continued financial viability of the Seattle Senior Housing Program by adjusting the rent policy, if needed, in consultation with SSHP residents.
- Carry out a capital program involving $12 million in projects throughout SHA's portfolio, in addition to the major community revitalization projects. Finance some urgent projects to get them done quickly and achieve economies of scale by grouping similar projects in different buildings.
- Continue implementation of the Project-Based Section 8 policy.
- To improve resident involvement in SHA decision-making, SHA formed the Joint Policy Advisory Committee (JPAC) in 1997. JPAC represents and includes customers of SHA's Section 8, Seattle Senior Housing and public housing programs. Resident Council Presidents elect JPAC members for terms of up to two years. The JPAC is actively involved in assisting SHA's policy development efforts through all phases, as well as reviewing and providing resident comments on SHA's annual MTW plan.
- With the help of key partners, continue to pursue effective methods of assisting residents and applicants to achieve economic self-sufficiency through participation in programs such as the NewHolly Neighborhood Campus, the Rainier Vista Jobs Plus Program and the Department of Labor's Welfare to Work Program at High Point and Yesler Terrace. During FY 2003:
    - SHA anticipates continuing to support current Jobs Plus participants in their job retention and wage and career progression efforts. The program will provide a continuum of services through multilingual and multicultural job coaching and placement assistance. Job coaches and the placement specialist will continue offering services to and work with Rainier Vista residents who have moved off-site because of the community revitalization.

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- The Department of Labor Job Connection grant funding will end in December 2002. SHA is aggressively seeking new funding to continue as well as new partnerships with organizations including Nordstrom and the non-profit Washington CASH to better respond to resident employment needs.
- The community and supportive services portion of the NewHolly HOPE VI grant that helps support the NewHolly Neighborhood Campus will end at the end of FY 2003. Therefore the focus in FY 2003 will be on helping provider partners find alternatives for the funding that had come from this source.

- Address long-term financial sustainability of community and supportive services. SHA will convene a "community and supportive services sustainability committee" of funders, service providers, residents and staff to identify and develop strategies to ensure the long-term viability of needed support services for residents. The need for this is particularly acute with the elimination of the Drug Elimination Program and the imminent completion of community revitalization grants at Holly Park and Roxbury House and Village.

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HOUSING SUMMARY



Seattle faces a housing challenge. There is not enough housing and high costs place it increasingly out of reach for homebuyers and renters. Bidding wars for homes and apartments have become commonplace with home prices – and rent increases – at historic highs. Rents continue to move higher, while vacancy rates have stalled. Although Seattle's superheated economy has shown signs of slowing down, our housing crisis is likely to continue over the next several years. Supply will continue to lag behind demand, and many low-income people, including working families, will find it difficult to secure a place to live.

INTRODUCTION

A successful Seattle housing strategy must address three key issues:

Housing supply has not kept up with demand.

Due to our region's strong economy, employment in Seattle grew by 82,000 jobs between 1995 and 2000; in contrast, Seattle's net housing growth was only 16,344 new dwelling units between 1994 and 1999. New jobs and a robust economy have brought opportunity and hope to thousands of Seattle residents. But jobs alone aren't enough if workers can't find safe and affordable places to live Despite the recession, affordable housing continues to be hard to find with both rents and home prices pushed up by increased demand. Worsening traffic congestion – one of the

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byproducts of our influx of new jobs – means that housing near jobs and transit will be particularly important.

Housing in Seattle has become increasingly unaffordable.

Rents have increased sharply over the last three years. Home prices have increased even more sharply. The average priced home for sale in Seattle at $ $320,341 requires a family of four to have an income of over $95,000 to purchase, well over the median family income of about $65,000. For the first time in Seattle, families who earn the median income now find that only 25% of the homes for sale in our city are affordable to them. Those who earn less have been completely priced out of both the rental and homeowner markets in many Seattle neighborhoods.

Widening gap continues between those who have benefited from our prosperity and those who have not.

Families with children, people with special needs, and seniors on fixed incomes have been particularly hard hit by increasing housing prices. Homelessness has remained high, even though the city has added over 600 shelter beds and transitional housing units for people who are homeless during the last two years. In October 2001, over 3,700 people were homeless, with 1,454 persons living unsheltered.

A successful Seattle housing strategy must also take an integrated approach to address the needs of people with extremely and very low-incomes and assist with boosting the supply of workforce housing. A successful strategy must address a significant gap between City resources and those funded and unfunded programs needed to meet Comprehensive Plan housing targets to achieve a livable community.

SEATTLE'S HOUSING GOALS

The City of Seattle's work on housing issues is guided by two community planning efforts: the Seattle Comprehensive Plan, which was adopted in 1994 in response to the State of Washington's Growth Management Act; the 38 Neighborhood Plans developed in Seattle neighborhoods as their response to the Comprehensive Plan; and the Human Development Framework, which was created in collaboration with other local governments, community members, human service providers, and funders.

Comprehensive Plan

The Comprehensive Plan set targets for Seattle's growth and development during the 20-year period between 1994 and 2014. It also established **affordability targets** for Seattle's housing stock:

A number of units affordable to households between 0% and 50% of median income at least equal to 20% of expected household growth, or between 10,000 and 12,000 units. A number of units affordable to households between 50% and 80% of median income at least equal to 17% of expected household growth, or between 8,500 and 10,200 units.

(a) Analyzing what has actually happened during the eight years since the Comprehensive Plan was adopted points to a **growing jobs/housing imbalance** that places even more importance on the City's housing strategy. Meeting, and perhaps exceeding the Comprehensive Plan's housing production and affordability targets will be crucial over the next five years to respond to the

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changes in Seattle's economy. In addition, meeting another Comprehensive Plan housing goal of promoting homeownership in the City in a variety of housing types will continue to be important.

Neighborhood Plans

Following the adoption of the Comprehensive Plan, neighborhood groups throughout Seattle began their own planning processes, determining how the Comprehensive Plan's overall targets for housing, open space, infrastructure, and human services would be met in their communities. A total of 38 Neighborhood Plans were prepared and accepted by the City Council. Many of these plans focused a great deal of attention on the n ed for affordable housing, and many communities proposed innovative solutions in their plans. With the Neighborhood Plans as a guide, Seattle's housing strategy will take into account differences reflected in communities, tailored to meet the specific needs and desires of each neighborhood. Housing design and approach will be screened through the lens of the Neighborhood Plans.

Reaching Our Targets: City of Seattle Housing Strategies

The City of Seattle has used its analyses of housing needs and the housing market to set housing production and affordability goals for the years 2003 and 2004. To meet these goals, the City of Seattle – in concert with its public, private, and nonprofit partners from around the community – will focus on strategies in three key priority areas. A complete description of Seattle's Housing Strategies and the programs, which will be created or continued to implement these strategies, can be found in Section 2 of the Housing Element of this Consolidated Plan.

Homelessness. The City will work to address the problem of homelessness by *providing additional transitional housing* for people who are homeless or at risk of becoming homeless because of their special needs. The City will begin or continue several programs to create and support transitional and permanent housing for those who are homeless. Most significant among these will be the Sound Families Program, which will allow Seattle and neighboring jurisdictions to add 1,500 transitional housing units for homeless families with children over the next three-years

Rental housing. Rents in Seattle have increased a total of about 37% over the last six-years. People who earn less than the median income find themselves unable to afford rental housing in many Seattle neighborhoods. Helping low and moderate income people find affordable, safe and decent rental housing is a key priority for the City of Seattle. The City will pursue four strategies in the area of rental housing:

***Producing** affordable rental housing with City subsidies.*
***Preserving** existing affordable housing so that it will not be lost from the housing stock.*
***Encouraging** private builders and landlords to produce affordable rental housing.*
***Helping** tenants find housing that meets their needs.*

Homeownership. Sharply increasing home prices in Seattle have limited the number of people who can afford to buy a home. Seattle's homeownership rate, at 48.4%, is well under the King County rate of 59% and the national rate of 66%. The City of Seattle will seek to promote homeownership in the City in a variety of housing types by:

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(b) Using a portion of local discretionary housing subsidy resources to provide homeownership opportunities to low-income households in conformity with applicable income limits in City ordinances, as in effect from time to time, that govern the use of each fund source; and
(c) Considering a set-aside of a portion of any new discretionary funding sources for assisted housing that would provide homeownership opportunities for low-income households. Also, consider alternative approaches to increase the development of affordable homeownership housing, including but not limited to greater use of land trusts and limited equity cooperatives.

The table on the following page summarizes the City's housing strategies within these three key priority areas and lists the continuing or new programs that will implement the strategies.

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Table 1.3 City of Seattle Housing Strategies

Priority Area	Strategies	Programs
Homelessness	Provide additional transitional housing	**Sound Families Initiative:** $40 million towards 1,500 units and support services
		Seattle Housing Levy: significant proportion of funds used for households earning up to 30% of median income.
		Supportive Housing Operating Subsidy: operating assistance for housing serving households earning up to 30% of median income.
Affordable Rental Housing	Produce affordable rental housing	**Seattle Housing Levy:** $86 million for ~~over~~ seven years. Over 2000 units produced by end of 2009
		Impact Capital: new fund for housing production.
		Housing Opportunity Sites: surplus property used for housing.
		Bridge Loan Program: short-term funding for housing development costs.
		HOPE 6: Federal funds for redevelopment of large projects.
		South Lake Union: $2.25 million to develop affordable housing in this and nearby neighborhoods, from land sale proceeds.
	Preserve existing affordable rental housing	**Multifamily Rehabilitation Loan Fund:** $15 million fund to assist with housing rehabilitation.
		Work with Chamber of Commerce to implement recommendations on reducing the costs of producing housing in Seattle.
		Tenant-based Rental Assistance: Seattle has developed programs to use funding to assist families and individuals who are homeless, secure housing, and provide eviction assistance to households at risk of losing housing. New Housing Levy Program will provide funding for rent assistance.
	Help Tenants	**Tenant Information:** City prepares information on tenant rights and responsibilities
		Tenant Information: City prepares information on tenant rights and responsibilities.
		Employer Assisted Housing: innovative mortgage programs help employees purchase in-city homes.

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Homeownership	Encourage homeownership	**Downpayment Financial Assistance Programs:** assist first-time buyers with downpayment costs and other assistance to help them purchase a home in Seattle..
		HomeSight Hope Loan Program: revolving loan program for homeownership.
		Minor Home Repair Program: helps homeowners under earning up to 80% of median income with small household repairs.
	Assist current homeowners	**HomeWise Homeowner Rehabilitation:** low-cost loans for rehabilitation and weatherization.
		Freddie Mac Grant For Predatory Lending: Outreach and education classes to address unfair lending.
		Accessory Dwelling Unit Development: provide information about creating in-home rental units.**HomeWise Homeowner Rehabilitation:** low-cost loans for rehabilitation and weatherization.
		Accessory Dwelling Unit Development: assistance with creating in-home rental units.

CAPITAL PLAN

The Capital Plan below shows funding estimated to be available for housing, from City as well as non-City sources. Total resources are estimated first, based on all funding expected to be available in2003. All sources are summarized below; more detail about these sources is shown in the Capital Plan section of the Housing Element.

Following total resources is an estimate of City of Seattle funding expected to be available during the two-year period2003-2004. These totals are used to estimate the funding gap shown in the Summary section's introduction.

ESTIMATED TOTAL HOUSING CAPITAL INVESTMENT FUNDS:

2003

❑ Federal Capital Funds	$597,000
❑ Federal HOPE VI to SHA	$8,751,880
❑ State Capital Funds	$21,200,000
❑ Private Capital Funds	$28,500,000
❑ City Funds	$28,163,441
ESTIMATED TOTAL	**$87,212,321**

ESTIMATED CITY OF SEATTLE FUNDS FOR AFFORDABLE HOUSING INVESTMENT: 2003 AND 2004

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Fund sources are shown below split between Rental and Homeowner (including homebuyer) programs (note, table does not reflect interim fund sources available for bridge financing):

RENTAL:

	2003	2004
❑ Levy (Source: 2002 Levy)	$8,014,286	$8,014,286
❑ Levy Neighborhood Housing Opportunity Fund (Source: 2002 Levy)	$1,028,571	$1,028,571
❑ South Lake Union (Source: Reprogrammed Cummulative Reserve Funds)	$2,250,000	---
❑ HOME (Source: Con Plan)	$2,646,125	$2,646,125
❑ CDBG (Source: Con Plan)	$701,369	$701,369
❑ Home Loan Repayments (Source: Estimated)	$187,200	$187,200
❑ Rental Rehab Program Income (Source: Estimated)	$450,000	$250,000
❑ TDR/Bonus (Source: Estimated) ❑ CDBG Loan Repayment (Source: Estimate)	$1,000,000 $128,088	$1,000,000 $128,088
Subtotal Rental:	$16,405,639	$13,955,639

HOMEOWNER	2003	2004
Rehabilitation		
❑ '95 Levy Loan Repayments (Source: Estimated)	$450,000	$450,000
❑ CDBG Loan Repayments (Source: Con Plan)	$526,000	$526,000
❑ Weatherization Grants (Source: Budget)	$3,741,441	$3,741,441
Homebuyer:		
❑ Levy (Source: Proposed 2002 Levy)	$1,114,286	$1,114,286
❑ HOME (Source: Con Plan)	$926,075	$926,075
Subtotal Homeowners:	$6,757,802	$6,757,802

GRAND TOTAL ANTICIPATED FUNDS:	**$23,136,44**	**$20,713,441**

Following are the assumptions used to generate the anticipated fund sources:

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- ***Levy***... 2002 Levy funding will be available for projects in 2003 and 2004
- ***Federal CDBG and HOME***...*CDBG HOME at level funding.*
- **Loan Repayments**...*Single Family Homeowner Rehabilitation Program prior loan repayments are estimated for CDBG and HOME funded loans. Single Family Program repayments are used each year to fund additional loans. Current Multifamily portfolio loans are largely deferred, non-amortizing loans.*

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HOUSING STRATEGIES & CAPITAL PLAN

City of Seattle 2003-2004



The City of Seattle has identified housing targets in the Comprehensive Plan; analyses of housing needs and the housing market, along with priorities established in Neighborhood Plans, have been used to set housing production and affordability targets for the years 2003 and 2004. This section describes the strategies the Seattle Office of Housing will implement in 2003 and 2004 to realize its housing targets. It then describes the capital plan, including the use of funds available to the City for housing purposes.

To meet its housing goals, The City of Seattle, in concert with its partners from around the community, will focus on strategies in three key priority areas.

1. ***Homelessness,*** *through the provision of transitional and special needs housing, to help people and families who are homeless and those who have special needs move into stable housing.*

2. ***Rental housing****, by subsidizing the production of new housing and the preservation of affordable housing and by providing incentives to private developers to build affordable rental units, to provide safe, stable, and affordable housing for low-income people.*

3. ***Homeownership****, by assisting renters to become homeowners and by helping low-income homeowners stay in their homes.*

By pursuing strategies in each of these areas, the Office of Housing will serve people with a variety of incomes and needs, initiating new programs and continuing its ongoing work on a full range of programs. An approach this broad is warranted given the severity of Seattle's housing

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crisis. The City's set of strategies will provide different tools to people at different income levels to help Seattle maintain its rich diversity of residents.

In order to achieve our housing targets, the Office of Housing (OH) must continue, expand, and strengthen partnerships with a variety of agencies and organizations. OH works closely with two coalitions of nonprofit developers:

The Housing Development Consortium of Seattle/King County(HDC) is a trade association of nonprofit housing developers in the Seattle-King County area. It is dedicated to preserving, developing, and building affordable housing that benefits nearly every low- and moderate-income population group from the working poor and homeless to seniors and children. HDC enables nonprofit developers to work collaboratively on ways to increase nonprofit housing by forming comprehensive strategies that preserve affordable housing and create more affordable rental and homeownership opportunities through innovative land use and financing.

The Distressed Communities Coalition (DCC) is an informal but active group of nonprofit community development corporations (CDC's) working in Seattle's culturally diverse lower income and minority communities. The DCC was formed to assist CDC's active in those neighborhoods to advocate for coherent, community-based revitalization policies and projects, to increase resources for community development, and to educate policy makers and funders about the critical role the CDC's play. The DCC members bring together private and public investments that would otherwise be invested elsewhere and direct them in community development activities identified and supported by the residents.

Members of both of these associations work with neighborhoods and residents to create and preserve affordable housing choices as an important part of healthy neighborhoods. The Office of Housing functions as a lender to these nonprofits, which then develop and manage housing units.

OH has close, ongoing working relationships with a number of other organizations in the community, which are essential to the production of affordable housing and homeownership opportunities.

They include:

- The local **Fannie Mae Partnership Office**;
- **Individual private financial institutions** on different programs, such as the HomeTown Home Loan program, the acquisition/rehab component of HomeWise, and on individual multifamily rental projects;
- The **Seattle Mortgage Bankers' Association (SMBA),** particularly with their Community Lending Committee;
- The **Seattle/King County Partners for Homeownership**. This partnership is co-chaired by Seattle, King County, and HUD, and has over 25 active partners;
- **The Master Builders' Association of King and Snohomish Counties**, through Seattle's participation as one of 14 pilot cities in HUD's Building Homes in America's Cities Partnership.

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HOMELESSNESS

Homelessness is a serious problem in Seattle. In 2001, the City identified 4,671 persons and 3,047 households as homeless, with 1,454 persons living unsheltered. However, the problem of homelessness is not limited to Seattle alone: it is a problem throughout the entire Puget Sound region, one that has been exacerbated by increasing housing prices.

Helping those who have fallen into homelessness or whose special needs make them particularly prone to homelessness is a top priority for the City of Seattle. The City with its regional partners will be particularly proactive in 2003 in working to develop strategies to reduce and ultimately end homelessness. Strategies related to temporary shelter and support services for those that are homeless or have special needs are outlined in the Human Services Element of this Consolidated Plan. This section describes the City's approach to the housing needs of homeless people, with the central strategy being to produce safe transitional or permanent housing for those most in need, those who earn up to 30% of median income.

- **Sound Families Initiative**. Thanks to a $40 million gift from the Bill & Melinda Gates Foundation, the Sound Families Initiative will allow the City of Seattle and its neighboring jurisdictions to add 1,500 transitional housing units for homeless families with children. The City will take the lead in organizing a partnership among the governments of King, Pierce, and Snohomish Counties and Washington State.

  The Sound Families Initiative will provide funding for transitional housing projects in King, Pierce and Snohomish counties, as well as the City of Seattle. The program will provide funding for housing construction as well as for five years of support services for residents of the new units. The Sound Families Initiative will permit a coordinated approach to the problem of homelessness, by ensuring that residents of the transitional units receive the special support services – such as childcare, counseling, or job training – that they need to move on to permanent housing. The Sound Families Initiative will triple the current number of transitional units available for homeless families.

- **Federal Home Loan Bank for Sound Families Technical Assistance.** FHLB and their partner banks have dedicated $100,000 to be made available for technical assistance, for the tri-county area. This assistance will be provided to developers and service providers of transitional housing for homeless families participating in the Sound Families program.

- **Seattle Housing Levy.** In September 2002, Seattle voters approved a $86 million property tax levy to provide seven years of funding for housing preservation and production. At least 52.3%of levy program funds are be dedicated to the needs of people with incomes at or below 30% of median income, those most likely to be homeless or at risk of becoming homeless.

- **Supportive Housing Operating Subsidy.** Housing units serving tenants with incomes at or below 30% of median income tend to require operating subsidies as the rents their tenants can afford do not cover the full cost of building operations and maintenance. To address this need, particularly in light of declining Federal McKinney resources for this purpose, the new Levy continues to provide operating and maintenance program subsidy. In

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addition, the City is working to find additional funds for operating subsidies and support services for these units.

RENTAL HOUSING

Rents in Seattle have increased a total of about 37% over the last six years. People who earn less than the median income have already been priced out of homeownership in most Seattle neighborhoods and are now finding themselves unable to afford rental housing in many neighborhoods as well. Households earning up to 50% of median income cannot afford the average-priced rental in any Seattle neighborhood save one.

Helping low and moderate income people find affordable, safe and decent rental housing is a key priority for the City of Seattle. The City will pursue four strategies in the area of rental housing:

***Producing** affordable rental housing with City subsidies.*
***Preserving** existing affordable housing so that it will not be lost from the housing stock.*
***Encouraging** private builders and landlords to produce affordable rental housing. And*
***Helping** tenants find housing that meets their needs.*

Seattle's work producing and preserving affordable rental units is done in partnership with the nonprofit housing developers who form the Housing Development Consortium of Seattle-King County (HDC). These organizations, many with several decades of acquisition, development, and building management experience, are rooted in the communities they serve, building and operating housing that fits in with their neighborhoods. HDC members have developed over 11,000 housing units in over 500 projects over the years, adding 1,348 units in 1999 alone. HDC and its members have been recognized around the country as a model for affordable housing development.

Producing Affordable Rental Housing. The City pursues this strategy through several programs which use City resources to acquire land and develop and manage housing units with rents kept affordable to low-income tenants.

- **Seattle Housing Levy.** Seattle's Housing Levy, mentioned above, is a voter-approved property tax levy that will provide a total of $86 million to housing production and preservation over seven years. From 2003 through 2009 102, over 2,000 units will be funded through the levy. The Seattle housing levy, along with other City funds, have been used to leverage other fund sources, achieving a leverage rate of $3 to $4of other funds for every $1 of City funding. Levy and other City of Seattle funds are generally made available each year through competitive Notices of Funding Availability.

- **Employer Assisted Housing.** Increasing housing prices have caused problems for Seattle employers as well as for their employees. Employees who cannot find housing they can afford or who must commute long distances to and from work are less likely to remain on the job. The City of Seattle is working with local labor unions, large employers, and lending institutions to develop programs to help Seattle employees – particularly those who earn less than 50% of median income – find affordable housing.

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OH will be working with Fannie Mae and other organizations to determine ways to connect particular major employers with a large number of employees that need help finding affordable housing. These employers will be asked to make a financial commitment towards this assistance for their employees.

- **Location Efficient Mortgage.** During 2000, the City of Seattle – with our partners Fannie Mae, King County, HomeStreet Bank and PMI Mortgage Insurance Company – implemented the first Location Efficient Mortgage (LEM) program in the country. A household that purchases a home in the City of Seattle and uses public transportation regularly can qualify for a higher home mortgage amount. The household is given credit for savings accrued by not having the considerable costs associated with maintaining and operating a car. During 2003 and 2004, OH will continue the current LEM program and work to expand the areas of the city where these mortgages are available.

- **Impact Capital.** Impact Capital is a nonprofit lending intermediary, which has been created by the merger of the advisory committee of the Local Initiatives Support Corporation and the Washington Community Development Loan Fund. Impact Capital has created the Washington Community Investment Fund (WCIF) to provide funding assistance to housing projects statewide that serve low-income people. Statewide, Impact Capital has developed a $20 million loan pool for this purpose. The Office of Housing has contributed loan funds to WCIF to help create the new program and will leverage other LISC-generated funding to assist Seattle projects. The new fund will provide short-term acquisition bridge loans, "Phase II Predevelopment" funding, and assistance for Section 8 projects. It will also help achieve additional housing supply; all projects and units will have affordability restrictions. Projects serving people who are homeless will be eligible.

- **Housing Opportunity Sites.** City surplus property that has been entrusted to the Office of Housing will be made available for affordable housing development. Other City of Seattle surplus sites well suited for housing development will also be identified and made available for housing. Work will continue with other City departments, such as libraries and neighborhood service centers, with faith-based institutions and others to identify redevelopment sites for housing.

- **Bridge Loan Program.** Short-term bridge loans from levy funds or other available funds help facilitate the production of affordable housing by enabling property acquisition, construction, or rehabilitation to proceed when the sponsor can provide assurance that permanent funding will be secured within a relatively short period of time. Bridge loans are available to assist development of rental and owner housing, and are limited to projects that have received funding through a City Notice of Funding Availability (NOFA) (or request for proposals) with the exception of the following circumstances:
  To facilitate the transfer of ownership of Section 8 preservation projects, and to assist in the acquisition of buildings in certain neighborhood areas when needed to implement Neighborhood Plan-identified strategies advocated for by a neighborhood community organization

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Other new initiatives that will add resources to provide support for new and existing housing programs by 2003.

- South Lake Union. The development of under-developed land in the South Lake Union neighborhood will add both market rate housing and commercial development, as well as affordable housing. The City has dedicated $2.25 million from the sale proceeds of land for the purpose of developing affordable housing in this and nearby neighborhoods.

PRESERVING EXISTING AFFORDABLE RENTAL HOUSING. The City pursues this strategy through its partnership with local nonprofit developers as well as with programs directed to private building owners and managers.

- **Preservation Fund.** Seattle has over 4,400 federally-subsidized rental units as well as other units with affordability restrictions that are at some risk of conversion to market rate use. The Office of Housing created a contingent loan program for credit enhancement using a City-funded structure to help finance nonprofit acquisition of existing affordable developments. In addition, the City's Section 8 Rapid Response Team will continue to work with building owners, nonprofit developers, and tenant groups to respond early when a Section 8 building is threatened with sale or rent increases.

- **Multifamily Rehabilitation Loan Fund.** Many building owners have managed to keep their rents affordable without any type of subsidy. But these owners, and their tenants, often face crisis when their buildings require major, expensive repairs. This problem was exacerbated by the Nisqually earthquake of February 28, 2001, when many older buildings sustained some degree of damage. To respond to that problem, the Office of Housing worked with WSHFC and building owners to create a Multifamily Rehabilitation Loan Fund. This program will provide below-market loans for private owners of rental properties to address earthquake damage, deferred maintenance and housing code violations and to make energy improvements. The Office of Housing will assist participating building owners by providing property inspection, specification preparation, and assistance with contractor bidding, and construction management services. Office of Housing staff estimate that 100-200 housing units could be renovated in the next two years. A private lender will partner with the City to fund a $10 million loan fund. This program will target the rehabilitation of previously vacant buildings in the International District and Pioneer Square, and encourages private owners to open up the housing in their vacant buildings.

- **HOPE 6.** HOPE 6 provides Federal funds to the Seattle Housing Authority to redevelop its large public housing complexes. During the next two to four years, work will continue on Holly Park and Rainier Vista and will begin on the redevelopment of High Point, which was recently approved for funding.

ENCOURAGING THE DEVELOPMENT OF PRIVATE AFFORDABLE RENTAL HOUSING. The surge in rents in recent years has been due to strong demand which has resulted in historically low vacancy rates around the city. Responding to this demand with new, high-quality rental housing is critical to stabilize Seattle's housing market. To address this problem, the Office of Housing has been working with neighborhood groups, builders, architects, and the Department of Design, Construction & Land Use (DCLU) to encourage the development of new housing that is both affordable and high quality.

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- **Incentive Programs**. The City offers several programs to help private developers who wish to create housing. Legislation that would resurrect the Multifamily Tax Exemption Program, with certain administrative changes and revised target areas, will be forwarded to City Council in the 1st quarter of 2003. The previous program operated in several neighborhoods targeted for additional residential growth. There, builders could receive a ten-year exemption from property taxes in return for guaranteeing that their buildings will include a certain number of units that rent to tenants who earn up to 80% of median income (or 60% in some neighborhoods). In addition to this program, the City also offers zoning bonuses outside downtown in return for contributions to, or production of housing; and reduced parking requirements in return for providing affordable housing. The City will be working to identify ways to expand incentive program options during 2003 through 2004, particularly in neighborhoods in which Neighborhood Plans have encouraged additional housing.

- **Transfer of Development Rights and Housing Bonus Programs.** Transferable Development Rights (or TDRs) are essentially unused air rights, or development capacity that builders are legally entitled to but choose not to use. They may be preserving an existing apartment building as low-income housing, as opposed to redeveloping into a larger office building, for example, or they are creating more open space than zoning requires them to. Through the City's TDR Program, builders can sell their unused development rights through City approval to developers in the downtown area. A related program, the Housing Bonus Program, offers developers more density in return for creating affordable housing and other public benefits. Council has approved revisions in 2001, increasing the focus on low-income housing, which now will achieve 75% of the benefit from TDR/Bonus Program. In addition, work is underway to add similar housing incentive programs in the neighborhoods adjacent to downtown.

HELPING TENANTS FIND HOUSING THAT MEETS THEIR NEEDS. Tenants need all the help they can get navigating this difficult housing market. The Office of Housing is working with the City Council and DCLU on several programs to help tenants seeking housing in Seattle.

- **Tenant Information.** To make sure tenants understand their rights and responsibilities, the Office of Housing is working with tenant and landlord groups to prepare accurate, up-to-date information about renting. City departments also work with landlords, tenants and community groups to respond to and resolve safety or housing code problems in individual apartment buildings.

- **Tenant Based Rental Assistance:** A new program in the 2002 Housing Levy will provide funds to assist families and individuals who are homeless secure housing and provide eviction assistance to households at risk of losing housing. This program will be administered by HSD.

HOMEOWNERSHIP

Seattle's housing boom has affected home prices as well as rents. Sharply increasing home prices have limited the number of people who can afford to buy a home. Seattle's homeownership rate, at 48.4%, is well under the King County rate of 59% and the national rate of 67%. A family earning 50% of the median income cannot currently afford to purchase

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an unsubsidized home in any Seattle neighborhood; those earning 80% of median income cannot afford the average-priced home in any neighborhood except one; and even those earning 100% of the median income find that they can afford the average-priced home in only about half of Seattle's neighborhoods.

Families earning less than the median income who have no funds from the sale of a previous home or help from family members find it almost impossible to become homeowners. For many, continuing to rent will be the best option, though that option is growing more difficult as rental costs increase. But for those who wish to become homeowners – for the opportunity to build equity, the stability, the tax advantages, or to gain more space for children – leaving Seattle and committing to a long commute from the distant suburbs may be their only option.

The City of Seattle will seek to promote homeownership in the City in a variety of housing types by:

(a) Using a portion of local discretionary housing subsidy resources to provide homeownership opportunities to low-income households in conformity with applicable income limits in City ordinances, as in effect from time to time, that govern the use of each fund source; and

(b) Considering a set-aside of a portion of any new discretionary funding sources for assisted housing that would provide homeownership opportunities for low-income households. Also, consider alternative approaches to increase the development of affordable homeownership housing, including but not limited to greater use of land trusts and limited equity cooperatives.

Implementing these strategies will require strengthening relationships with the City's community partners: nonprofit organizations, such as HomeSight and Habitat for Humanity that provide a full range of services for first-time homebuyers; and local and national lending institutions, which have been willing to pioneer a number of innovative mortgage and downpayment assistance programs.

A number of organizations, including Fannie Mae, the Federal Home Loan Bank, and the Washington State Housing Finance Commission, have responded to the needs of first-time homebuyers by making funds available for low-interest loans, downpayment assistance, and other innovative homeownership assistance strategies. These outside resources give the City of Seattle a tremendous leveraging opportunity. By making available a modest amount of City funds as match for these other funding sources, we can help direct these resources, aiding a great number of households for a relatively low cost.

In addition, because most prospective homeowners do not need a new subsidized home built for them, but rather simply need help affording a mortgage or downpayment to purchase a home, townhouse, condominium or to join a cohousing development, the cost per household helped is typically lower than the cost of constructing subsidized rental housing. In addition, most of the homebuyer assistance provided by the City and other organizations is structured in the form of contingent loans that homebuyers repay over time and pay off completely when they sell their first home. These funds then revolve to help new buyers. As the Office of Housing helps new homeowners, it will also continue to assist low-income and elderly homeowners who need help to avoid being displaced from their homes.

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ENCOURAGING HOMEOWNERSHIP. The City and its partners have developed several programs to encourage homeowners among first-time homebuyers.

Employer Assisted Housing. The City of Seattle has explored partnerships with local employers and lending institutions to help employees who wish to become homeowners as well as those seeking rental housing. One program designed to help local employees purchase a first home is the Hometown Home Loan Program, an innovative, in-city program that is operated in collaboration with HomeStreet Bank. The program provides a variety of favorable loan options to employees of major institutions, including the City of Seattle, Seattle Public Schools, community colleges, the University of Washington, and Seattle University. Nearly 500 families have purchased homes with HomeStreet Bank mortgages obtained through this program.

Another product of the public-private partnership between the City of Seattle and HomeStreet Bank is the Location Efficient Mortgage Program. This program works with potential homeowners who choose an in-city home convenient to work and transit. The program is based on the assumption that homeowners who are less dependent on a car will have more money available to spend on a home. The program thus qualifies them for a somewhat more expensive home than they otherwise would have been able to afford. The City will continue to work to expand the Hometown Home Loan Program and explore other types of Employer Assisted Housing options.

Financial Assistance to help first time home buyers purchase homes. The Office of Housing will continue to work with HomeSight, the Seattle Housing Authority, and other organizations to support homebuyer education programs. In addition, the City will seek ways to provide separate and enhanced programs, such as downpayment assistance, to help prospective homebuyers.

- **HomeSight Hope Loan Program.** The City has an established relationship with HomeSight, a nonprofit community development corporation that provides homeownership programs through a revolving loan fund, homebuyer education, and homeownership construction. The City has signed a Master Loan Agreement with HomeSight to streamline operation of the loan portfolio and to help capitalize HomeSight's loan fund. The City will continue to support HomeSight's housing development and homebuyer counseling activities.

- **Project Specific Request for Proposals.** The Office of Housing conducts an annual Request for Proposals for project specific homebuyer proposals. Projects selected must provide first-time homeowner housing units for households with incomes at or below 80% of median income. Upon completion of the project, Financial Assistance loans will be made in accordance with the Office's current loan terms and conditions for the Downpayment Assistance Program.

ASSISTING CURRENT HOMEOWNERS. For many low-income or elderly homeowners, a sudden need for repairs or an unexpectedly high heating bill or property tax assessment is all that is needed to force them from their home. The City has developed several programs to help existing homeowners stay in their homes.

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- **Minor Home Repair Program.** Seattle's Minor Home Repair Program completes small home repair jobs for Seattle homeowners with incomes at or below 80% of median so they may continue to live in their homes safely and comfortably. Repairs made through this program are provided by one of several community-based nonprofit organizations. The City will seek to continue and strengthen this valuable program.

HomeWise Homeowner Rehabilitation. Seattle's HomeWise Program helps homeowners who earn less than 80% of median income by providing low-interest loans for home repairs. Weatherization loan funds will also be provided for weatherization related repairs in homeowner and rental properties. It also offers free or low-cost home insulation and weatherization improvements.

Freddie Mac for Predatory Lending: $25,000 has been made available to help combat Predatory Lending and provide outreach and education for low-income and elderly homeowners. Research on predatory lending, with the Office of Civil Rights, will determine whether low-income, elderly and/or minority homebuyers have fallen victim to above-average mortgage rates or other instances of unfair lending practices. The Coalition for Responsible Lending (CRL) has been formed with representatives of governmental agencies, nonprofit advocacy agencies, nonprofit housing development agencies, and private lenders. The CRL has three standing committees: Research, Remedies, and Education/Outreach.

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Table 2.1

City of Seattle Housing Strategies

PRIORITY AREA	STRATEGIES	PROGRAMS
Homelessness	Provide additional transitional housing	**Sound Families Program:** $40 million towards 1,500 units and support services
		Seattle Housing Levy: significant proportion of funds used for under 30% of median income.
		Supportive Housing Operating Subsidy: operating assistance for housing serving under 30% of median.
Affordable Rental Housing	Produce affordable rental housing	**Seattle Housing Levy:** $86million for seven years. Over 2,000 units produced by end of 2009.
		Impact Capital: new fund for housing production.
		Housing Opportunity Sites: surplus property used for housing.
		Bridge Loan Program: short-term funding for housing development costs.
		HOPE 6: Federal funds for public housing.
		South Lake Union: $2.25 million to develop affordable housing in this and nearby neighborhoods, from land sale proceeds.
		Multifamily Rehabilitation Loan Fund: $15 million Fannie Mae fund to assist with housing rehabilitation.
	Preserve existing affordable rental housing	**HOPE 6:** Federal funds for public housing.
		Incentive Programs: tax exemption and zoning bonuses encourage housing.
		TDR and Housing Bonus Programs: sale of development rights benefits housing.
	Encourage private affordable rental housing	**Work with Chamber of Commerce to implement recommendations on reducing the cost of producing housing in Seattle**
		Implement Ordinance which reduces the parking requirements for subsidized housing projects.
		Renter Property Tax Rebate: possible program would provide rebate to low-income/elderly renters.
		Tenant-Based Rental Assistance: Seattle has developed a program to use $350,000 to assist families and individuals who are homeless, secure housing, and provide eviction assistance to households at risk of losing housing.
	Help tenants	**Tenant Information:** City prepares information on tenant rights and responsibilities.
		Employer Assisted Housing: innovative mortgage programs help employees purchase in-city homes.

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Homeownership		**Downpayment Financial Assistance Programs:** assist first-time buyers with downpayment and other assistance to help them purchase a home in Seattlecosts.
	Encourage homeownership	**HomeSight Hope Loan Program:** revolving loan program for homeownership.
		Minor Home Repair Program: helps homeowners under earning up to 80% of median income with small household repairs.
	Assist current homeowners	**HomeWise Homeowner Rehabilitation:** low-cost loans for rehabilitation and weatherization.
		Freddie Mac Grant for Predatory Lending: Outreach and education to address unfair lending
		Accessory Dwelling Unit Development: provide information on with creating in-home rental units.

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SEATTLE'S HOUSING CAPITAL PLAN FOR 2003-2004

The Comprehensive Plan set targets for Seattle's growth and development during the 20-year period between 1994 and 2014. It also established affordability targets for Seattle's housing stock.

For Additional new units produced:

- *A number of units affordable to households between 0% and 50% of median income at least equal to 20% of expected household growth, or between 10,000 and 12,000 units; and*
- *A number of units affordable to households between 50% and 80% of median income at least equal to 17% of expected household growth, or between 8,500 and 10,200 units.*

For all units that exist in the City:

- **25% should be affordable to households earning up to 50% of median income**

Analyzing what has actually happened during the five years since the Comprehensive Plan was adopted points to a growing jobs/housing imbalance that places even more importance on the City's housing strategy. Although the 16,344 new housing units that have been produced during 1994 to 2001 exceeded the Plan's projected need for housing for 14,700 new households, job growth between 1995 and 2000 was – at 82,000 new jobs – 42% greater than the Plan's expectation of 57,600 new jobs during that same time period. Meeting, and perhaps exceeding the Comprehensive Plan's housing production and affordability targets will be crucial over the next five years to respond to the changes in Seattle's economy. In addition, meeting another Comprehensive Plan housing goal – that of increasing homeownership within the city – will continue to be important.

Meeting the Comprehensive Plan's target of 25% of units affordable to households earning up to 50% of area median income is critically important to achieving Seattle's housing goals. The chart below shows the number of additional units needed to meet the target in 2010:

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Table 2.2 Number of Housing Units Needed to Meet Affordability Goals		
	2000	2010
Total Households	258,499	300,000 (Estimated)
Total Housing Units Affordable to households earning up to 50% of Median Income	61,325	75,000
Gap Year 2000 to 2010 – 13,675 Housing Units Annual production of affordable units needed over 10 years – 1,368 Housing Units		

Comprehensive Plan targets and estimated number of households in Seattle in year 2010 suggest the need for 1,368 additional housing units per year affordable to households earning up to 50% of median income. This number equals 2,736 units in the two-year period 2003-2004. The following table shows what it is likely to cost to produce these units. Assuming the current number of units available in 2000, or 61,325, stay available without City assistance. Experience has shown some number of these will need City funding; as a result, the 1,368 annual goal is the minimum number needed under a very optimistic scenario. Expected City resources are shown, as well as projected funding gaps for years 2003 and 2004.

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Table 2.3
Cost and Projected Funding Gap to Meet Comprehensive Plan Affordability Goal

	2003	2004	2-Year Total
Number of Housing Units to Meet Goal	1,368	1,368	2,736
Average Redevelopment Cost Per Unit	$94,646	$94,646	
Total Development Funds Needed to Meet Goal	$129,475,728	$129,475,728	$258,951,456
Projected City Funds Available	$28,351,441	$27,401,441	$55,752,882
Projected Other Funds Available	$59,098,880	$59,048,880	$118,147,760
Funding Gap	$42,025,407	$43,025,407	$85,050,814

Clearly, the City of Seattle needs to continue to explore every opportunity to bring in additional resources. In addition to those key housing strategies outlined in the Consolidated Plan, new strategies will continue to be identified during 2003 and 2004 to help boost resources in the future.

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Funding Expected

The figures shown below provide an estimate of total capital funding likely to be available for low-income housing from public and private sources for 2003.

Estimated Housing Capital Investment Funds

From Federal, State, City and Private Sources
Available to Address Comprehensive Plan Targets in 2003
(For Households earning up to 80% of Median Family Income)

Federal Capital Funds to the City	**Amount**
McKinney Capital Funds	$250,000
HOPWA Capital Funds	$347,000
Subtotal Federal Capital Funds	***$597,000***

Federal Capital Funds to Other Entities	**Amount**
SHA - HOPE VI	$8,751,880
Subtotal Federal to Other Entities	***$8,751,880***

State Capital Investment Funds	**Amount**
WA State Housing Trust Fund (est. avg/yr)	$6,500,000
WSHFC Multifamily Bond Program (est. avg/yr)	$9,200,000
WSHFC Homebuyer Program	$5,500,000
Subtotal State Capital Funds	***$21,200,000***

Private Housing Capital Investment	**Amount**
Gates Foundation	$10,000,000
Bank Loans to Owner/Developer	$19,000,000
Owner Equity	$3,000,000
Estimated Charity	$3,500,000
Equity from Tax Credits	$12,000,000
Subtotal Private Capital Funds	***$28,500,000***

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City Capital Investment Funds (* permanent funds only)	Amount
'02 City Levy, Rental Preservation	$8,014,286
'02 City Levy, Neighborhood Housing Opportunity Fund	$1,028,571
'02 City Levy, Homebuyer Assistance	$1,114,286
TDR/Bonus Programs	$1,000,000
MF CDBG Multifamily Housing Capital	$701,369
MF CDBG Program Income	$128,088
SF CDBG Program Income	$526,000
MF HOME Funds	$2,646,125
SF HOME Funds	$926,075
SF HOME Program Income (reprogrammed to MF)	$187,200
Weatherization Grants	$3,741,441
South Lake Union	$2,250,000
Rental Rehab Program Income	$450,000
'95 Levy SF Loan Repayments	$450,000
Subtotal City Housing Capital Funds	***$23,136,441***
TOTAL HOUSING CAPITAL FUNDS	**$84,612,321**

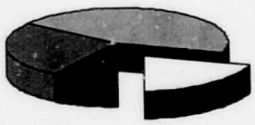
Following are the assumptions used to generate the anticipated fund sources:

- ***Levy****...Seattle's 2002 Housing Levy will continue to provide funding through 2009*
- ***Federal CDBG and HOME****...4. CDBG and Home resources assumed to continue at approximately their 2002 level in 2003 and 2004.*
- ***Loan Repayments****...Single Family Homeowner Rehabilitation Program prior loan repayments are estimated for CDBG and HOME funded loans. Single Family Program repayments are used each year to fund additional loans. Current multifamily portfolio loans are largely deferred, non-amortizing loans.*

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The chart below illustrates the makeup of the total housing capital funds anticipated to be available for use in the City of Seattle during 2001.

Total Housing Capital Funds 2001



- Federal ($9,348,880)
- State $21,200,000
- Private $28,500,000
- City - Existing Funds $28,163,441

ESTIMATED CITY OF SEATTLE FUNDS FOR AFFORDABLE HOUSING INVESTMENT: 2001 AND 2002

Fund sources are shown below split between Rental and Homeowners (including homebuyer) programs (note, table does not reflect interim fund sources available for bridge financing):

RENTAL:

	2003	2004
❑ **Levy** (Source: Proposed 2002 Levy)	$8,014,286	$8,014,286
❑ **Levy - Neighborhood Housing Opportunity Fund** (Source: Proposed 2002 Levy)	$1,028,571	$1,028,571
❑ **South Lake Union** (Source: Reprogrammed Cumulative Reserve Funds)	$2,250,000	$0
❑ **HOME** (Source: Con Plan)	$2,646,125	$2,646,125
❑ **CDBG** (Source: Con Plan)	$701,369	$701,369
❑ **HOME Loan Repayments** (Source: Estimated)	$187,200	$187,200
❑ **Rental Rehab Program Income** (Source: Estimated)	$450,000	$250,000
❑ **TDR/Bonus**	$1,000,000	$1,000,000
❑ (Source: Estimated)**CDBG Loan Repayment** (Source: Estimate)	$128,088	$128,088
Subtotal Rental:	**$16,405,639,**	**$13,955,639**

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HOMEOWNER	2003	2004
❑ **'95 Levy Loan Repayments** (Source: Estimated)	$450,000	$450,000
❑ **CDBG Loan Repayments** (Source: Con Plan)	$526,000	$526,000
❑ **Weatherization Grants** (Source: Budget)	$3,741,441	$3,741,441
Homebuyer: ❑ **Levy** (Source: Proposed 2002 Levy)	$1,114,286	$1,114,286
❑ **HOME** (Source: Con Plan)	$926,075	$926,075
Subtotal Homeowners:	**$6,757,802**	**$6,757,802**
GRAND TOTAL ANTICIPATED FUNDS:	**$23,136,441**	**$20,713,441**

Following are the assumptions used to generate the anticipated fund sources:

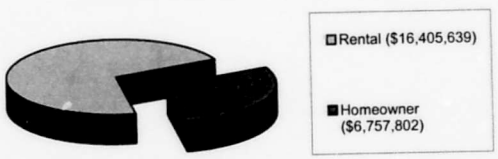
- ***Levy***... 2002 Levy funding will be available for projects in 2003 and 2004
- ***Federal CDBG and HOME***...*CDBG HOME at same funding level.*
- **Loan Repayments**...*Single Family Homeowner Rehabilitation Program prior loan repayments are estimated for CDBG and HOME funded loans. Single Family Program repayments are used each year to fund additional loans. Current Multifamily portfolio loans are largely deferred, non-amortizing loans.*

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ACTIVE CITY CLERK

The chart below shows the makeup of City of Seattle funds estimated to be available in 2003.

Use of City Housing Funds 2003



HOME Submission Requirements

HOME funding allocation to the City of Seattle is estimated to be $4,358,000 in 2003 and $4,358,000 in 2004. Table 5.4 summarizes 2003 and 2004 estimated HOME allocations.

Table 2.3
2001-2002 HOME Program, Estimated Allocation

Program	Households Served	Funding Level 2003	Funding Level 2004	User of Funds
Renters				
Rental unit preservation and development	Small and large families & single individuals	$2,646,125	$2,646,125	Nonprofits and private developers
Rent Assistance	Families and individuals	$350,000	$350,000	Nonprofit Developers
Rental Total 75%		***$$2,996,125***	***$$2,996,125***	
Owners				
Homebuyer	Homebuyers	$926,075	$926,075	Homebuyers
Owner Total 25%		***$926,075***	***$926,075***	
Administration	HUD allows 10%	$435,800	$435,800	
GRAND TOTAL		**$4,358,000**	**$4,358,000**	

Use of HOME Program Resource

HOME Program funding will be used as collateral to leverage additional other funding when possible. Anticipated HOME dollars may be reserved for future project funding, consistent with program rules.

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Recapture and Resale Provisions

The following provisions apply to any HOME-funded Homebuyer Assistance Program.

The City of Seattle has three homebuyer assistance programs funded in part with federal HOME funds: the Downpayment Assistance Program (DAP), the Development Cost Program, and the Development Buy Down Program.

A. The Downpayment Assistance Program will require a promissory note and deed of trust for each unit purchased with DAP funds to ensure recapture of the HOME-funded subsidy upon resale, refinance, or change of use or ownership of the property, or if the housing does not continue to be the principal place of residence of the family. Recapture funds will be used to finance additional first-time homes purchased by income-eligible households. The DAP will provide for the recapture of the funds by either the City or a subrecipient.

B. The Development Costs Program will initially require a letter of agreement with the developer. As the development is completed and units are sold to eligible homebuyers, the HOME funds will be converted to downpayment assistance. A Promissory Note and Deed of Trust will be required for each unit purchased with DAP funds to ensure recapture of the HOME-funded subsidy upon resale, refinance, or change of use or ownership of the property, or if the housing does not continue to be the principal place of residence of the family. Recapture funds will be used to assist additional first-time homebuyers.

C. The Development Buy Down program will require:

1. Initial sale and resale of subsidized units to low-income households, defined for HOME purposes as households with incomes at or below 80 percent of the HUD-defined median household income, as adjusted for household size.
2. The resale price during the applicable affordability period will be limited based on the purchase price increased in proportion to the increase in median income, with further adjustments for capital improvements and/or depreciation if deemed appropriate to ensure a fair return to the homeowner consistent with continued affordability.
3. Recorded Deed of Trust, Promissory Note, deed restriction or land covenant, option or right of first refusal.

Tenant-Based Rental Assistance

Seattle will use $350,000 of 2003 HOME funds for tenant-based rental assistance to assist families and individuals who are homeless secure housing and prevent households at risk from losing their housing and becoming homeless. Tenant-based rental assistance will provide short-term (up to one year) transition and eviction avoidance assistance. Households will be assisted within the City of Seattle, with the exception of victims of domestic violence. For safety reasons, victims of domestic violence may be assisted outside the City Of Seattle but within the greater Seattle area. Homeless households unable to locate suitable housing within the City of Seattle may, with approval, use their assistance in the greater Seattle area.

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Need

The need for rental assistance in Seattle is great. The three primary factors that demonstrate the need for HOME tenant-based rental assistance funds are:

- The number of individuals who are homeless;
- The "cost burden" or extent to which gross housing costs exceed 30% of gross household income; and
- The number of households on the Seattle Housing Authority's waiting list for subsidized housing.

The most recent data addressing the scope of these factors in Seattle is presented in later sections of this Consolidated Plan.

Feasibility

Tenant-based rental assistance is feasible in Seattle where the housing stock is in good condition. Despite an overall low vacancy rate. vacancy rates vary from neighborhood to neighborhood, indicating that rental housing would be available.

Appropriateness of Rental Assistance as an Activity/Consolidated Plan Consistency

Tenant-based rental assistance will be used to assist households earning up to 50% of median income and who are homeless or at risk of becoming homeless. This is consistent with the Seattle Consolidated Plan priority to provide safe, habitable permanently affordable, rental housing primarily to very low-income Seattle renter households most in need.

The Seattle Tenant-based Rental Assistance program was developed by the City in coordination with the Seattle Housing Authority and others experienced with rental subsidy and eviction avoidance programs. The rental assistance program is one part of the City's overall homelessness prevention strategy. The program model emphasized flexibility to foster coordination with other homelessness prevention programs, as well as with other fund sources dedicated to rental assistance and eviction avoidance. Administration of the program will include responsibility for rent reasonableness, Housing Quality Standard (HQS) inspection, processing of payments to landlords/tenants, and developing terms for rental assistance contracts.

Tenant Selection Procedures

At least 50% of the households assisted will qualify, or would qualify in the near future without tenant-based rental assistance, for one of the three federal preferences:

- Occupy substandard housing including households that are homeless or living in a shelter for homeless
- Households paying more than 50% of annual income for rent, or
- Households that are involuntarily displaced.

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The remaining households selected to receive HOME funds will meet one of the following:

- Currently living in permanent housing but at risk of becoming homeless;
- Currently living in shelters and need short term rent assistance to move into and stabilize in permanent housing.

Subsidy Amounts

The City will use HUD published Fair Market Rents (FMR) as the rent payment standard for units. Tenants will be required to contribute at least 30% of monthly-adjusted income for rent. The minimum tenant contribution is the greater of 30% of adjusted monthly income or the applicable tenant paid utility allowance.

Other Forms of Investment

At this time, Seattle anticipates using a combination of forms of investment included in HOME Program regulations.

Women and Minority Business Enterprise (W/MBE) Outreach

For projects with HOME or CDBG funding, borrowers are required to comply with 24 CFR, Part 85.36 by taking all necessary affirmative steps to provide opportunities for women and minority business enterprises in procurement and contracting. Such efforts may include, but will not be limited to:

- Identifying and placing these firms on formal and informal solicitation/bid lists;
- Encouraging these firms' participation through direct solicitation or bids or proposals whenever they are potential sources;
- Advertising in minority and women's publications;
- Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms.
- Encouraging contractors and subcontractors to subcontract with qualified WMBEs; and
- Using the services and assistance of the U.S. Small Business Administration (SBA), the Northwest Minority Supplier Development Council (NWMSDC), and the Minority Business Development Agency of the Department of Commerce.

The City does not require any minimum level of WMBE subcontractor participation as a condition of awarding any contract and does not require the borrower to give any preference to a bidder or proposer for its WMBE utilization or WMBE status. However, the City encourages the utilization of WMBEs in contracts funded by the City.

Borrowers of City funds are expected not to create, nor permit contractors or bidders to create, barriers to open and fair opportunities for WMBEs to participate in contracts for projects, and to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services. Borrowers will be required to maintain records of all bids or proposals from general contractors for the projects and relevant records and information necessary to document levels of utilization of WMBEs and other businesses as subcontractors and suppliers on the project.

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In addition, all recipients of HOME rental housing production program funds will be required to comply with the City's Open Housing and Public Accommodations Ordinance, Seattle Municipal Code (SMC) 14.08. City policy prohibits an owner from refusing to sell, rent, or lease because of a person's race, color, creed, religion, ancestry, national origin, age, sex, marital status, sexual orientation, parental status, political ideology, possession or use of Section 8 certificate, or the presence of any sensory, mental or physical handicap.

The City of Seattle promotes the availability and accessibility of housing to all persons. HOME program funds will be administered in accordance with the Federal Fair Housing Act and all other federal legislation governing equal opportunity and nondiscrimination.

Section 3 Requirements

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.1701u) requires that employment and other economic opportunities generated by HOME and CDBG construction shall be directed to (1) low-income persons, particularly those who are recipients of government assistance for housing, and (2) businesses which provide economic opportunities to low-and very low-income persons.

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CITY OF SEATTLE HOUSING POLICIES

The Role of Local Government in Housing– The Office of Housing and its Mission

The Seattle Office of Housing invests in and promotes the development and preservation of affordable housing that offers the opportunity for our city to thrive.

Seattle citizens have on a number of occasions demonstrated their commitment to provide affordable housing for people left behind by the market. Seattle voters have approved three temporary property tax increases since 1980 to fund affordable housing for people with incomes at or below 80% median income and for homeless people. Seattle's most recent housing measure, a $59.2 million levy passed in 1995, has already helped produce approximately 2,000 affordable housing units.

The Office of Housing works with builders, City departments, community groups, lenders, and homebuyers to increase the supply of affordable housing through creative strategies that strengthen neighborhoods and help people at all income levels. More specifically, the Office of Housing strives to:

- **Produce affordable housing for people in need**, in partnership with builders, landlords and tenants, and faith-based and community groups. Using funds from the Seattle housing levy and State and Federal governments, the Office of Housing acts as a lender to help nonprofit and for-profit developers build affordable rental units for people with low or moderate incomes.

- **Preserve existing affordable housing**, working with community groups and private building owners and tenants.

- **Increase the supply of high-quality, well-designed, market-rate housing** throughout the city, working with neighborhood groups, builders, architects, and the City's Department of Design, Construction and Land Use (DCLU).

- **Help tenants**, who account for over half of Seattle's population. To make sure tenants and their landlords understand their rights and responsibilities, the Office of Housing, working with tenant and landlord groups, prepared an accurate, up-to-date information booklet about renting. Other City departments also work with landlords, tenants, and community groups to resolve safety or housing code problems in individual apartment buildings. The City also provides weatherization services to single family and multifamily rental units and provides emergency rent assistance through issuance of emergency rent vouchers.

- **Help moderate-income families buy their first home,** in partnership with nonprofit developers, local lenders, and community organizations.

- **Help seniors and families with incomes up to 80% of median income stay in their homes** by providing grants and low-interest loans for major home repairs and weatherization.

- **Create housing opportunities** for homeless people, families, seniors, and others who need help accessing affordable housing, in partnership with people and organizations throughout the city.

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CHANGE DYNAMICS

One of the first things staff at the Office of Housing did after the Office was created in 1999 was to study the changes that have occurred in the Seattle housing market and have affected low- and moderate-income households over the last few years. These "change dynamics" can be summarized as follows:

A growing jobs/housing imbalance has led to increasing housing prices and decreasing vacancy rates. The region's strong economy has spurred the creation of some 50,000 jobs in Seattle from 1995 through 1998. In contrast, only 7,900 housing units were permitted from 1994 through 1999. A shortage of suitable in-city sites for new development, more stringent environmental regulations for production and preservation, and upward pressure on the market have compounded the problem.

Increasing housing prices and gentrification in inner-city neighborhoods have particularly hurt those with low incomes. Many people who used to be able to find housing they could afford can no longer do so without assistance. They are often forced out of the city when prices in their neighborhoods increase beyond what they can afford. People who earn the minimum wage or below are hard-pressed to find any unsubsidized housing in Seattle they can afford.

Increasing need for project operating support from local fund sources to support housing affordable for people with incomes at or below 30% of median income. One need expressed by sponsors of housing for the extremely low-income is a need to identify additional fund sources that support services to tenants for housing units created for people with incomes at or below 30% of median income. Federal McKinney program funding has been used in the past to subsidize new units; now it is essentially only available for renewals and not for new projects. Creating additional housing affordable for people with incomes at or below 30% of median income will put a strain on the existing sources for operating support.

Increasing housing prices have also hurt people, who increasingly need help with housing. The City's role in housing has traditionally been focused on those most in need. However, rapid increases in housing prices have expanded the City's housing constituency to families with incomes at or below 80% median income, who now find themselves priced out of many housing options.

Traditional resources are shrinking at the same time rising housing prices are creating increased pressure for affordable housing. Both capital and operating funds have become more difficult to obtain, putting pressure on the City to provide greater amounts of assistance for the production and preservation of affordable housing.

Nonprofit development capability and expertise is underutilized as housing production costs skyrocket and resources do not keep up at the same pace. Nonprofit capacity has expanded significantly over the last ten years, providing an invaluable production resource. Lack of financing, increasing land prices and limited availability, increasing construction costs, and financial resources continuing at the same amounts year after year are increasingly producing underutilized nonprofit capacity.

During the past two years, 2,000 housing units have been converted from rental units to condominiums. In addition, the median price for a condominium increased from $140,000 to $186,250, or a 33% increase. While condominiums continue to be an affordable home ownership option, the median price is increasing at a faster rate than single-family home sales.

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OFFICE OF HOUSING BUSINESS PLAN

The Office of Housing has developed a business plan to respond to the changing housing needs of Seattle's citizens. At the same time, it has pursued a number of overarching changes in the way it conducts business. The Office of Housing has sought to:

- *Influence and form partnerships with key regional players to develop low-income housing around the region;*
- *Build public support for affordable housing for lower income families and individuals;*
- *Work with neighborhood planning groups around the city to help them focus their planning for affordable housing;*
- *Improve its own operating systems and business practices to become more efficient and businesslike; and*
- *Work with housing nonprofit organizations to build capacity to enable them to become stronger partners.*

To meet Seattle's housing challenges and implement its capital plan, the Office of Housing has developed a Business Plan with a single Line of Business: Housing. This single Line of Business is focused around three operational programs:

- *Multifamily Production and Preservation Program*
-
- *Homeownership and Sustainability Program*
- *Community Development Program*

Within those three program areas, the Office of Housing will pursue a combination of strategies to produce, preserve and rehabilitate affordable housing throughout the city.

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MULTIFAMILY PRODUCTION AND PRESERVATION PROGRAM

The purpose of the Office of Housing's Multifamily Production and Preservation Program is to develop, rehabilitate, and maintain affordable multifamily rental housing so that the supply of housing for Seattle residents is increased and affordability remains sustainable. To meet this goal, the Office of Housing will manage the Seattle housing levy and other fund sources, lending funds to for-profit and nonprofit developers of affordable housing.

The Office of Housing will meet these multifamily goals through a range of program strategies. These strategies include:

MULTIFAMILY REHABILITATION LENDING AND INVESTMENT SERVICE. The Office of Housing provides financing to develop and rehabilitate multifamily rental units.

PRESERVATION OF ASSISTED HOUSING SERVICE. OH works to preserve the existing affordable housing stock, including projects with expiring Section 8 contracts, HUD financing, tax credits or other affordability restrictions.

ASSET MANAGEMENT SERVICE. The Asset Management Program provides portfolio management for the City housing investments and operational support to housing providers.

TAX EXEMPTION PROGRAM SERVICE. The Tax Exemption Program was created in 1998 to provide a property tax exemption to stimulate housing development by primarily the private market in certain targeted Seattle neighborhoods so that more affordable housing choices are available. The program sunset on December 31, 2001, but an evaluation is underway and legislation reauthorizing the program will be taken to City Council for consideration in the 1st or 2nd Quarter of 2003.

TRANSFER OF DEVELOPMENT RIGHTS (TDR) AND HOUSING BONUS PROGRAMS SERVICE. This service provides ways for commercial developers to achieve additional density for office and hotel developments in Downtown. Commercial developers may purchase TDR from housing sites (the proceeds are used to preserve low-income housing) or earn housing bonus by making a contribution to mitigate a portion of the impacts of additional commercial density on affordable housing in Downtown.

SOUND FAMILIES SERVICE. The Sound Families Initiative is a regional effort with the Bill and Melinda Gates Foundation to house homeless families.

SOUTH LAKE UNION AFFORDABLE HOUSING FUND. OH will administer approximately $2.25 million to facilitate production of low-income, work force housing in the South Lake Union area.

INTERNATIONAL DISTRICT/PIONEER SQUARE MULTIFAMILY REHABILITATION PROGRAM. OH will use tax-exempt bond proceeds, working in partnership with the Washington State Housing Finance Commission, to make loans to private dilapidated or earthquake damaged multifamily housing in these neighborhoods.

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HOMEOWNERSHIP AND SUSTAINABILITY INITIATIVES PROGRAM

The purpose of the Office of Housing's Homeownership and Sustainability Initiatives s to assist Seattle residents in becoming homeowners and/or preserving and improving their current home. To meet this goal, the Office of Housing will use City of Seattle levy funds and other private and public funding sources and work with local partners to create a range of programs designed to help low and moderate income current and potential homeowners.

The Office of Housing will meet these homeownership and sustainability goals through a range of program strategies.

These strategies include:

ENERGY CONSERVATION AND RENOVATION SERVICE. Through this service, the Office of Housing provides rehabilitation and weatherization services to Seattle residents so they can repair, preserve, and improve their homes and reduce their energy costs.

HOMEBUYER ASSISTANCE SERVICE. The Homeownership Assistance Service was created to provide financial assistance and counseling to eligible Seattle households so that they may become homeowners.

EMPLOYER ASSISTED HOUSING PROGRAM SERVICE: OH has established the nationally recognized HomeTown Home Loan Program, in partnership with HomeStreet Bank to provide favorable financing to employees of the city, UW, Seattle U, several hospitals and a total of 14 employers. The Location Efficient Mortgage (LEM) is a part of the HomeTown Home Loan Program.

CITY CLERK

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COMMUNITY DEVELOPMENT PROGRAM

The purpose of the Office of Housing's Community Development Program is to provide strategic planning, program development, and vacant land redevelopment to increase housing opportunities for Seattle residents.

The Office of Housing will meet these community development goals through a range of program strategies.

These strategies include:

2002 HOUSING LEVY. Implementation of the 2002 Housing Levy including an Administrative and Financial Plan and other program development work.

- Develop Homebuyer Program guidelines; identify new strategies to meet goals.
- Develop Neighborhood Housing Opportunity Program: define economically distressed communities
- Develop Rent Assistance guidelines
- Explore new multifamily programs: housing easements/credit enhancement
- Develop O & M Program guidelines – develop linkages with Section 8 program

REDEVELOPMENT SERVICE. OH handles disposition of remaining redevelopment parcels and fosters housing development on surplus land.

HOUSING PROGRAM AND POLICY DEVELOPMENT SERVICE. This service provides strategic planning, policy development, and new program resources to Office of Housing staff and other agencies so that housing resources and programs can be used effectively and expanded.

- $10-$20 million additional resources will be provided to support new and existing housing programs.
- Coordinate major city housing policy through the Housing Element of Con Plan, the Comprehensive Plan, and Levy Administrative and Financial Plan
- Re-evaluate Con Plan SOA guidelines
- Identify ways to link housing, economic development, and public infrastructure to implement Neighborhood Plan strategies
- Develop information and support for teacher housing initiatives, artist live/work initiatives, and other targeted populations

DEVELOPMENT INCENTIVES. Seattle has been a leader in using incentives to increase affordable housing production by for-profit and nonprofit developers.

- Identify housing incentive strategies with center City neighborhood groups
- Prepare evaluation report on the Tax Exemption Program and prepare reauthorizing legislation for City Council in the 1st or 2nd quarters of 2003.
- Improve inter-depart coordination on housing permits and infrastructure related issues

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GROWTH MANAGEMENT AND PLANNING POLICY GUIDELINES

The City of Seattle's work on housing issues is guided by policies which were developed through three community planning efforts: the Seattle Comprehensive Plan, which was adopted in 1994 in response to the State of Washington's Growth Management Act; the 38 neighborhood plans developed in Seattle neighborhoods as their response to the Comprehensive Plan; and the Human Development Framework, which was created in collaboration with other local governments, community members, human service providers, and funders.

Seattle Comprehensive Plan

The Comprehensive Plan set projections for Seattle's growth and development during the 20-year period between 1994 and 2014. These projections were established to help Seattle accommodate growth and maintain affordability while encouraging housing diversity and quality. See more on Comprehensive Plan projection and resources expected to be available in the Strategies and Capital Plan in Section 2.

The Comprehensive Plan estimated that employment in Seattle would grow by 146,600 new jobs by 2014, with 82,000 of those jobs created between 1995 and 2000. It estimated that Seattle's housing stock would expand to accommodate 60,000 new households over the 20 year period, with 16,500 new households needing homes between 2000 and 2005.

In addition to its overall goals for housing production, the Comprehensive Plan also established affordability goals to ensure that Seattle provided housing affordable to low and moderate income households. Specifically, these goals commit Seattle to plan for:

- *A number of units affordable to households between 0% and 50% of median income at least equal to 20% of expected household growth, or between 10,000 and 12,000 units; and*
- *A number of units affordable to households between 50% and 80% of median income at least equal to 17% of expected household growth, or between 8,500 and 10,200 units.*

Neighborhood Plans

Following the adoption of the Comprehensive Plan, neighborhood groups throughout Seattle began their own planning processes, examining how the Comprehensive Plan's overall goals for housing, open space, infrastructure, and human services would be met in their communities. Many of these plans focused a great deal of attention on the need for affordable housing, and many communities proposed innovative solutions in their plans: from relaxing parking requirements for housing in neighborhoods served by transit to encouraging innovative and affordable housing designs.

Taking into account the neighborhood plans, Seattle's housing strategy will unfold differently in each community, tailored to the specific needs and desires of each neighborhood.

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CITY-WIDE HOUSING FUNDING POLICIES

In addition to the overarching policies described above, the City of Seattle has developed a number of housing-specific policies designed to guide the implementation of its housing assistance programs.

City Rental Affordability Policies

"Affordable rent" for low-income tenants means annual rent not exceeding 30% of 80% of median income; affordable rent for tenants with income not exceeding 60% of median income means annual rent not exceeding 30% of 60% of median income; affordable rent for very low-income tenants means an annual rent not exceeding 30% of 50% of median income; and affordable rent for extremely low-income tenants means an annual rent not exceeding 35% of 30% of median income.

"Median income" means annual family median income for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as published from time to time by HUD, and as adjusted for household size according to the method used by HUD for income limits in subsidized housing. For purposes of rent limits, median income generally is adjusted according to the presumed family size based on number of bedrooms in a unit, consistent with HUD rules for the HOME program.

General rule: Program funds are available only for units that will be occupied by tenants with incomes at or below the applicable limits at affordable rents for the respective income categories. Tenant households with income above the eligibility levels are called "over-income tenants." Rents for over-income tenants may be increased above program affordable rent levels described above. City funding will not be available for units that will be occupied by residents with income greater than 80% of median income; however, the City may require as a funding condition that units occupied by such tenants, although not City-funded, become rent-regulated under a City Regulatory Agreement when occupancy changes.

The following Rental Affordability Policies shall apply to Seattle Office of Housing sources that provide capital subsidies to produce or preserve rental housing.

(1) Permanent capital fund sources, excluding 2002 Levy Funds, are subject to the following affordability policy in the 2003-2004 biennium:

- At least 50% of rental program funds shall be used for units with affordable rents for extremely low-income tenants (people with incomes at or below 30% of median income);
- Remaining rental program funds shall be used for units with affordable rents for very low-income tenants (people with incomes at or below 50% of median income), except for:
- (a) Rental program funds may be used for units with affordable rents for low-income tenants (people with incomes at or below 80% of median income) in the Central Area SOA, the Southeast SOA, the Southwest SOA, and the Pioneer Square and International District of the Downtown SOA for the purposes allowed in the SOA policies, or within half a mile of a light rail station or major transit center located outside of downtown. Only CDBG and HOME funds may be used for this purpose.

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- (b) 1995 Levy funds targeted for units with affordable rents serving people with incomes between 50-65% of median income will be subject to the 2002 Neighborhood Housing Opportunity Program (NHOP) affordability policy described below.

(2) 2002 Levy Rental Preservation and Production Program funds are subject to the following alternative affordability policy during the 7-year levy term (2003-2010):

- At least 59% of rental program funds shall be used for units with affordable rents for extremely low-income tenants (people with incomes at or below 30% of median income);
- Up to 10% of rental program funds may be used for units with affordable rents serving people with incomes at or below 60% of median income;
- A target of 31% of rental program funds shall be used for units with affordable rents for very low-income tenants (people with incomes at or below 50% of median income). The actual amount will be determined based on the amount of funds used for units serving people with incomes at or below 30% and 60% of median income, as shown above.

(3) 2002 Levy Neighborhood Housing Opportunity Program (NHOP) funds are subject to the following alternative affordability policy during the 7-year levy term (2003-2010):

- At least 25% of program funding shall be used for units with affordable rents for extremely low-income tenants (people with incomes at or below 30% of median income);
- Up to 75% of program funding may be used for units with affordable rents for low-income tenants (people with incomes at or below 80% of median income).

The Rental Affordability Policies apply to funding available in the City of Seattle biennial budget cycles (i.e. 2003-2004). Funding that does not meet the Rental Affordability Policies in the first year of a biennium must be brought into compliance by the end of the second year. The Rental Affordability Policies do not apply to programs where the City leverages other funds through credit enhancement strategies, or to other City funds sources (such as the South Lake Union Fund) where specific affordability guidelines are adopted by legislation.

Bridge loans are also not subject to the policies set forth above, and funds used only for a bridge loan shall not be included (in numerator or denominator) in calculating percentages for purposes of those policies. To the extent that a bridge loan from a source in one of the three above categories is repaid or converted to long-term financing during the biennium, the use of the funds repaid, or the housing financed by the converted loan, as applicable, shall be included for purposes of all percentage calculations for the applicable fund source category, as if such funds had first been available during the biennium.

Rental Housing Priorities: 2003- 2004

Rental housing priorities will be as follows (not listed in priority order):

- Family Housing (projects with 50% or more of the units containing two or more bedrooms);

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- Neighborhood Plans (projects that implement strategies identified in City-accepted Neighborhood Plans)
- Senior Housing (projects in areas with demonstrated shortfall in supply of low-income senior housing);
- Housing for people who are homeless and/or disabled (recommendations from the Seattle-King County 1999-2000 Homeless Response report, the United Way Homeless Initiative, and priorities established in the Seattle-King County Continuum of Care applications will be used to establish Office of Housing funding priorities; housing for persons participating in the Gates Foundation Sound Families Initiative, welfare to work or employment programs for homeless will also receive priority);
- Section 8 Preservation and Expiring Use Projects (preserving units with expiring project-based federal operating subsidy, expiring tax credit affordability restrictions and other developments with expiring affordability restrictions);
- Housing units for people with incomes at or below 30% of median income (developments including a substantial proportion of units serving households with incomes at or below 30% of median income will receive priority in order to meet the affordability policies for 2002 Levy funds described above; projects that have secured significant philanthropic or non-city resources to provide necessary support services will receive high priority); and
- Transit-Oriented Development (projects located within ½ mile of a light rail station or major transit center and that incorporate pedestrian uses and transit access into the design).

Homebuyer Assistance Policy

The City has had a Homebuyer Assistance program in place since 1997. This program provides down payment assistance loans to first time homeowners. The program is supported by HOME funds and 1995 Housing Levy funds.

Policies Applicable to All City Homebuyer Assistance

The following policies apply to all assistance for the purchase of property for home ownership when that assistance is either provided by the City (using any fund source) or is provided by a public or nonprofit agency either using funds lent or granted by the City, or using money or property that is subject to an agreement with the City because it is derived from City funds or property (for example, money in a revolving loan fund). In this section "City Homebuyer Assistance" means all such assistance, including loans to home buyers; loans to developers or prior owners assumed by, or otherwise passed through to, home buyers; and interest rate buy downs. Assistance for any improvements, if committed or provided in connection with a home purchase, is considered to be assistance for the purchase.

The total amount of City Homebuyer Assistance for any household is limited to $35,000, except for assistance provided to a non-profit developer for development costs associated with a land trust project.

All program participants are required to complete a homebuyer education program and be certified by the agency providing the education. Potential borrowers must be first-time homebuyers with incomes at or below 80% of median income and be able to financially qualify for a first mortgage with a participating lender. First time homebuyers are defined as "any individual who has not owned a home during the three year period prior to the purchase of a home, except that a) any individual who is a displaced homemaker may not be excluded because that individual, while a homemaker, owned a home with his or her spouse or partner; and b) any individual who is a parent or guardian of a minor child may not be excluded because that individual previously owned a home with his or her former spouse or former partner."

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Priority will be given to borrowers who live in Seattle, are public employees working in Seattle, or other households with at least one person employed within the City of Seattle.

All loans will be secured with a deed of trust and promissory note. Repayment terms shall be subject to Office of Housing approval and shall specify an interest rate which generally shall not exceed 3% simple interest, a loan term which generally shall not exceed 25 years, and the period of deferred payment or share of appreciation, if any. All funds loaned through this program will be recaptured and used to fund additional down payment assistance loans to income eligible households. The Office of Housing has the authority to revise the maximum loan amount if increases in interest rates or sales prices create difficulty in qualifying low-income households as homebuyers in Seattle. The Director of the Office of Housing must provide five-(5) working days' notice to the Mayor and City Council if the loan amount is to be increased. The final decision of the OH Director will be made with responses from the Mayor and City Council taken into account.

These policies apply and are effective for all awards of assistance directly from the City to home buyers that are approved on and after the effective date of the ordinance adopting these policies, and shall be incorporated in all contracts and amendments made on and after that date under which any City Homebuyer Assistance will be made available by or through another public or nonprofit entity.

Policies Applicable only to 1995 Housing Levy Funds

The 1995 Levy supported loans are available only for homes purchased in the Special Objective Areas as defined in this plan.

Policies Applicable only to 2002 Housing Levy Funds

The 2002 Levy Homeownership Program: Home Buyer assistance funded through the 2002 Levy may be used for downpayment and closing cost assistance, and interest rate buydowns. Funds must be focused primarily in economically distressed areas and areas with a homeownership rate below the citywide rate, to be defined in the Administrative and Financial Plan. Additional eligibility limits apply to these funds, as follows:

- At least 50% of program funding shall be used to assist first time homebuyers with incomes at or below 60% of median income;
- Up to 50% of program funding may be used to assist first time homebuyers with incomes at or below 80% of median income.

Homeowner Rehabilitation Policy

The purpose of the HomeWise Program is to:

- *Provide healthy, safe housing for low-income households*
- *Improve energy efficiency of the housing stock;*

HomeWise repair priorities are:

- *Health, safety, and structural deficiencies;*
- *Energy efficiency upgrades;*

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There have been various homeowner rehabilitation programs available in Seattle during the past 30 years. Currently the Office of Housing administers the HomeWise program, which provides low interest rehabilitation loans, and weatherization services on a grant basis, to income eligible owners. The HomeWise program focuses on preserving single-family homes, maintaining the City's supply of low and moderate income housing, enhancing neighborhoods and building communities. Rehabilitation loans are only made to people with incomes at or below 80% of median income and the home must be their principal residence. The maximum individual rehab loan is $45,000, with a waiver allowing up to $10,000 additional (for an overall total of $55,000). Interest rates generally are set at 3% simple interest. Depending on the circumstances of the individual household the loan may be amortized or deferred. The program prioritizes loans for health, safety, and code violations. Weatherization loans will be made for weatherization-related repairs in homeowner single family homes and eligible rental properties occupied by households with incomes at or below 60% of median income.

Bridge Loan Policy

Bridge loans are intended to provide funding to permit housing projects to proceed in advance of the availability of permanent project funding. Bridge loan funding is available for project development activity such as acquisition and/or construction.

Bridge loans will be made utilizing any OH-administered fund sources determined to be appropriate by the OH Director. The maximum term of bridge loans shall be two years. OH shall require payment of a reasonable rate of interest, which shall be no less than 3% simple interest, and/or a loan fee for providing the bridge loan. A bridge loan may be made as a component of a larger loan of permanent fund sources in order to minimize documentation. OH will provide annual reports to City Council regarding the bridge loan program.

OTHER CITY-WIDE HOUSING POLICIES

Dispersion Policies

Dispersion Requirement. A dispersion requirement has been developed to ensure that subsidized rental housing is not over-concentrated in small areas. The dispersion requirement is based on U.S. Census block groups, each of which contains approximately 500 housing units. The dispersion requirement is generally intended to limit the proportion of subsidized rental housing units in a block group to no more than 30% of the total existing units.

Dispersion Implementation Guidelines. The City's Office of Housing administers these dispersion requirements using the following guidelines:

- Generally, the Office of Housing will not fund, or certify as consistent with this Plan, a project if the number of subsidized units it would add exceeds the capacity for additional subsidized units in the block group where the project is located, based on the following calculation: total number of housing units previously existing in the block group multiplied

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by 30% less the number of existing subsidized units in the block group.

- *The density-based dispersion requirements do not apply to mixed income developments, homeownership projects, and tenant-based Section 8 voucher or certificate programs.*

- *Dispersion requirements do not apply with the Downtown Special Objective Area (the Downtown SOA is on the west side of I-5). However, a number of census block groups span I-5. For such census block groups, projects on the west side of I-5 within the Downtown SOA shall not preclude location of new projects on the east side of I-5 unless the 30% density limit has been met within the portion of the census block group on the east side of I-5.*

- *Dispersion decisions are based on the most current residential unit data available. The City's subsidized rental housing inventory is updated annually and includes the most recent information from local, county, state and federal subsidized housing databases.*

Dispersion Requirement Waivers. The Director of the Office of Housing may review proposed projects and grant an administrative waiver from the applicable subsidized rental housing density limits for projects that meet all other Consolidated Plan requirements in the following cases:

- *When natural or constructed boundaries between existing subsidized rental units and a proposed subsidized rental housing development substantially lessen the cumulative impact of the assisted housing.*

- *When existing and/or proposed subsidized rental units are predominantly subsidized rental elderly projects.*

- *When a proposed subsidized rental project qualifies as a neighborhood-supported project. For detailed definition of a neighborhood-supported project, look in the glossary attached to the Consolidated Plan. To qualify for a waiver, a project must be broadly supported by immediate neighbors. There would also need to be public notification and consultation with neighborhood groups.*

- *When the proposed site or building to be developed has historic preservation designation, which is defined as a site listed in the national Register of Historic Places, the state historic register, or designated by the City Landmarks Preservation Board and approved by the City Council.*

- *When a neighborhood plan or planned residential development that includes a deliberate concentration of subsidized housing that would exceed dispersion criteria limits, indicates that more market rate housing is anticipated within the area in the next five or so years, and market-rate housing activity is beginning to happen, although low- and moderate-income housing may constitute more than the dispersion requirements allow.*

- *When there are anomalies within or at the boundaries of the block group which result in peculiar density calculations.*

- *When a subsidized project is intended to improve conditions in the private housing market either as a leader for more development in the future or to eliminate a problematic site impeding community development.*

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- *The Director of the Office of Housing or a designee may grant a waiver of dispersion requirements after five working days' notice to the Mayor and City Council. Final waiver decisions will be made with Mayor and City Council responses taken into consideration. The basis on which waivers may be granted is detailed in the preceding section.*

In addition, if the City's Comprehensive Plan, as amended, or a City Council-accepted neighborhood plan, authorizes a number of housing units for homeless and/or low-income persons in a specific area, then any project in that area that does not cause the total of such units to exceed the authorized number shall be considered consistent with the location criteria in this Plan.

Notification Policies

The City's notification requirements for the siting of subsidized rental housing are known as "Good Neighbor Guidelines." When a housing provider plans to locate a program in a neighborhood, neighbors may have questions or concerns. The Office of Housing (OH) believes that the best interests of the providers, neighbors, and customers will be served if a positive dialogue and long-term relationship is established early on. The objectives of the Good Neighbor Guidelines are to help facilitate discussion and to see reasonable adjustments for addressing identified concerns.

Under the *Good Neighbor Guidelines*:

- *Notification should begin as soon as control over a site is obtained. Establishing a positive relationship with neighbors begins with a well-organized notification process.*
- *The extent of outreach is largely dependent on the type and size of the project and its actual or potential impacts on the surrounding community. Immediate neighbors, local businesses, and community councils should be the first to be notified.*
- *Complete information should be provided about the history of the organization, design of the facility, clients served, how the facility will be operated, secured and maintained, how the neighbors can be involved and who can be contacted with questions and concerns.*
- *Community acceptance and support are further developed through community involvement with the development and operation of the project. Citizen advisory committees can provide that connection. Also, nonprofit organizations should consider seeking a board member from the surrounding neighborhood.*

Residents, the City and housing developers may at times disagree about the potential impact of a proposed project and the extent to which concerns may be addressed. It is OH policy that subsidized rental housing should be permitted and supported in all neighborhoods except where a high concentration of subsidized housing already exists. OH will not deny funding to a project solely on the basis of community-identified concerns, if that project has adhered to all location and siting guidelines. Community support of a project is not required.

Relocation Policy

All City programs and projects should minimize displacement. When displacement is necessary, the City's goal is to minimize the impacts. The City is currently drafting City-wide relocation policies that will provide assistance to all eligible persons permanently or temporarily displaced as a result of City-funded activities.

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City law generally requires that a tenant household with income at or below 50% of median income must be paid relocation assistance if it must move because its unit is being demolished, changed in use or substantially rehabilitated, or because federal use restrictions are being removed from the building. Relocation assistance payments total $2,000 per household, with half paid by the City and half paid by the owner/developer. This relocation assistance is generally required to be paid to eligible tenant households unless it will be paid under some other program.

In addition, City law requires the owner of a building to give ALL residential tenants 90 days notice of the owner's intent to demolish, change the use of, substantially rehabilitate, or remove use restrictions from a building. With some exceptions, this law applies to all housing, whether in private, public, or nonprofit ownership.

Any housing development project (acquisition, rehabilitation, demolition, conversion) that receives federal HUD funding will be required to comply with applicable federal rules, including those under the Uniform Relocation Assistance and Real Property Policies Act (URA) and with the City's Residential Antidisplacement and Relocation Assistance Plan (RARAP) where applicable.

Fair Housing Policies

The Federal Fair Housing Act (FHA) prohibits discrimination in housing on the basis of race or color, national origin, religion, sex, familial status, and disability. The City of Seattle's housing policies serve to affirmatively further fair housing in accordance with the Act. The Seattle Unfair Housing Practices Ordinance is substantially equivalent to the FHA, and offers additional civil rights protections to individuals.

Education on Fair Housing issues

The Seattle Office for Civil Rights (SOCR) provides comprehensive, accessible information to Seattle residents concerning the City's laws against discrimination. SOCR prepares and distributes brochures, cards and other printed materials in English and numerous other languages, and responds to press and citizen inquiries. SOCR also provides training, educational programs and forums to residents and property managers about Seattle's laws against discrimination. In addition, SOCR participates in a quarterly training for landlords, sponsored jointly by HUD, SOCR and other regional fair housing agencies. SOCR also attends and staffs information booths and educational tables at local community fairs, summer events, educational gatherings, etc. to inform residents about Seattle's fair housing laws.

SOCR promotes a broader social justice agenda through sponsorship of the annual Seattle Human Rights Day celebration and the CityTalks! Race Discussion series, an ongoing opportunity for City Employees to talk about how to create communities free of discrimination.

In the wake of the events of September 11, 2001 SOCR has worked to ensure protection from discrimination for all people. SOCR partnered with community groups such as Hate Free Zone to reach every community in Seattle. In 2003 and 2004 SOCR will conduct 50 presentations and workshops about fair housing, focused on immigrant, minority and refugee communities

SOCR has developed TV ads that focus on housing discrimination and discriminatory lending practices. Starting in late 2002, these ads will air in the Seattle and Tacoma viewing areas with an added "800" number to report fair housing violations. SOCR and Tacoma Human Rights

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Human Services have joined forces for this campaign and to route calls to the appropriate fair housing enforcement agency.

Focus on Responsible Lending Practices

Predatory lending practices can wreak havoc in a community. They lead to foreclosures and instability in homeownership. Predatory practices also deplete assets the City provides to homeowners through mechanisms such as block grant and energy assistance programs. SOCR and the Office of Housing are participating with the Seattle/King County Coalition for Responsible Lending to study the extent and nature of predatory lending practices in our area. Through the Coalition, SOCR and OH also are working on community education projects, and increasing our ability to assist residents who fall victim to predatory practices.

The Seattle Office for Civil Rights currently has a pending grant proposal for HUD Fair Housing Initiatives Program funds. The funds would allow SOCR to prepare brochures and an educational presentation for the public in 2003 on avoiding predatory lending practices. The brochures and multi-media presentation (entitled "Danger! Your Home May Be At Risk") would be translated into several languages, and marketed throughout the city, including sites that serve immigrants and non-English speaking populations.

Enforcing Fair Housing Laws

The Seattle Office for Civil Rights (SOCR) promotes equal access to services within the City of Seattle by enforcing city, state and federal anti-discrimination laws. SOCR investigates complaints to eliminate discrimination in housing, employment, public accommodations and contracting. We project that in 2003–2004 we will accept filing of approximately 100 fair housing complaints, and complete approximately 100 fair housing investigations. We anticipate that about 80 of those investigations will be conducted under SOCR's cooperative agreement with HUD's Office of Fair Housing Enforcement. The remainder of our fair housing investigations will address issues unique to Seattle's laws, such as housing discrimination based on participation in a government housing subsidy program, or based on sexual orientation.

Fair Housing Audits and Testing

Rental audits and testing programs obtain data about the prevalence of potentially discriminatory practices in the housing rental market. Some property owners and managers conduct their own tests to ensure that their employees are not engaging in questionable activities. SOCR will be working with the Fair Housing Center of South Puget Sound (FHCSPS) to conduct some fair housing tests in 2003 and beyond.

SOCR and FHCSPS currently are working under a grant with HUD, which will end in February 2003. Under this grant, SOCR has contracted to complete a series of tests to determine whether Seattle's Hispanic, Cambodian, Vietnamese and Middle Eastern immigrants experience discriminatory practices in their searches for rental housing.

SOCR and the Fair Housing Center of South Puget Sound will conduct at least 20 tests for discrimination based on race in Seattle in 2003. SOCR will publicize the results of tests at the end of the program. In cases of clear discrimination, SOCR will file a director's charge against anyone found to discriminate, and will work to correct the discriminatory practices.

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NEIGHBORHOOD-BASED HOUSING STRATEGIES

This section of the Consolidated Plan brings together the neighborhood-based housing strategies that have been developed through:

- the development and acceptance of **Neighborhood Plans**
- the designation of **Special Objective Areas**
- the **Neighborhood Revitalization Strategy Areas** designations

Neighborhood Plans

As part of its comprehensive planning process, the City of Seattle initiated a neighborhood planning program. Under the direction and support of the former Neighborhood Planning Office, individual city neighborhoods engaged in a multi-year community visioning and planning effort. The result is a collection of planning documents that describe the activities needed to implement both the neighborhoods' visions and the overall development direction of the Comprehensive Plan.

The following chart summarizes the housing element of each of these neighborhood plans. The chart includes the number of housing units in the neighborhood in 1994 and the growth estimate for 2014, the last year of the twenty-year period of the Comprehensive Plan. The shaded squares on the chart indicate general housing programs and/or strategies mentioned in the housing element for that particular neighborhood plan. The neighborhoods are broken out by the six geographic sectors utilized by the City for Neighborhood Plan Implementation.

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Southwest Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Admiral District	798	340	1138	43%											
W. Sea. Junction (CA & Alaska)	1568	1100	2668	70%				X		X	X				
Morgan Junction (CA & Alaska)	1104	300	1404	27%							X				
Delridge (25th Ave & SW Barton)	1654	700	2354	42%	X	X		X	X	X	X		X		
South Park	997	350	1347	35%		X	X		X				X		
George-town												X			

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TOTAL SW Sector	5323	2450	7773	46%											

Southeast Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
North Beacon Hill	1844	550	2394	30%				X							
Rainier Ave. @ I-90	2043	1200	3243	59%		X	X	X	X		X	X			
MLK Way @ Holly	1247	800	2047	64%		X	X		X	X	X	X			
Colum-bia City	1639	740	2379	45%		X	X		X	X	X	X			
Rainier Beach	1482	740	2222	50%		X	X		X	X	X	X			
TOTAL SE Sector	26345	7190	33535	27%											

East Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Capitol Hill / First Hill															
Capitol Hill	12450	1980	14430	16%		X	X		X	X	X	X	X	X	
First Hill	5896	2550	8446	43%					X	X	X	X			
Pike-Pine	2349	720	3069	31%					X	X	X	X			
Central Area Residential Villages															
Madison Miller	1486	400	1886	27%	X	X	X	X	X	X	X	X	X		X
23rd & Jackson	3186	900	4086	28%	X	X	X	X	X	X	X	X	X		X
TOTAL East Sector	25387	6550	31317	23%											

West Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Downtown Urban Center															
Denny Regrade	5700	6500	12200	114%					X	X	X	X	X	X	X
Comm. Core incl. Mkt	1450	1300	2750	90%					X	X	X	X	X	X	X
Denny Triangle	525	3500	4025	667%					X	X	X	X	X	X	X
Intl. District	1530	1370	2900	90%					X	X	X	X	X		
Pioneer Square	905	1620	2525	179%					X	X	X	X	X		
Uptown Queen Anne	3138	1360	4498	43%	X		X			X	X	X		X	X
Upper Queen Anne	1063	300	1363	28%		X	X	X	X	X					X

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South Lake Union	461	1620	2161	369%	X							X			
Eastlake	2423	380	2803	16%	X	X	X			X	X	X	X	X	X
TOTAL West Sector	17195	17950	35225	105%											

Northeast Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
University Urban Center															
Univer-sity NW	4324	1830	6154	42%		X	X	X	X	X	X	X			
Universi ty Village	973	480	1453	49%		X	X		X	X	X	X			
Roose-velt	1007	340	1347	34%		X	X	X	X		X	X			
North-gate	3291	3150	6441	96%							X	X			
North District Lake City	2740	1400	4140	51%				X	X	X	X				
TOTAL NE Sector	12335	7200	19535	58%											

Northwest Sector

Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	General Housing Programs and Strategies										
					City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Crown Hill	929	310	1239	33%		X	X	X			X	X			X
Ballard	4279	1520	5799	36%		X	X	X			X	X	X	X	X
Green-lake	1439	400	1839	28%		X	X	X	X		X	X		X	X
Green-wood	1283	350	1633	275		X	X			X	X	X			X
Aurora Licton Springs	2160	900	3060	42%	X						X	X	X		X
Broad-view, Bitter Lake, Haller Lake	2271	1260	3531	55%	X	X		X			X	X			X
Fremont	3766	820	4586	22%	X	X	X	X	X	X	X	X	X		X

Walling -ford	1973	200	2173	10%		X	X	X	X		X	X	X	X	X
Eastlake	2423	380	2803	16%					X	X	X	X	X		
TOTAL NW Sector	18100	5760	23860	32%											

Special Objectives Areas

For certain areas, the Office of Housing has formulated specific investment strategies and created particular combinations of programs to address identified housing conditions and community development goals. These neighborhoods are Special Objective Areas (SOAs). In general, the SOA designation is limited to low-income neighborhoods with a moderately high concentration of assisted housing, but where a particular type or scale of housing may help address that area's specific housing problems.

Impact Areas are subareas of SOAs. They exist where careful and focused targeting of housing programs, in combination with community development programs, is needed to revitalize neighborhoods.

SOAs have been selected based upon the following general neighborhood conditions.

- Low-income areas with median household incomes at 50 percent or less of the Seattle average income as defined by the 1990 Census.
- High crime rate: areas rated as significantly above average in one or more Part 1 Offenses in the Seattle Police Department's Annual Report
- Below average housing conditions: substantial portion of housing stock (both single and multifamily) in need of minor repairs or major rehabilitation.
- High rental housing vacancy rates: vacancy levels above city average in multifamily complexes.
- Weak market for housing sales: average single-family home sale price at 80 percent or less of city average.
- Concentration of subsidized housing: the percentage of subsidized housing substantially higher than citywide.

Based on these general criteria, four areas are designated SOAs: Southwest Seattle, Southeast Seattle, Central Area and Downtown. Maps showing location of these areas follow. These SOAs are established along with all related policies for the duration of the Consolidated Plan.

The following policy applies to the development of mixed-income projects within an SOA. If private financing for non-subsidized units in mixed-income development is not available, City discretionary funds may be used to provide additional subsidy for low-income units as necessary for feasibility. Affordability levels in such properties shall be set so that no more than half of the units are affordable to households earning less that 50 percent of median income. In the remaining subsidized units, rents shall initially be set at the prevailing market rate and shall be allowed to grow at local market rates as long as the units remain affordable to households earning no more the 80 percent of median income.

SOA boundaries and strategies/prohibited uses remain essentially unchanged from the 1999-2000 Consolidated Plan. Affordable housing developments funded through the new Levy Neighborhood Housing Opportunity Program (NHOP) or any other fund source are subject to current SOA policies. The Office of Housing plans to review and update these strategies/prohibited uses with affected community residents and groups in early 2003. An emphasis will be placed on identifying proactive strategies communities want to further housing objectives and implement Neighborhood Plan goals. In particular, identifying ways to achieve more market-rate and mixed-income housing in distressed community areas will be explored.

The following table outlines Proactive Strategies and Prohibited Uses within the four SOA areas.

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City funding for new housing projects must recognize the prohibitions shown on the table on the next page.

SPECIAL OBJECTIVES AREAS AND IMPACT AREAS: PROACTIVE STRATEGIES AND PROHIBITED USES

Area	Proactive Strategies	Prohibited Uses
Southwest Special Objectives Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ CDBG and HOME funds may be used for units serving households with income up to 80% median income consistent with Rental Affordability Policy.	▪ New construction of assisted housing, except for mutual housing or neighborhood-supported projects. ▪ Acquisition or acquisition/rehabilitation, which converts owner-occupied property from private market use to subsidized rental use.
Southeast Special Objectives Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ CDBG and HOME funds may be used for units serving households with incomes up to 80% median income consistent with Rental Affordability Policy.	▪ New construction or acquisition/rehabilitation of assisted housing, except for mutual housing or neighborhood-supported projects.
Rainier Valley Impact Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council.	▪ New construction or acquisition/rehabilitation of assisted housing, except for mutual housing or neighborhood-supported projects. ▪ Acquisition or acquisition/rehabilitation which converts property with less than 5 units from private market use to subsidized rental use.
Central Area Special Objectives Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ CDBG and HOME funds may be used for units serving households with incomes up to 80% median income consistent with Rental Affordability Policy.	▪ New construction or acquisition/rehabilitation of assisted housing, except for mutual housing, mixed income housing development, senior assisted living projects, or neighborhood-supported projects. ▪ Acquisition or acquisition/rehabilitation which converts property from private market use to subsidized rental use, except for mutual housing, mixed income housing, senior assisted living projects, and neighborhood

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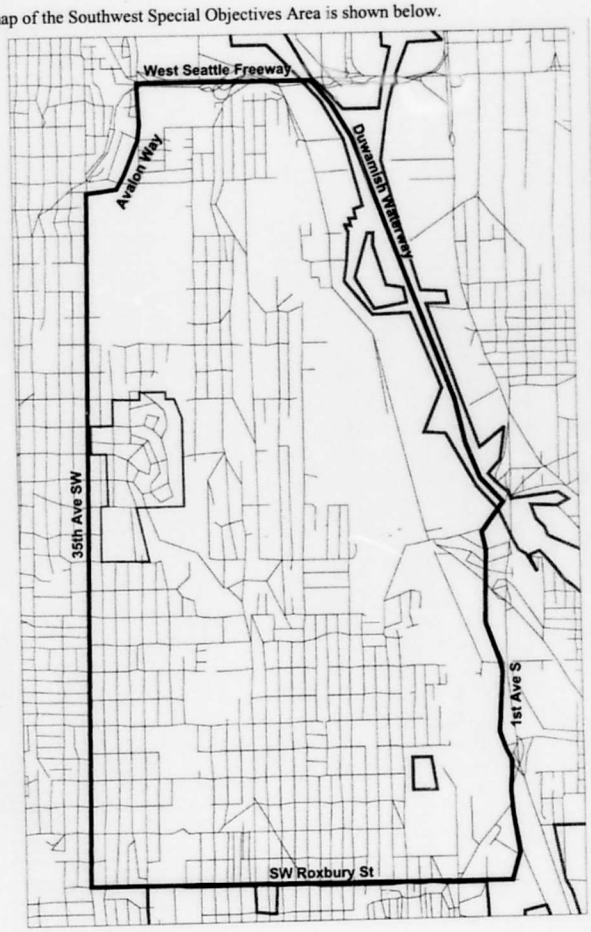
		supported projects.
Downtown Special Objectives Area	▪ Refocus the Bonus Program and TDR Program on housing, consistent with 2001 City Council decisions on program changes. ▪ Increased opportunities for homeownership. ▪ Provide increased low-income housing opportunity in mixed-income, mixed use buildings. ▪ Rehabilitation of vacant commercial or residential buildings suitable for housing. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ In Pioneer Square and the International District, CDBG and HOME funds may be used for units serving households with incomes up to 80% median income consistent with Rental Affordability Policy.	▪ Downtown SOA is exempt from density-based dispersion requirements.

CITY CLERK

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Southwest Special Objectives Area Boundaries

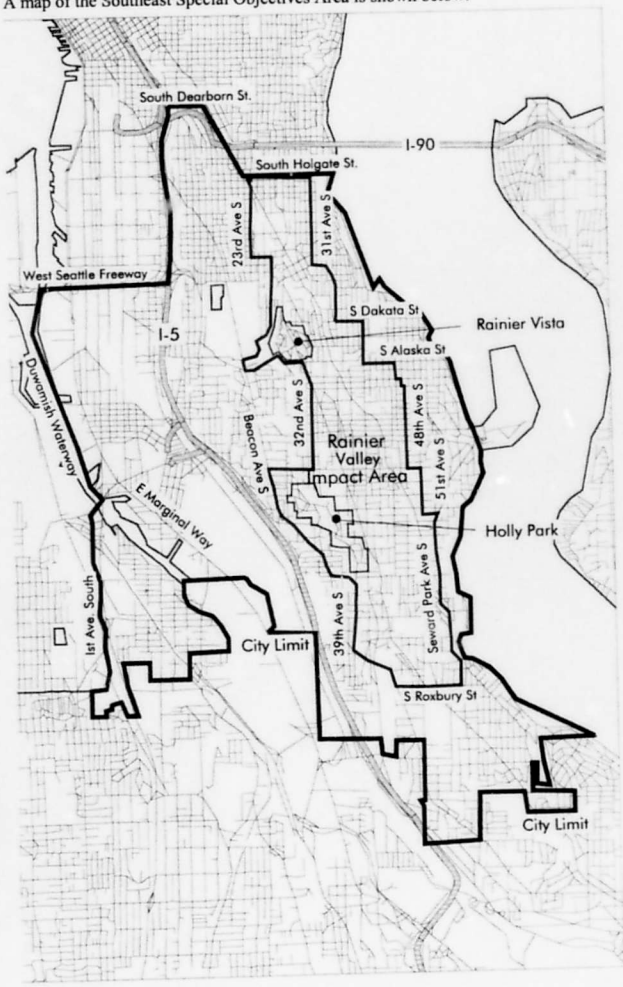
A map of the Southwest Special Objectives Area is shown below.



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Southeast Special Objectives Area Boundaries

A map of the Southeast Special Objectives Area is shown below.

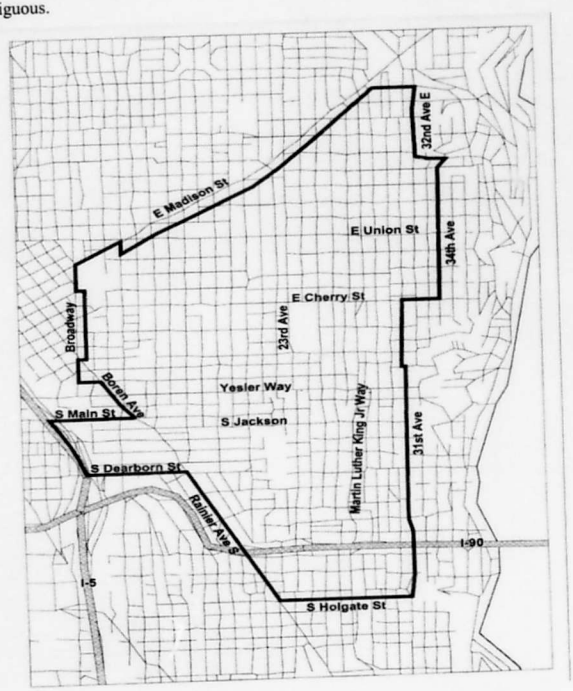


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Central Area Special Objectives Area Boundaries

A map of the Central Area Special Objectives Areas is shown below. The Madison Street boundary of the Central Area SOA is drawn along the center of Madison Street between Broadway and 12th Ave. and along the south property line of properties located on the south side of Madison Street between 12th Ave. and East Republican Street. The west property line of the Central Area SOA is drawn along the center of Broadway between Madison Ave. and East James St. and between Alder and Fir Streets. The western boundary between James Street and Alder is drawn along the south property line of properties located on the east side of Broadway.

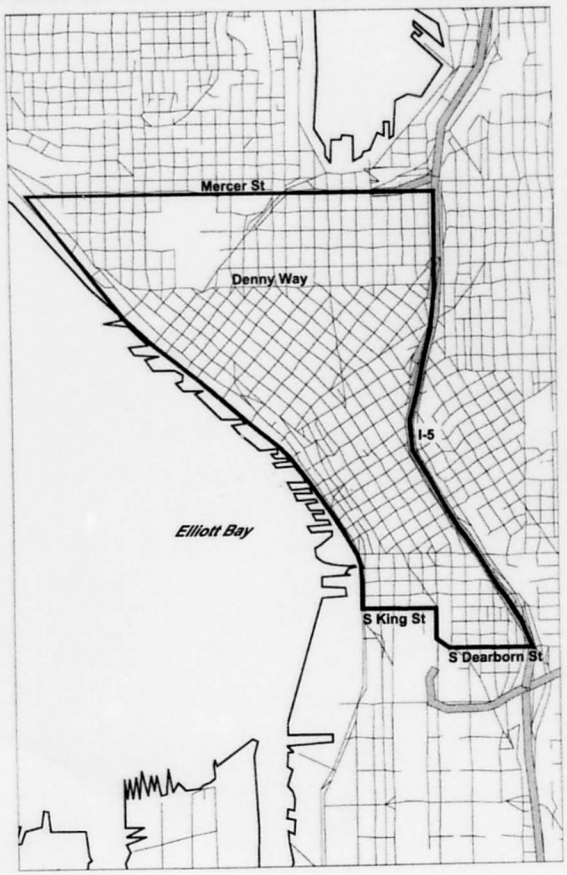
If a lot, fronting on the south side of Madison between 12th and Republican Streets or fronting on the east side of Broadway between Alder and First Streets, is in common ownership with a contiguous lot or lots extending south of Madison or east of Broadway, than all such lots shall be considered to be outside the SOA boundary for purposes of proposed projects that incorporate all such lots in a single plan of development. Lots separated by a street shall not be considered contiguous.



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Downtown Special Objectives Area Boundaries

A map of the Downtown Special Objectives Area is shown below.



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Neighborhood Revitalization Strategies

The City, in consultation with individual neighborhood planning groups and community-based development organizations (CBDOs), developed revitalization strategies for certain neighborhoods that meet HUD criteria. Neighborhood Revitalization Strategy (NRS) areas must be primarily residential. The census tracts and blocks within each area, when taken together, must have more than 62 percent of the population falling in the low- and moderate-income categories.

The neighborhoods that have been selected as NRS areas are the Central Area, Southeast Seattle, Delridge/High Point, Pioneer Square, and the Chinatown/International District. There is some overlap between the SOAs and the NRS areas.

The NRS tie five-year outcome-based (quantifiable) benchmarks to Community Development Block Grant (CDBG) funding decisions. They are designed to ensure that there is a proper integration of physical and service improvements necessary to provide economic opportunities to residents.

In NRS areas, HUD will allow public agencies and CBDOs enhanced flexibility in undertaking activities with CDBG funds. For example, within an NRS area:

- *any job creation effort will meet the CDBG low-/moderate-income area benefit requirements without specific tracking of incomes of job applicants and recipients*
- *the affordability of scattered assisted housing units can be tracked as a single project, meaning that 51% of the scattered units can be affordable to low/moderate income households rather each site being required to meet the 51% affordability requirement*
- *public services carried out as part of the strategy by a CBDO are not subject to the City's public service cap*

The NRS will be used to help prioritize CDBG spending and will help community providers design programs and services that are best done on a smaller geographic basis. The designation of a NRS area does not mean that the City will receive additional CDBG funds, or that the NRS areas will receive a higher percentage of the City's existing pool of CDBG funds.

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HOMELESSNESS- Continuum of Care: Gaps Analysis Chart

Individuals including Youth and Young Adults				
		Estimated Need	Current Inventory	Unmet Needs & Gaps
Beds/units	Emergency Shelter	2056	1741	315
	Transitional Housing	1659	1134	525
	Permanent Supportive Housing	3440	1638	1802
	Total	7155	4513	2642
Supportive Services Slots	Employment/Job Training	1980	1510	470
	Case Management	2250	750	1500
	Substance Abuse Treatment	1800	211	1589
	Mental Health Care	1307	217	1090
	Housing Placement/Stabilization	6188	1350	4838
	Language Barriers/Translation	769	15	754
	Life skills Training	1950	750	1200
Sub-populations	Chronic Substance Abusers	843	211	632
	Serious Mental Illness	464	179	285
	Dually Diagnosed	1140	14	1126
	Veterans	438	98	340
	Persons with HIV/AIDS	629	459	170
	Victims of Domestic Violence	105	34	71
	Youth	329	289	40
	Physical/Developmental Disability	1300	57	1243
Persons in Families with Children				
		Estimated Need	Current Inventory	Unmet Needs & Gaps
Beds/Units	Emergency Shelter units	317	231	86
	Transitional Housing units	672	482	190
	Permanent Supportive units	541	183	358
	Total units	1530	896	634
Supportive Services Slots	Employment/Job Training	660	547	113
	Case Management	2250	300	1950
	Child Care	1368	339	1029
	Substance Abuse Treatment	490	115	375
	Mental Health Care	1380	92	1288
	Housing Placement/Stabilization	1145	562	583
	Language Barriers/Translation	733	20	713
	Life Skills Training	650	300	350
Sub-populations	Chronic Substance Abusers	320	155	165
	Serious Mental Illness	587	92	495
	Dually Diagnosed	237	92	145
	Veterans	219	98	121
	Persons with HIV/AIDS	132	85	47
	Victims of Domestic Violence	296	43	253
	Need Acute Health/Respite Care	326	14	312

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Data Source and Methods and Methodology Used in Gaps Analysis Chart

Data Source	Method	Date of Data Collection	Street Count (√ box)	Shelter Count (√ box)
Seattle/King County Coalition for the Homeless 23rd Annual One Night Count of People who Homeless in King County, WA	Street Count & Shelter /Transitional Housing Survey – Mail Survey with before and after follow-up phone calls	10/19/2001	1,454 un-duplicated people were in City, an estimated # of 1,303 in the balance of the County	4,671 individuals in 164 Programs at 64 different agencies
Health and Human Services Community Assessment and Planning Areas, Year 2000-2002, United Way of King County	Statistical Data Collection, Public Forums, Key Informant Surveys by Phone and Mail, Focus Groups, Providers and Clients	10/15/2001		
Health Care for the Homeless Network Assessment 2002: Homelessness and Health in Seattle-King County, Washington	Review of Statistical Data & Studies, Questionnaire, Public Forums, Focus Groups with Homeless People, Key Informant Interviews, Needs Assessment Survey	February, 2002		
Local Mainstream Service Providers (G, MH, SA, DV, Vets, Youth, HIV/AIDS)	Service Utilization Reports	FY 2001/2		
2002 Refugee Service Delivery Plan for King County Prepared by staff from the Seattle-King County Workforce Development Council for the King County Refugee Planning Committee	Review of Statistical Data Focus Groups with Immigrant & Refugee Groups, Advocates, Providers, Administrators	March, 2002		
2001 Report on HIV/AIDS Housing In Seattle-King County Prepared by: AIDS Housing of WA	Planning Retreat, Research Analysis, Housing and Homeless Data, AIDS Housing Inventory, Focus Groups with Case Managers, Housing Advocates and Providers	March, 2001		
Snohomish County HIV/AIDS Housing Prepared by: AIDS Housing of WA City of Seattle handles the Ryan White and HOPWA funds and planning for them	Planning Retreat, Research Analysis, Housing and Homeless Data, AIDS Housing Inventory, Focus Groups with Case Managers, Housing Advocates and Providers	November, 2001		
2001 Impact Report Consolidated Annual Performance Evaluation Report, City of Seattle	Managing for Results strategic planning and budget process is used as the framework to outline performance measures, emerging trends, and strategies for The 2001 – 2004 Consolidated Plan	March 30, 2002		
Inventory of Homeless Units Seattle/King County	Twice a year update of our Continuum of Care inventory – Phone Survey	April 8, 2002		✓

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Data Sources and Methods Explained

(1) Our primary tool/method for collecting data for our gaps analysis is the "One Night Count" (ONC). This is supplemented by focus groups (provider and consumer) that provide us with information that is qualitative, or otherwise not acquired through the Count (i.e.: ESL populations). The One Night Count is comprised of a 'street count' as well as a survey of shelter and transitional housing programs conducted on the same night. On October 19, 2001 volunteers counted women, men and children who were homelessness. Individuals were found in one of the following places:

- The streets of downtown Seattle and surrounding neighborhoods
- Emergency shelters throughout King County
- Transitional housing programs throughout King County

Our community recognizes that the Count results in a non-scientific estimate, but it does give us a snapshot of homelessness in our community, and is useful for shedding light on trends in homelessness in Seattle and the balance of King County.

History of the One Night Count

The One Night Count of homeless people in the Seattle/King County area has been conducted annually for the past 23 years. The Seattle/King County Coalition for the Homeless (SKCCH), a partnership of not-for-profit and government agencies that collaborates to address the needs of homeless people, assumes oversight of this event which has 2 main components:

- the 'street count'
- the shelter and transitional housing survey.

Street Count

The Seattle/King County homeless street count consists of a 'moment in time' unduplicated tally of people living 'on the street' in downtown and outlying neighborhoods in Seattle. Operation Nighwatch, an active member of SKCCH, leads it. Because homeless people go to great length to protect themselves from view in an effort to survive another night, the street count does not reflect the exact number of people unsheltered in our city. Given this, the count is intended to foster an understanding of the patterns of survival for people who sleep in publicly accessible areas. The Street Count does not capture data about homeless people living in abandoned buildings, sleeping on private property, or people who have managed to find some security hidden within bushes under the freeway. The coalition is planning to expand the count to limited areas within South King County in 2002. Anecdotal evidence has shown that people are currently surviving unsheltered in a variety of situations in the Balance of the County. These situations include people: under bridges in North Bend, in forested areas throughout the Snoqualmie Valley and along the White and Green Rivers in South King County; sleeping in cars at state parks in Issaquah, in business parking lots in South King County, living in barns in Northeast King County, or riding the bus all night long.

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Shelter and Transitional Housing Survey

The annual One Night Count also includes a survey of Seattle/King County's sheltered homeless community. This component of the count is carried out with administrative

support from the City of Seattle's Human Services Department, an active participant in SKCCH. On the same night as the Street Count, the staff of homeless programs complete a survey which offers a profile of homeless people staying in emergency shelters, transitional housing, Safe Havens, as well as those utilizing motel voucher programs throughout King County on that particular ni[illegible]t. The survey produces unduplicated data that serves to identify trends in service use and provision. We have chosen and continue with the One Night Street Count as the best method available to us to get a snapshot of homelessness in our community, and to begin to quantify those homeless who are not benefiting from the services of our continuum. We will revisit the program survey portion of the ONC as we develop our HMIS (software selection and customization scheduled for this fall), which will also inform our gaps analysis by increasing our ability to access and analyze data regarding our homeless population and their access of homeless and mainstream services.

It should be noted that the information reported in the survey solely reflects the number of individuals and households receiving service at a targeted program at one particular point in time and does not reflect individuals in the homeless community who are not accessing services. Our current estimate of the number of homeless peoples living on the streets or other places not meant for human habitation has two components. In addition to the ONC, which represents actual homeless individuals observed living on the streets of the City of Seattle, we have an estimate of the number of homeless individuals living in the balance of the County, which is not covered by the street count. This figure is based on turn-away data, information from other mainstream systems (i.e.: County Sheriffs, mental health providers), and other efforts to quantify homelessness in the balance of county (i.e.: work done by local jurisdictions).

Our Community's Plan for Conducting Regular Counts of the Homeless

We plan to continue conducting a yearly One-Night Count. Planning for each ONC begins in June prior to the fall's (mid October) annual ONC. It is the goal of the Seattle-King County CoC to continue to expand the geographical areas of the count, both outside the City of Seattle and within "new" neighborhoods, new being defined as neighborhoods that have not been included in past One Night Counts. United Way of King County "Out of the Rain Initiative" staff and volunteers are spearheading this effort in the balance of King County. Planning is well underway for the October 2003 count. Teams of counters survey assigned areas between 2 and 5 am, making note of individuals they find sleeping in doorways, bushes, etc. On the same night, shelters and transitional housing programs complete a survey regarding their capacity and clientele. The data is tabulated and analyzed, and then used in the planning processes of our continuum. As we develop our HMIS we will make adjustments to our survey and inventory methodology as appropriate.

Our Community's Continuum of Care System Under Development

The Seattle/King County Continuum of Care has a history of working jointly to pull together different systems, elements, and people united under one banner, to end homelessness in the community. We understand that first and foremost commitment from a broad sector of the community is required to generate the resources necessary to give local communities the tools to see homelessness end in 10 years. Work is done in collaboration with nonprofit providers and increasingly mainstream service systems. We are also working to expand the participation of funders, businesses, and other members of the broader community.

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Eight founding groups including King County, North King County Human Services Alliance, Eastside Human Services Alliance, South King County Council of Human Services, City of Seattle, United Way of King County, Seattle-King County Coalition for the Homeless and the Church Council of Greater Seattle came together in a unified effort to realize the vision to end homelessness in King County by the year 2012.

The vision to end homelessness and to bring this vision to fruition is grounded and rooted in a strategic approach that links several mainstream systems together…shelter, housing, foster care, employment, mental health, education, chemical dependency and criminal justice to improve the coordination of and access to services and benefits within these systems for homeless and chronically homeless individuals and families.

All parties believe that significant progress can be made in working together to develop a region wide approach that will result in a considerable reduction of homelessness within the region, if not the end of homelessness by 2012.

Specific outcomes to this regionwide approach include improvement in our ability to collect data about homelessness. Information on who is homeless, why and how they became homeless, where they are homeless regionwide and locally, which neighborhoods and demographic information on whom they are. Again, this information can be used to improve services and access to services. A tool will be provided to help inform public policy, funding and to educate the public on the issues, repercussions and costs of homelessness. This information will be able to help us shape the local community response in solving the problems of homelessness within our locale.

Each founding organization have nominated two representatives to serve on the CEH. Additionally, each organization is committed to provide resources and senior staff support for the work of the CEH. A staff team is helping to oversee the effort of expanding and broadening the participation of the CEH from two representatives from each group to thirty members through the addition of at-large members. During 2002, the CEH's work was supplemented by a grant from The Paul G. Allen Foundations of $50,000.

The City of Seattle and King County share the lead for the region's CoC planning process. The support of local government, through financial and staff contributions, has been a critical factor in the development of the area's Continuum. Both the City and the County have made extensive financial investments into the Continuum. The City of Seattle General Fund for 2002 to combat homelessness was $9,964,117 annually, supplemented by $3.2 million from King County. Joining us in this partnership is United Way of King County with an on going annual contribution of $6.3 million dollars in homelessness funding which is often used as the match dollars for many of the programs represented in the McKinney annual application to the federal government.

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Ending Chronic Homelessness

Overview

The Seattle-King County CoC recognizes that within the Continuum there are those individuals who are and remain chronically homeless. Ending homelessness for this group will require different strategies than for those who are homeless episodically. Those individuals who are chronically homeless are in need of multiple services including but not limited to, access to benefits, housing, employment and skills training, health care, substance abuse treatment and case management. The multiple needs of the chronic homeless are greater than the response of any one single system. Furthermore, we understand that those who are chronically homeless experience numerous obstacles to accessing services, housing and health care. These barriers quite often render the chronically homeless; who are significantly overrepresented by people of color, invisible on the streets, while at the same time being in the majority. As resources are limited and finite with systems uncoordinated, cultural needs go unmet as providers focus on basic and core services. We know for certain, there is a high societal cost to chronic homelessness. The chronic homeless quite often are experiencing homelessness in tandem with mental illness or substance abuse. Chronic homelessness creates for the individual their own personal nightmare and odyssey and for the multiple systems and institutions ongoing escalating financial and human cost.

Seattle-King County's CoC Strategy for Ending Chronic Homelessness

The CEH will build and strengthen its ongoing and evolving relationships with other organizations and systems to accomplish its work. We want our strategy to result in changing all the systems that allow chronic homelessness to be sustained and flourish. The potential work of the CEH is to develop and adopt a strategic guide to end chronic homelessness. The guide will:

- Create a forum for linking mainstream systems such as housing, employment and training, mental health, health care, dental care, education, chemical dependency, and income support to services for the chronically homeless.
- Improve discharge planning for homeless people leaving criminal justice settings, hospitals, and treatment programs as a prevention tool for ending chronic homelessness.
- Assist in directing investments, leveraging resources both public and private, integrating, coordinating and streamlining funding in the fight to end chronic homelessness.
- Provide a focus for developing the Seattle-King County's CoC response to chronic homelessness and give assurance for quality service, an appropriate level of monitoring and evaluation.
- Engage broad and diverse sectors of the community as advocates to wage war against chronic homelessness in the Seattle-King County CoC.

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Specific future-oriented goals to end chronic homelessness and specific action steps to be undertaken over the next 18 months in carrying out a strategy to end chronic homelessness is identified by the following goal.

Goal To end Chronic Homelessness	Action Steps	Responsible Entity	Target Dates
Goal 1: To end chronic homelessness and promote stability for those most at-risk-of long-term homelessness.	Develop a plan with specific outcomes for serving the chronically homeless; gather better data to identify the numbers, who they are and what services would best meet their needs. Within the chronic homeless population, identify & assess the number & needs of the veteran population, assist in connecting them to benefit & resources for which they are entitled. Aid them in breaking from the cycle of homelessness and unemployment to improve their lives. Create a forum for linking mainstream systems such as Chemical Dependency, Mental Health, and Criminal Justice to chronically homeless persons. Facilitate greater integration among these systems. Assist in leveraging resources and funding to provide case management services for chronically homeless individuals with substance abuse disorders. Train and educate care providers about the overrepresentation of people of color in the chronic homeless population; promote cultural awareness, and cultural competency in service delivery and practices.	➢ CEH, local jurisdictions ➢ Veteran Programs ➢ CEH & Mainstream Systems ➢ CEH Partners ➢ Public Sect Institutions/ Govt.	➢ 2004 ➢ Summer 03 ➢ Fall 2003 ➢ Winter, 2004 ➢ Winter, 2004

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Other goals and specific action steps to end episodic homelessness that our CoC has developed in partnership with the community to address homelessness include the following goals.

Goal: Other Homelessness	Action Steps	Responsible Entity	Target Dates
Goal 2: To maintain a continuum of homeless services across crisis intervention, stabilization and prevention programs.	Continuum to fund the needs of vulnerable populations by funding food banks, emergency meal programs, shelter, rent assistance and transitional housing as core services within the homeless Continuum of Care. Give priority to funding these areas when faced with budget cuts and prior to the expansion of new programs.	➢ City, United Way & King County, All Funders	➢ January, 2003
	Fundi supportive services to maintain housing including utility assistance, meal programs, and other social supports that help people successfully navigate critical life transitions and crises in the human experience, to aid those with disabilities, and to help facilitate graceful aging.	➢ Funders	➢ May 2003
	Utilize NAC, City/County/United Way training's to provide ongoing technical assistance to ensure the provider community has the capacity to deliver on services and that they engage in sound fiscal practices showcasing best practices, policies and service quality.	➢ SKCCH providers	➢ Late fall, 2003
	Support intervention services to homeless, at-risk youth, victims fleeing domestic violence, people with mental health concerns, substance abuse and addiction issues and those in need of case management services to help maintain their overall health, safety and well-being.	➢ City, United Way & King County	➢ January 2003
Goal 3: Commit to a coordinated region-wide effort to realize the vision to end homelessness in King County by the year 2012 through the creation of the Committee to End Homelessness, a collaborative group of geographical, public, private, philanthropic, faith-based, non-profit and community leaders.	Create a Committee to End Homelessness (CEH) with geographical representation from eight founding groups who reflect countywide interests. Broaden and expand the participation of two representatives from each group to 30 members through the addition of at-large members.	➢ 8 Founding Partnering Orgs.	➢ Feb, 03
	Create a staff team comprised of senior staff from each group to support the work of the CEH.	➢ Partnering Orgs.	➢ Nov. 2002
	Develop and adopt a strategic policy framework that guides the work of the CEH and results in a plan to address, prevent and end homelessness.	➢ Staff Team & CEH	➢ Fall, 2003
	Provide strategic thinking on policy issues that tie the two basic concepts of "closing the front door" and opening the back door" together. Create a mechanism that impacts & measures the numbers of people that do not enter the homeless system, contrast this number with the those that leave the homeless system, use the information to begin to effectively work with those that remain in the homeless system.	➢ CEH & Staff Team	➢ Spring, 2004
	Create a forum for linking mainstream systems such as housing, veteran administration, employment, mental health, education, chemical dependency and criminal justice to services for homeless persons.	➢ CEH & Staff Team	➢ Spring, 2003
	Initiate a public education/awareness campaign to be a voice, educator and advocate for ending homelessness.	➢ CEH & Staff Team	➢ Fall, 2003

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Goal: Other Homelessness	Action Steps	Responsible Entity	Target Dates
Goal 4: Strengthen coordinated service delivery with other local, regional, state, federal, and private homelessness service efforts so that each will complement the programs and activities of the other.	Participate in joint monthly assessment meetings with other funders to analyze homelessness service trends and needs. Use existing data, Safe Harbors and other on –going reporting mechanisms to assess effectiveness of the use of McKinney funds for both McKinney and non-McKinney funded programs. Leverage influence to encourage Medicaid, Mental Health and Chemical Dependency systems to fund, enroll, support the maintenance of the homeless Continuum of Care. Facilitate integration among these systems. Improve implementation process and coordination efforts to reduce barriers, link and improve access and coordination of services to those leaving Mental Health, Corrections, Foster Care and Substance Abuse institutions and facilities. Create a system to publicize and enable homeless people better access to Supplemental Security Income and other benefits. Form statewide, county and city coalitions of providers with systems administration to facilitate all individuals having equal access and benefits as permitted by law; form "one-stop shopping" for individuals so they don't have to go to multiple places to obtain benefits/services.	➢ King County & City of Seattle ➢ HCHN, Providers, Govt. ➢ Outcome Group, CPI Solutions Group ➢ Community Services Division, City & King County ➢ Access to Benefits Group ➢ Access to Benefits Group	➢ March 31, '03 ➢ June 30, 2003 ➢ October 31, '03 ➢ August 31, 2003 ➢ Fall, 2003 ➢ Winter, 2004
Goal 5: To design and implement an outcome-based, computerized system to facilitate timely, efficient, and effective access to needed services and supports for persons who are homeless in Seattle/King County to be known as the Safe Harbors System.	Complete the Data Conversion Strategy for those agencies that already have their own computerized tracking systems to interface with Safe Harbors software. Release a competitive RFP for a qualified vendor to provide and customize software for the Safe Harbors system. Select vendor of choice. Provide leadership and coordinates a structure for Safe Harbors work by holding regular Safe Harbors Advisory Committee and Executive Committee meetings to yield a final scope of work for all three levels. Develop a system for implementing on going evaluation for each Safe Harbors component. Maintain and enhance existing levels of public and private funding for the Safe Harbors System. Initiate Safe Harbors project. Ensure that participating agencies reflect the full spectrum of populations and housing types of the CoC. Facilitate a Deployment Plan as to when and how CoC agencies will enter Safe Harbors Customized plan completed.	➢ Collaborate Partnership ➢ SH - Staff Team ➢ Project Manager & Advisory Committee ➢ Project Manager & Advisory Committee ➢ Collaborating Partners ➢ Collaborating Partners ➢ Safe Harbors Team ➢ SH – Staff Team	➢ Spring, 03 ➢ Winter, 02 ➢ Jan, 03 ➢ Fall, 03 ➢ January 31, '03 ➢ Winter, 03 ➢ Winter, 03

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Goal: Other Homelessness	Action Steps	Responsible Entity	Target Dates
Goal 6: To fund, develop, expand and educate agencies and providers on how to create and sustain programs that provide culturally accessible, appropriate and competent services and environments, to include staffing, policies, and procedures within the homeless CoC.	Develop culturally appropriate shelter and transitional housing for refugee, immigrant, and communities of color to reflect a 20% growth over last year. Address adverse social condition that makes people of color more vulnerable to the crisis of homelessness. Train and educate providers on the institutionalized oppressions of poverty and racism. Reduce language barriers by hiring staff with language skills. Translate service support information into a variety of languages. Incorporate the principals of Undoing Institutional Racism and similar training's into ongoing meetings and workshops of providers, offer incentives and rewards for practices that treat people equally and fair. Educate homeless system to immigration issues, cultural norms, post traumatic stress syndrome, and religious beliefs enabling the system to be more responsive to needs. Work with housing developers, providers and local governments to create models of low-income housing and services that meets the special needs of large families and target population.	➢ City of Seattle, K C Consortium of Cities ➢ Funders ➢ City & King C. ➢ Providers, Govt. ➢ City & County ➢ Consultants, Universities & Colleges ➢ CDC's, Housing Developers, City Housing Office	➢ April, 2003 ➢ ➢ ➢ Ongoing ➢ Ongoing ➢ Summer, 02

Continuum of Care Accomplishments

Significant progress was made towards a number of goals.

- An increase in the amount of permanent housing for disabled homeless people: as a backdoor out of homelessness. During 2001, more than 500 units of permanent housing for disabled homeless people were developed.

- A plan to end homelessness: a group of 26 committed individuals from a variety of sectors – faith, business, public, non-profit and philanthropic – met regularly to research models and interview individuals from around the country. The Committee to End Homelessness (CEH) was formally instituted with a vision to end homelessness in King County by the year 2012. Senior staff from the founding eight group's supports the work of a diverse Committee their work supplemented by a grant from The Paul G. Allen Foundations of $50,000.

- Improve data collection about homelessness to improve services and access, inform policy and funding, and educate the public. Safe Harbors, our outcome-based computerized HMIS made great progress. Technical assessments were done for 75% of homeless assistance providers on their technology capacity and use. The Advisory Board and the partner organizations approved Workplans for Information & Referral, System Wide Information and Case Management/Sharing.

- Improved coordination of and access to homeless and other mainstream services: Increased involvement of leadership of mainstream services in on going CoC planning. All systems agreed to work with the other mainstream systems of corrections, housing, human services, education, employment and income support to complement the others programs and activities.

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- Prevention of homelessness and promotion of stability: case management to help residents maintain their housing; landlord-tenant mediation; translation services for non-English speaking people; information and referral for people searching for affordable housing stock and financial assistance such as short term rent, mortgage assistance and utility assistance. 495 unduplicated households received rent assistance, 765 unduplicated households remained permanently housed and 3,936 unduplicated households received utility assistance just within the Seattle corridor.

- Culturally competent / culturally relevant programs –and services: Through on going training and dialogues on race, skills were developed to assist providers about their behaviors, attributes and agency policies. Over 30 agencies and 120 individuals participated in the trainings.

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EMERGENCY & TRANSITIONAL SERVICES
STRATEGIC DIRECTION- HOMELESSNESS



GOAL: Provide emergency and transitional services and permanent housing to homeless and low-income persons in Seattle so they have a safe place to rest, nutritious food, and a path to stable permanent housing.

CHANGE DYNAMICS AND EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- An extremely active non-profit community supports the Seattle/King County Continuum of Care (CoC). There are more than 50 different committees and boards actively involved in planning for the needs of the homeless. Their efforts, plus a strong commitment of resources and staff from City and County government and local foundations, have created a homeless care system consisting of more than 4,500 beds and a comprehensive set of client-based services. The CoC meets often and works hard to address a wide variety of specific sub-issues the community faces. The overall aim is to increase resources and to improve the quality of existing programs.

- To improve the service delivery system, the Seattle/King County Continuum has undertaken major planning initiatives with on-going planning efforts involving providers and advocates. These planning efforts include The Advisory Committee on Homelessness (ACH), Safe Harbors, The Street Youth Task Force, The McKinney Steering Committee, The Community Shelter Board Feasibility Committee, and the Sub-Regional Planning Groups. The Seattle/King County Coalition for the Homeless membership participates in these efforts.

- The City's annual One-Night Count of the Homeless showed an increase of 18 percent in the City's homeless population in the October 2002 street count 2,040 individuals were found living on the streets. The annual street count in 2001 was 1,454; the count in 2000 was 1,085.

- There is increased demand for affordable housing, both subsidized and unsubsidized, resulting in the increasing cost of housing and increased difficulty for very low income persons, including working persons, to access housing. The high cost of housing in Seattle places tremendous strain on individuals and families seeking to advance up the economic ladder. Even persons with full time jobs need shelter and hygiene facilities because their jobs don't pay enough for housing. As of October 31, 2002; the Crisis Center had received 7,682 calls for emergency shelter Assistance, 12,177 calls for eviction prevention, mortgage assistance and affordable permanent housing. In addition to these numbers the Crisis Center had received 23,324 calls by the end of October 2002 for housing assistance and information and referral for housing assistance.

- The revitalization of neighborhoods, business districts, and community-building efforts will need to capitalize on the inclusion of human capital from all communities of color, immigrant, and refugees to improve race relations within Seattle and to reduce racial disproportionality in all sectors of the economy.

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- The local Latino labor force has grown significantly in recent years. Many of the new arrivals need assistance in locating jobs; training opportunities and access to social services to insure that they are successful and are able stabilize their living situations. In the first six months of 2001, there were 421 persons registered to work at Casa Latina; for the first six months of 2002 624 persons were registered.
- Lack of understanding of the issues; domestic violence is often seen as a "female issue" and not a societal issue.
- DV crosses many service areas, such as, public health, education, public safety and religion.
- Language, poverty and cultural barriers make it difficult for many immigrant and refugee victims to leave their abusers.
- The root cause of domestic violence is a widespread societal problem with consequences reaching far beyond the family, yet it is often seen as a family issue. Many victims do not want to bring undue shame to their family unit.
- Domestic Violence is embedded in our social structures and customs and requires intense training and education to change attitudes and behaviors.
- Most federal dollars are earmarked for victim services, which makes it difficult to fund batterer's services.
- Shelter and victim services are essential to the safety net provided by the City of Seattle in collaboration with United Way and King County.
- API communities present special challenges; victims have a fear and distrust of service providers and authority figures. Victims are often reluctant to seek out or accept help and batterers may avoid treatment because of lack of cultural and language appropriate services.
- Poverty and family violence often go hand in hand and yet, but services to address the two sets of problems are rarely coordinated, due to restriction and regulations on many of the funding sources we have available to victims.

- Shelter space and limited resources for transitional housing continue to be challenges to assisting vulnerable people. Shelters are operating at capacity and report having to turn people away for lack of space. Due to increased operating costs and reduced funding, some nonprofit shelter and housing providers are faced with having to close or reduce current service level.

- Barriers within our service delivery system make access and coordination with other systems, such as Mental Health, Corrections, Foster Care and Substance Abuse difficult.

- There is limited coordination among funders who support homeless programs. Programs that provide shelter, housing and services to homeless people have asked for a streamlined reporting process and more alignment of outcomes among the various funders. Shared planning to identify needs and recommend strategies and better analysis of effectiveness and outcomes of homeless programs are needed.

- Needs among these populations vary significantly and pose difficulties in developing a cohesive service system. The needs of single adults and families with children are often quite different from the needs of homeless youth. However, some of the trends in this service area are common to all target populations:

  - There is a lack of appropriate housing, ranging from affordable and safe housing to sufficient shelter. This is particularly true for single adults who are not disabled, chronically mentally ill or dually diagnosed. The same holds true for victims of domestic violence, communities of color where language and cultural barriers exist, young adults between 18 – 24, veterans and people with special needs.
  - There is also insufficient transitional housing, particularly for large families, single women/men, youth and young adults.

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- There is limited public education about the nature and extent of homelessness.
- There is a system-wide need for better use of technology and improved coordination of intake and referral information to assist agencies and consumers in a model that is accountable and ensures privacy.

Certain dynamics within the service system pose particular obstacles to meeting the needs of single adults and families with children:

- There is a lack of timely access to mental health services and chemical dependency treatment for persons in shelter and transitional housing.
- More chronically homeless women are entering the shelter system.
- There is a high incidence of persons turned away from primary referral locations and increased calls to the Community Information Line.
- There is a lack of connection and communication as homeless families and individuals move from homelessness to permanent housing.
- There is also a lack of affordable permanent housing with supportive services once people in transitional housing are ready to move on.
- There are insufficient day services linked to skill development, mainstream services, and housing support for homeless families, women and men.
- There are no clear referral sites and places for homeless people to seek assistance or have a place to stay during the daytime hours.
- There is inadequate funding to gear up to levels necessary to shelter people during severe weather conditions.
- Persons are being released from the criminal justice system with no plan for housing and support services to help stabilize their lives.

Other dynamics pose obstacles that are unique to youth:

- There is a lack of mental health and drug and alcohol treatment services that are accessible and appropriate for homeless youth.
- There is limited emergency shelter available for young adults, ages 18–25, which are not appropriately served by the adult shelter system.
- Case management and other supportive services are not available for long term street youth, drug affected youth and youth with mental health needs.
- Culturally appropriate services for homeless youth of color and gay, lesbian, bisexual and transgender youth are limited. Gay, lesbian, bisexual and transgender youth often do not access shelter and transitional housing services due to safety concerns and intolerance.
- Clothing, laundry, bus tokens and hygiene supplies are difficult to obtain.
- There is a lack of services and activities for homeless youth on weekends.
- Low wages and lack of career development and training opportunities for staff leads to high turnover and a disruption of services to homeless youth. Although peer workers provide invaluable contribution to the homeless youth system, it is often at the expense of their personal career development.
- The complex shelter and housing referral system, lack of coordination and communication amongst community based providers combined with funding restrictions, results in both empty beds and unhoused youth.

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2003 STRATEGIES:

Provide single adults and families with children with:

- Emergency shelter and supportive services including: food, clothing, showers, hygiene assistance, and storage facilities;
- Confidential temporary shelter and transitional housing to women and children of domestic violence with services such as crisis intervention and supportive counseling;
- Transitional housing, case management and support services;
- Case management, rental subsidies, and other support services for homeless families;
- Mental health and chemical dependency counseling;
- Interpretation and translation services;
- Banking and protective payee services; and,
- Information, advocacy and referral to Spanish-speaking homeless persons.

Youth services include:

- Multi-service centers that provide outreach, assessment, information and referral, and case management services for homeless youth;
- Transitional housing and supportive services, including case management to youth, young adults, and teen parents, ages 16 – 21;
- Emergency shelter for homeless youth, ages 12 – 17; and,
- Employability services.

Domestic Violence

- Provide confidential, shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence.
- The Human Services Department will release a Request for Proposal in spring of 2003 to provide confidential shelter and crisis intervention services to victims of domestic violence and their children.

2003 PROPOSED ACCOMPLISHMENTS:

- 116,887 duplicated homeless people will receive hygiene services
- 30,000 duplicated residents will receive shelter and support services
- 665 Households at risk of housing loss will receive case management & eviction prevention services.
- 440 Households will receive rent or move-in assistance
- Increase coordination with other City departments to focus homeless and stabilization resources in a manner that is consistent with other strategies for neighborhood revitalization.
- Serve 400 low income people with AIDS through the existing HOPWA funded housing and services continuum
- Increase the inventory of affordable housing for women with children, families, immigrant households and others with AIDS
- Serve 400 women and children who are victims of domestic violence in emergency shelter. Objective: 120 adult victims of domestic violence will develop an individualized safety plan and will have a good or excellent understanding of the dynamics of domestic violence.
- Assist 50 women and children who are victims of domestic violence with housing. Objective: 10 families will transition into permanent safe housing and the mother will better understand the dynamics of domestic violence.

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Short-Term Community Development Objectives:

1. Continue to fund the needs of vulnerable populations by funding food banks, emergency meal programs, shelter, rent assistance and transitional housing as core services within the homeless Continuum of Care. Give priority to funding these areas when faced with budget cuts and prior to the expansion of new programs.
2. Prioritize supportive services to maintain housing including rent assistance, case management, meal programs, and other social supports that help people successfully navigate critical life transitions and crises in the human experience.
3. In an effort to aid in the revitalization of neighborhoods and communities, assist special needs populations, including chronic public inebriates, with case management and appropriate treatment services to aid them in their efforts to participate in the live of the community.
4. Support intervention services to homeless, at-risk youth, victims fleeing domestic violence, people with mental health concerns, substance abuse and addiction issues with case management to help maintain the health of the neighborhood in targeted geographical areas as identified in the Mayor's priorities.

Long-Term Community Development Objectives:

1. Utilize Safe Harbors system to strategically determine demands for homeless and housing services and deploy resources to meet critical areas based on data developed on shelter and housing utilization and outcome.
2. Create a Citywide staff team from impacted city departments comprised of senior staff members to support neighborhood and community efforts on creating economic opportunities, revitalizing neighborhood business districts, improving race relations and supporting community-building efforts.
3. Create a system to publicize and enable homeless and low-income people better access to mainstream services such as Supplemental Security Income and other benefits.
4. To improve race relations and strengthen the social fabric for Seattle's immigrant and refugee communities address the adverse social conditions that make communities of color, immigrants and refugees more vulnerable to the crisis of homelessness. Train and educate the public and providers on the institutionalized oppressions of poverty and racism.
5. Work with housing developers, and providers to create models of low-income housing and services that meets the special needs of large refugee and immigrant families.

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STRATEGIES FOR INCREASED/DECREASED FUNDING:

INCREASED

- Ensure the stability of the current homeless response system to maintain effective services and programs.
- Support interpretation and translation resources to enable staff to respond to growing numbers of non-English speaking persons.
- Implement initial phases of the Safe Harbor system in partnership with King County, United Way and other funders.
- Support faith shelter development.
- Strengthen housing search assistance for families.
- Expand case management support linked to DSHS emergency resources for families.
- Develop day centers for single men and single women that incorporate an information and referral program with on site services, including hygiene, and linkage to shelter, housing, drug and alcohol treatment, health, employment and support service resources.
- Fund year-round shelter in the Municipal Building and provide resources for shelter support in extreme weather conditions.
- Support shelter, transitional housing and special needs housing to help meet gaps in the Continuum of Care.

DECREASED

Strategies that would respond to funding reductions include:

- Ensure basic emergency shelter and transitional housing capacity among sub-populations of homeless people - youth, single adults and families with children and among the different elements of the homeless Continuum of Care.
- Identify and reduce programs that may not serve as large a percentage of very low-income persons.
- Identify and reduce programs that do not have the capacity to leverage non-city resources.

Funding reductions will be made in accordance and consistent with the Human Services Policy Framework. This framework articulates the policies that guide the department's work in implementing its mission.

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TENANT STABILIZATION

STRATEGIC DIRECTION-



GOAL:Keep people safely in their homes by providing rent assistance, utility assistance, and short- and long-term support to Seattle residents who are low-income or at risk of losing their housing.

CHANGE DYNAMICS AND EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- Community nonprofit organizations are impacted by funding reductions and increased operating costs.
- Culturally appropriate services are not accessible to communities of color, particularly non-English speaking communities.
- Rising rents and low vacancy rates in Seattle are leading low-income persons to pay a higher percentage of their income on rent.
- Federal housing policy issues have lead to losses in low income housing stock.
- Support services funding for special needs housing is limited, which also reduces the development of housing for special needs populations.
- Eligibility and access to programs and housing is inconsistent and often confusing to tenants.
- There is restrictive eligibility and a lack of coordinated and single point of access to prevention services. Goals for prevention programs that are linked with effective evaluation models are unclear.
- Case management or support services to address underlying causes of eviction are inadequate.
- There is a lack of comprehensive family supports.
- Housing search assistance is insufficient.
- Landlord-tenant support, mediation, and related counseling are not meeting the demand for services.
- There are limited resources for tenant support and case management.
- Chemical dependency and mental health services are restricted by tight eligibility guidelines and thus limit access for persons in need of assistance.
- Existing special needs housing projects are not able to provide case management, counseling and related support critical to helping tenants with chemical dependency and mental health issues stay housed.
- Staff is not adequately supported which has lead to resident turnover and inappropriate activities in buildings.
- There is a lack of employment assistance, particularly for special needs populations and limited support for non-English speaking homeless persons.

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2003 ANNUAL STRATEGIES:

- Case management to help residents maintain their housing stability;
- Increased rent assistance;
- Landlord-tenant services including mediation workshops and related counseling;
- Limited translation services for non-English speaking people;
- Information and referral for people who are searching for affordable housing;
- Financial assistance such as short term rent or mortgage assistance linked to other support services, and,
- Implement rental assistance provision of housing levy through development of rental initiatives that link to other services in coordination with other community supports like United Way's Housing Ready Program.

PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- Support stability of existing services proven effective in preventing homelessness and helping stability of tenants.
- Undertake a Request for Proposal process for housing services and eviction prevention with funding decisions to be implemented in 2004. Engage in a community wide process to identify appropriate outcomes and goals for service areas in the Request for Proposal.
- Increase case management related services in low income and public housing serving special needs populations.
- Assess and strengthen prevention efforts for effectiveness in stabilizing individuals and families who are at risk of homelessness.
- Advocate for additional funding to expand access to mental health and chemical dependency treatment systems.
- Provide short term rent or mortgage assistance linked to other services support, such as King County's Housing Stability Project and the HOME Rent Assistance Program.

STRATEGIES FOR INCREASED/DECREASED FUNDING:

Increased

- Help support stability of tenant stabilization services to maintain effective services and programs.
- Increase case management and resident support designed to increase length of stay for residents of special needs housing and to help ensure security of tenants.
- Broaden housing search assistance for persons at risk of losing their current housing and needing low-income housing.
- Increase service access to non-English speaking persons through translation and interpretation assistance.
- Provide short term financial assistance for low-income renters as a bridge to long term housing stability.
- Increase case management support linked to rent assistance for families leaving homelessness.

Decreased

Strategies that would respond to funding reductions include:

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- Ensure basic emergency shelter and transitional housing capacity among sub-populations of homeless people - youth, single adults, families with children and among the different elements of the homeless Continuum of Care.
- Identify and reduce programs that may not serve as large a percentage of very low-income persons.
- Identify and reduce programs that do not have the capacity to leverage non-city resources.

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STRATEGIC DIRECTION- AIDS HOUSING

CHANGE DYNAMICS AND EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS):

Housing Market Pressures. There is an increased demand for affordable units, both subsidized and unsubsidized, which means there is more competition. The majority of units that meet cost limits for housing voucher programs are not in Seattle, where most services are, but in the balance of county.

Housing Continuum Gaps. A number of gaps were identifies along the housing continuum. Underlying all of these gaps are the issues of choice and expectations. In the past, the AIDS housing system has fortunately been able to offer a great degree of choice to consumers. As a result, consumers and providers have expectations about the types of available resources that may no longer be feasible. In general, the lack of permanent housing without services creates a backlog in the system for people who need permanent, subsidized housing but do not have significant social service needs.

Barriers to Accessing Housing. In response to the increased demand for all types of housing, landlords and other providers are screening more carefully than ever. Consumers who have always had difficulty obtaining housing are now facing even greater challenges. Criminal background, poor rental history, poor credit, and low or no income add to the barriers.

Expanding Populations in Need. Some populations continue to expand and face particular issues related to housing. These include younger adults, families with children, undocumented persons, people who are HIV-positive (but not AIDS diagnosed), among others.

Additional Issues. Working cross-systems (mental health, substance abuse, etc) to meet clients' needs remains a complex issue.

2003 STRATEGIES:

Current allocations of the Housing Opportunities for Persons with AIDS (HOPWA) programs for the Seattle EMA are used primarily to sustain, and as funding permits, to expand the existing AIDS housing and services continuum. This supports HOPWA policies of preventing homelessness among people with AIDS and promotes stabilization in permanent housing.

- Providing transitional housing assistance, tenant-based rental assistance, operating support, and housing supportive services to low-income persons with AIDS.
- Leveraging HOPWA with other capital resources to add units to the permanent inventory of AIDS-dedicated housing through the creation of set-aside units or new construction.

2003 PROPOSED ACCOMPLISHMENTS:

- 400 persons served by HOPWA funded housing assistance

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PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- Develop permanent affordable housing units by setting aside units in existing buildings and new projects
- Create three transitional (up to 24 months) two-to-three bedroom-housing units through long-term lease or development. Target these units to families with children who cannot be accommodated in existing transitional units.
- Ensure AIDS case managers have current information about housing programs and resources available through the homeless, chemical dependency, and mental health systems and other special needs or mainstream housing/service systems.
- Educate consumers and case managers about available housing options inside and outside of the AIDS housing system, including program descriptions, eligibility criteria, etc.
- Seek opportunities and develop mechanisms to support people seeking permanent housing through the AIDS system to consider currently underutilized resources in the balance of King County. Develop a marketing plan for these units, incorporating the education of case mangers and consumers regarding available resources and the involvement of volunteers for the community as possible.

STRATEGIES FOR INCREASED/DECREASED FUNDING:

Increased

If additional HOPWA funding becomes available, the following strategy would be proposed to the AIDS Housing Committee:

- Increase available funding to develop permanent housing and set-aside units

Decreased

- Small reductions should be distributed equally across program categories. If more than 5% is cut, funding will be allocated based on the priority of maintaining existing housing availability at current levels.

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COMMUNITY FACILITIES
STRATEGIC DIRECTION



GOAL: Provide architectural assistance and capital funding to community-based human service organizations to help them plan and develop facility projects.

CHANGE DYNAMICS AND EMERGING TRENDS

- Since 1990 the demand for community facilities financing has outstripped available resources by a ratio of 2.5:1. During the 2002 applications cycle, 17 agencies requested a total of $3.42 million against $1.38 million in available funds. In the previous year, 14 agencies requested $3.1 million, against $1.30 million in available dollars.

- In the summer of 2002 the The Mayor's Economic Opportunity Task Force recommendeds the development of annual work plans to address existing and emerging infrastructure needs of, among other things, social services agencies in targeted Neighborhood Business Districts and designated Manufacturing and Industrial Centers.

- The Economic Opportunity Task Force recommended prioritizing the expansion of job skills centers and job training providers. The Task Force also reaffirmed the Program's priority, since 2000, to fund child care centers that support low- and moderate-income families. These two areas of facilities development expansion and are critical to supporting Seattle's economic development priorities.

- Health and human services agencies have limited resources and must balance their needs for facilities with demands for services. Facilities often lose out in this balancing act; agencies routinely defer leasehold improvements and under-maintain the buildings they own. This in turn has negative impacts on the quality of a neighborhood.

- Many non-profit agencies, especially those incorporated to serve emerging and newly-established refugee and immigrant communities, have limited experience in undertaking a construction or remodeling project and require low or no-cost technical assistance to see one through. City staff time is increasingly required to provide support and technical assistance to these agencies in order to successfully develop projects that meet complex CDBG regulatory requirements.

- Based on a comprehensive community survey in 2000, the community facilities funding process prioritizes funding for child care centers that provide services to low- and moderate-income families such as Head Start and Early Childhood Education programs.

- Capital funding for community nonprofit organizations is limited. Many agencies, and even other funders, look to City Community Facility funds as a lead funder to support critical projects. Requests for City Community Facility funding is generally two to three times higher than available resources.

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- The need to strengthen the social fabric for immigrant and refugee communities has been identified as a budget priority by the Mayor.
- The increasing homeless population in Seattle is increasing the demand for basic services such as day and hygiene centers. Current facilities that provide these services are operating at capacity.

OBSTACLES TO MEETING NEEDS

- CDBG funds are the only source of funds available at the City's disposal to meet these particular needs of social service providers. Funding for this program is being drastically reduced in the 2003 Adopted City Budget.
- Coordinating and balancing funding requirements and fiduciary security interests among a variety of public and private funding agencies and lenders is very complicated and can result in project financing delays.
- There are a limited number of agencies, especially among emerging or newly-established refugee and immigrant groups, that have the capacity to work through federal CDBG regulatory guidelines and requirements.
- The price of land and facilities within the Seattle City limits can prove to be prohibitive for the abilities of smaller community-or neighborhood-based social services agencies.
- City resources are often widely dispersed throughout the City and insufficient to make significant differences when trying to address community development objectives in particular areas.

2003 STRATEGIES:

The Community Facilities Loan Program will continue to contract with Environmental Works, a non-profit architectural firm, to provide technical and architectural assistance to nonprofit organizations throughout the year. Environmental Works was selected as a result of a competitive RFQ process that was conducted in the Fall of 2000.

With very limited funding in 2003, the City will conduct an open Request for Proposals competition for funds, consistent with the practice of previous years. Community Facilities staff and the non-profit architectural firm Environmental Works, under contract with the City of Seattle, provide technical and architectural assistance to nonprofit organizations throughout the year. During the annual Facilities RFP season, the demand for guidance is even greater. Proposals must meet the following basic requirements to be advanced for rating and ranking by the review committee.

- Any project chosen for CDBG funding must clearly and directly provide human service benefits to low and moderate-income people. Agencies are guided by staff to provide easily verifiable documentation that beneficiaries of facility improvements are predominantly low/moderate income people.
- CDBG funds must be used to improve or expand space that is predominately used for the direct delivery of human services. "Direct delivery" generally means substantive client activities related to obtaining services. This is the sole way that expenditure of these funds can be shown to meet a

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National Objective as defined by HUD. Improving spaces for general administration, program administration or staff convenience does not meet a National Objective.

- All other relevant CDBG eligibility requirements must be met upon application, or if the service or facility is new, upon project completion.

All highly ranked projects will:

- Meet city human service priorities, especially projects whose proposed services are supported with other city funds;
- Be clearly outlined, well-planned, and demonstrate significant benefits for human service clients;
- Start promptly and be completed in a timely manner;
- Generally have other funds that are available or committed; and,
- Be sponsored by agencies that have the structure and capacity in proportion to the complexity of the project.

Also in light of very limited funding, we will aggressively monitor and enforce program requirements to expend funds in a timely manner. Projects not meeting timeliness requirements will be subject to having their fund reservations withdrawn.

2003 PROPOSED ACCOMPLISHMENTS:

- Provide services to 30 architectural design projects
- Initiate Fund 4 community facility projects

SHORT TERM COMMUNITY DEVELOPMENT OBJECTIVES

We will continue to provide low-cost architectural assistance to qualifying non-profit social services providers.

We will engage in a Request for Proposals competition to allocate facilities and facilities planning funds. On the basis of the CDBG fund source requirements, needs, and human services area priorities, the following types of facilities and projects will be funded prioritized to receive funding in the short-term future (through 2003):

1. Implement the Small and Emerging Agencies Capital Assistance Program, focusing on providing financial and technical assistance to refugee and immigrant-based communities and agencies. Many smaller agencies, such as those serving refugee and immigrant communities, child care providers, and food banks, have a difficult time securing funding to renovate facilities to improve the quality and quantity of their services. Private financing is hard and expensive to obtain and the competition for foundation funding is intense. The Small and Emerging Agency Capital Assistance Program is designed to provide funding and architectural and technical assistance to small agencies so that they can improve their facilities to better serve their clients.

2. Projects which increase the physical capacity of child care providers and job training / skills development providers and other social services that improve the employability of low- and moderate-income residents.

3. Acquisition, construction, renovation and rehabilitation of social service centers for refugee and immigrant groups to increase their social cohesion and community self-sufficiency and self-determination.

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In 2003, the Community Facilities Loan Program will also implement a pilot program to study ways to increase the accessibility of CDBG capital funds for agencies with limited capacities for developing facilities improvement projects.

Also in 2003, a special RFP competition will be implemented specifically for providers of day and / or hygiene centers for homeless persons for the purpose of maintaining or expanding such services.

LONGER TERM COMMUNITY DEVELOPMENT OBJECTIVES

1. Implement an allocations process that makes funds more accessible to smaller community-based agencies, particularly programs serving immigrant and refugee communities.
2. Decrease the time between the award of a loan reservation and the completion of a project.
3. Further align CDBG community facility funding with City neighborhood development, human services long-term strategy, and economic development strategies.

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CHILD DEVELOPMENT
STRATEGIC DIRECTION



GOAL: Provide access to affordable, culturally relevant, high quality early care and education, and out-of-school time activities for children and families so that children can succeed in school and parents can remain or become economically self-sufficient.

CHANGE DYNAMICS AND EMERGING TRENDS

- Washington State now requires more training than ever before for licensed child care providers. Beginning in 1999 the Washington State and Registry System (STARS) was implemented. STARS requires all child and school age care licensed providers to take 20 hours of initial/basic training. In addition, ten hours of continuing training is required of all providers every calendar year.
- As community standards for child care quality rise, so do program costs. Seattle's annual private fees are $11,000 for infants, $9,600 for toddlers, $8,400 for preschoolers, and $5,480 for school age children. Seattle's low and moderate wage earners cannot afford to pay the full cost of child care.
- Due to the slow economy, demand far exceeds supply. At mid- 2002, over 342 Seattle families (430 children) were on the waiting list for Comprehensive Child Care Program (CCCP) subsidies. 100 children waiting for subsidy are attempting to transfer to the CCCP from Working Connections, the DSHS subsidy program. Their families had their child care subsidies terminated by DSHS either due to the decrease in DSHS eligibility standards, or changes in family situation.
- As the economy has slowed, the CCCP serves a higher percentage of low-income clients (as defined by HUD). Presently, one-third of our new enrollees earn less than 225% of the federal poverty level (less than 50% PMSA). All earn less than 80% PMSA.
- In an effort to improve race relations, all child care providers serving children subsidized by the CCCP receive training in culturally relevant anti-bias child care services. 7,000 children benefit.
- To address disproportionality, the CCCP and the Seattle Public Schools are jointly developing specific guidelines for kindergarten entry. The CCCP will continue to provide professional development opportunities for child care providers so that the guidelines will be met, children will develop optimally, and children of color will succeed in school. Research repeatedly demonstrates that children receiving high quality child care services do better academically, socially, and, eventually, economically. (The Perry Preschool Project, The North Carolina Abecedarian Project, The Chicago Parent-Child Center Study)
- The Comprehensive Child Care Program specifically conducts outreach in Amharic, Chinese, Khmer, Spanish, Somali, Tagalog, and Tigrinia, and collaborates with other community providers to recruit and train providers from Latino, South East Asian, and East African cultural groups.

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OBSTACLES TO MEETING NEEDS

Inadequate financing of the child care system continues to challenge children, providers, and families.

- Limited funds mean that the CCCP cannot meet the full community's need for child care subsidies, as evidenced by the large waiting list. Due to limited ability to enroll new clients, minimal outreach has been conducted, implying that the waiting list would be larger if more people knew about the program.
- Low wages persist, with the majority of child care providers earning incomes well below 80% PMSA.
- Providers who serve large numbers of state subsidized children are hard-pressed to meet quality standards with inadequate reimbursement rates. The state currently reimburses at the 50th percentile of the Year-2000-rates).

2003 STRATEGIES:

➢ Child care subsidies for children in 199 low-income families

2003 PROPOSED ACCOMPLISHMENTS:

- 256 child care subsidies provided to eligible families

PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- Subsidize more child care for families, so there is no waiting list for families who are homeless or who live in Seattle.
- Improve quality through TEACH scholarships for early childhood and out-of-school time providers.
- Improve quality through stipends, technical assistance, and incentives for accreditation and/or ECEAP service standards.
- Partner with school district to maximize children's success through the Community Learning Centers and school/out-of-school (OST) time linkages.
- Create a facility fund for large grants to increase capacity for high quality licensed care.
- Increase child care specialist staffing level and professional development funding level to match the 42% increase in number of contracted sites.
- Create a new financing strategy that leverages private dollars, standardizes subsidy rates and family contributions, and rewards higher quality with higher rates.
- Increase state funding levels for ECEAP and homeless child care.
- Create support mechanisms for Family, Friends and Neighbors child care.

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YOUTH DEVELOPMENT
STRATEGIC DIRECTION



GOAL: Provide services to youth to support their developmental needs and facilitate their ability to gain the skills and assets necessary to grow into healthy, successful adults and contributing members of the community.

CHANGE DYNAMICS AND EMERGING TRENDS

- Homeless youth and young adult programs serve young people, ages 13-25, who range from newly on the streets to chronically homeless. Data shows that these youth come primarily from inside Seattle's city limits with about 20% coming from the balance of King County.

- In addition to having a safe place to sleep, homeless and street-involved youth are plagued with a number of challenges including poverty, lack of education, abuse, exploitation, violence, rape, predators, unemployment, hunger, lack of stability, alienation from family and community, substance abuse, mental illness, racism, homophobia, fear, and lack of accessible services to address these challenges. These youth and young adults are also gifted with great strengths such as resiliency, creativity, resourcefulness, spirituality, and perseverance. Homeless youth services are designed to build on these youth's strengths to help them overcome their challenges and transition off the streets.

- The most effective means for youth to leave the streets is through a continuum of services that includes street outreach; day centers that include case management, education, employment training, microenterprise opportunities, and hygiene services; emergency shelter; and transitional housing. CDGB funds are crucial in supporting the continuum of care for homeless youth and young adults and leverages an additional $3 million from other sources.

OBSTACLES TO MEETING NEEDS

- There is a lack of understanding about homeless youth that has led to fear and a tendency to blame the youth for their circumstances. In fact, youth homelessness is a symptom of larger problems including domestic violence, poverty, racism and homophobia. The combined impact of these conditions has led to project delays, service compromises, undue hardship on organizations, and a lack of services in some areas of the City. Most significantly this leads to daily abuse of youth on the streets by normally reasonable community members, a fragmented service system, and contributes to a youth's lack of trust for adults.

- State and federal laws and regulations such as reporting requirements outlined in the Becca Bill and statutes that prohibit youth who have committed some types of crimes from using services prevent some youth from accessing services.

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- Coordinating and balancing funding requirements among a variety of public and private sources is complicated and results in restrictive and underfunded services.
- Lack of interest about homeless youth has led to a lack of research and hard data available about the benefits of services to these youth and their impact on society.
- Finally, services are under-funded and with shrinking resources in the larger community, this will only get worse. We are still learning about this constantly changing population and as dollars shrink, room for innovation shrinks as well.

2003 STRATEGIES:

- **Homeless Youth Drop In Centers**: This strategy engages homeless youth in the service continuum through a number avenues and includes daytime, multi-service programs that provide neighborhood-based services including street outreach, information and referral, food, case management, education, employment training, microenterprise opportunities, social activities, and hygiene services to homeless and street-involved youth, ages 13-22.
- **Emergency Shelters:** These programs provide temporary, emergency shelter that keep youth safe at night until they are able to return home or move to more long-term care.
- **Transitional Housing:** These programs provide 18 to 24 months of temporary housing and case management and are designed to prepare youth for permanent housing.

2003 PROPOSED ACCOMPLISHMENTS:

Drop-In/Case Management Services
Serve: 819
Objectives: All youth will receive basic needs services and referrals to housing, employment, health care, education and other community resources.

Shelter Services
Serve: 386
Objective: All youth will be provided safe, temporary housing and connection to mainstream resources.

Transitional Housing

Objective: Twenty (20) youth will transition into permanent housing

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Short-Term and Long-Term Community Objectives

Short-Term Community Development Objectives:

- Assist currently homeless youth and young adults in their transition from the streets to safe housing and provide access to opportunities including employment, education and healthcare.
- Assist homeless youth in creating support networks and integrating into the larger community.
- Implement Human Services portion of Capitol Hill and University District Neighborhood Plans.
- Through the Street Youth Task Force planning process implement strategies for improved shelter efficacy and create stronger linkages in the continuum of care.

Long-Term Community Development Objectives:

- Minimize youth homelessness and thereby improve individual and public safety, contribute to revitalizing impacted neighborhoods, and help youth exit the streets, preventing them from becoming chronically homeless adults.
- Continue to improve and enhance a comprehensive system of services to homeless youth by ensuring that they secure stable housing and employment.

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CHILDREN AND YOUTH DEVELOPMENT:

STRATEGIES FOR INCREASED/DECREASED FUNDS:

Increased

Substantive increases will require a revisiting of the City's priorities for funding in light of the need for respective services. This would be done in consultation and collaboration with the community. Priority areas for consideration in the event of significantly large increases in funding may include, but are not limited to:

- Increasing the availability of subsidized child care slots to accommodate current wait lists and the needs of former TANF recipients who have transitioned from welfare to work.
- Restoring levels of support services that were reduced in the re-targeting of funding through the 1997 Families and Education Levy
- Increasing the availability of culturally and linguistically appropriate service options
- Increasing the availability of housing and services options for homeless youth

Decreased:

In the event of significant decreases in funding, current services and programs would be reviewed on an individual basis, taking into consideration such factors as the number of very low-income persons served, the extent to which the City is primarily responsible for the provision of the service, the extent to which programs have achieved their targeted outcomes, and the extent to which programs leverage non-City funding. This would also be done in collaboration with the community.

CITY CLERK

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HOME-BASED CARE
STRATEGIC DIRECTION



GOAL: Provide an array of home based services to elders and adults with disabilities in King County so they can remain in their own homes longer than they would without these services.

CHANGE DYNAMICS AND EMERGING TRENDS

- The proportion of the population that is elderly is increasing, especially the very old. In Seattle, the number of people over the age of 75 increased 14% between 1980 and 1990, and now makes up 15% of all residents age 65 and older. Many in this older age group have increasing physical, social, and psychological limitations that make them the "frail elderly." Many frail elderly remain in their homes with the help of support services, but others need assisted housing. Seattle Housing Authority is the primary provider of housing for low income elderly persons. Many SHA buildings – built over 20 years ago for elderly tenants – are now home to tenants whose average age is 74 years. As these residents "age in place," they increasingly need specialized support and medical services.

- People of color account for 58% of all SHA households. Although African-Americans comprise only 10% of Seattle's population, they make up 32% of all SHA tenants. Similarly, while Asian-Americans make up about 12% of Seattle's population, they make up 19% of all SHA tenants. There has been a steady increase in the number of Russian speaking immigrants in SHA buildings.

- Recent immigrants are becoming a larger proportion of households in low-income housing, resulting in demands for English-as-a-second-language programs, and culturally sensitive programs and services addressing the social, health and mental health issues.

- Households headed by persons with disabilities are the most common household type, making up 36.5% of all SHA households, with elderly households at 31%.

- The average annual income of households living in SHA housing was $9,842 in 1999. Over half of SHA households (54%) are supported by Social Security or Supplemental Security Income (SSI).

- Approximately 1,444 elderly households are on SHA waiting list seeking studio or 1-bedroom units.

- Many older adults and persons with significant disabilities are able to remain living independently in the community with the help of support services such as case management.

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OBSTACLES TO MEETING NEEDS

- SHA has limited funding to provide support services to assist residents who are frail elders or who have disabilities, to enable them to remain in public housing.
- Limited number of agencies with the capacity to coordinate the various federal, state and local entities for comprehensive funding of support services to those aging in place.
- The comprehensive SHA/Medicaid/CDBG housing support package of services has been in place for the past five years. Aging and Disability Services has been successful in applying for SHA housing support funds because we bring to bear CDBG as a local match, as well as leveraged Medicaid funds. The commitment of CDBG and Medicaid funds towards this comprehensive package of services was the primary reason SHA funds were made available to ADS. Should there be a loss of CDBG funds, the SHA funding as well the comprehensive services to low income seniors and people with disabilities may be jeopardized.

2003 STRATEGIES TO MEET AGING AND DISABILITY OBJECTIVES:

- **Homesharing** is an intergenerational alternative housing program to help older adults stay in their own homes.
- **Public Housing Case Management** offers support services to help those with multiple functional limitations stay in their homes.

2003 PROPOSED ACCOMPLISHMENTS:

- While all residents in the 53 SHA buildings are eligible for services under the Case Management project, we plan to enable over 500 frail elders and people with disabilities to retain affordable, safe and livable public housing with support services funded by CDBG. The support services will be provided by the ADS in-house Case Management Program, Asian Counseling and Referral Service (ACRS), and Chinese Information and Service Center (CISC).
- Of the total to be served, 43% will be ethnic minorities.
- Of the total to be served, 15% will be immigrant and refugee elders receiving culturally and linguistically relevant services that enable them to retain affordable public housing, through CDBG funding provided to ACRS and CISC.
- 85% of SHA elderly and disabled clients (est. 61 out of 72 people) receiving 10-day eviction notices will stay housed through the crisis debriefing, eviction prevention and intervention of the CDBG funded case managers.
- 65 persons will be housed in affordable housing due to the Homesharing Program, and 1,200 persons will receive housing counseling for seeking their own housing. Homesharing is operated through a subcontract with Senior Services of Seattle King County. Of the total to be served, 22% will be ethnic minorities and 25% will be people with disabilities

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PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- **Homesharing** - Expansion of the Homesharing Program was recommended during 2001-02 to increase homesharing matches by up to 42 older adults in Seattle and up to 90 older adults in King County.
- **Service Coordination for SHA Residents** – To increase the average length of stay of low-income elderly and adults with disabilities who live in subsidized housing sites.

STRATEGIES FOR INCREASED/DECREASED FUNDS:

Recommended strategies for increases or decreases in funding are determined by the Aging and Disability Services Advisory Council's Planning and Allocations Committee. Under the Area Plan on Aging development process, these recommendations are coordinated with the priorities developed for local allocation of federal and state aging funding.

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NEIGHBORHOOD & COMMUNITY DEVELOPMENT
STRATEGIC DIRECTION



GOAL: Provide operating, grant and loan, and project management support to neighborhood business districts and community based development organizations, and to special projects, so that Seattle has thriving neighborhoods and broadly shared prosperity.

CHANGE DYNAMICS, EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- The high cost of land creates difficulties for non-profit agencies. The need to layer subsidy sources requires non-profits to typically wait up to three years to assemble the requisite permanent financing. Non-profits frequently cannot maintain site control long enough to obtain all the financing needed unless they offer substantially above-market prices or if they agree to expensive non-refundable down payments, earnest money or option fees.
- There is a lack of financing for tenant improvements for commercial space in mixed-use buildings and for community economic development projects. Unlike housing, there are few sources of low-interest equity capital to cover the gap financing needs for commercial projects.
- Seattle's low-income residents are having increasing difficulty sustaining themselves and their families given the City's changing economy and neighborhood demographics. Housing prices and living costs remain high in City neighborhoods.
- Seattle's neighborhood plans are requesting additional funds and resources for community development corporations and for strengthening and improving the appearance of our commercial districts (i.e. façade improvement programs in low-income communities).
- City required infrastructure improvements continue to add costs for CDC real estate projects.
- Neighborhood Business Districts exhibit varying degrees of economic distress requiring strategic, focused City intervention to support private sector initiatives.
- Neighborhood Business Districts are in transition, with retail and housing markets in need of help to reach or regain competitive market advantage. Resources need to be brought together in new ways to leverage private resources, providing scale and focus necessary to make a significant positive difference.
- Light rail construction threatens the existence of as many as 300 businesses along MLK, many of them minority owned, and presents opportunities to strengthen the cultural diversity, long-term livability and economic opportunity for the people who live and work in the Rainier Valley.
- Development projects in distressed neighborhoods frequently require public support in the form of technical assistance or actual financing to make them viable.
- Entrepreneurs in economically disadvantaged neighborhoods are frequently unable to obtain financing or advice and technical assistance from conventional financial institutions.

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2003 STRATEGIES:

- Small Business Technical Assistance: Provide technical assistance to existing and startup businesses to develop and sustain small businesses in Seattle within low-income communities and create job opportunities for low- and moderate-income persons.
- CDC Technical and Project Assistance: Provide technical assistance to community development corporations in support of their efforts to strengthen low-income neighborhoods, including the development of housing, commercial and retail space, and community facilities.
- Rainier Valley Community Development Fund: lessen the impact of construction of light rail on Rainier Valley business and property owners and provide opportunities for the community to invest in affordable housing, retail and commercial development, small business development and facilities for community and cultural activities
- Community Development Equity and Lending: Provide forgivable loans for retail, commercial, mixed-use or housing development projects of community-based development corporations. These programs provide financing for projects that result in goods, services, and jobs in low-income communities.
- Community Development Float and Section 108 Program: Continue to promote the Community Development Float and Section 108 Program as a means to finance community development projects that provide needed goods and services in low-income communities and that provide jobs to low-income individuals.
- Neighborhood Business District Support: Finance facade improvements in targeted neighborhood business districts with a special emphasis on University Ave., Broadway, Pioneer Square, and the Central District. Provide real estate expertise to help structure deals within the targeted neighborhoods.

2003 PROPOSED ACCOMPLISHMENTS:

- Develop specific revitalization strategies for targeted neighborhood business districts with specific milestones and benchmarks to track outcomes.
- Establish Community Development Fund and complete at least 3 property advances with CDBG funds to develop or rehab sites to house businesses needing to relocate due to light rail construction. Provide business and technical assistance to 300 impacted businesses.
- Fund at least 12 façade improvement projects in neighborhood business districts.
- Close three float loans worth $6 million and approve three Section 108 loans worth $6,750,000 million, with a focus activity within the Neighborhood Opportunity Areas
- Fund up to 3 acquisitions of property for development by Community Development Corporations in the Neighborhood Opportunity Areas
- Support Community Capital Development to close 40 loans and provide technical assistance to 300 clients.

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- Support Neighborhood Farmers Market Alliance to provide technical assistance for 10 farm vendors and operate two markets that provide goods and services to neighborhoods with a majority of low- and moderate-income residents.

SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES:

- Strengthen existing commercial neighborhood centers by sustaining and increasing the range of retail goods and other needed services, in part through a façade improvement program that improves the appearance of commercial business properties and encourages shoppers to frequent targeted business districts.
- Provide technical and financial assistance to non-profit organizations for neighborhood revitalization projects that will have a sizable impact on the decline of a specific neighborhood.
- Promote Community Development Float and 108 Programs to finance real estate projects in low-income communities to increase or preserve housing opportunities or create/retain jobs for low-income individuals.
- Minimize the impact of light rail construction on neighborhood business districts in the Rainier Valley, particularly those located along Martin Luther King, Jr.Way.

LONG-TERM COMMUNITY OBJECTIVES:

- Support community economic development projects that increase economic opportunities for low and moderate-income residents.
- Stimulate new business development and retain existing businesses to provide permanent jobs in economically disadvantaged neighborhoods.
- Provide financing tools to promote community development projects that address needed goods, services, and housing needs of low-income communities.
- Provide increased support to low-income neighborhood business districts, including support for facade improvement programs.
- Create and sustain a community based financial institution that helps preserve and strengthen cultural diversity, long-term livability, and economic opportunity for Rainier Valley residents, businesses, and institutions.

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WORKFORCE DEVELOPMENT

STRATEGIC DIRECTION

GOAL: Promote innovations in the workforce development system to place low-income residents in living wage jobs, support retention and upward mobility and contribute to

CHANGE DYNAMICS, EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- The regional economy is not creating enough jobs that pay workers enough to meet the basic needs of their families without resorting to public assistance and provide them a financial cushion to address emergencies.
- People of color are over-represented in low-paying jobs, are more likely to have personal earnings below a living wage, and are less likely to have education beyond high school.
- The economy is creating few opportunities for people who have no training beyond a high school diploma or GED. This group typically includes people of color, women, and single adults with children.
- Washington State's unemployment rate is among the highest in the nation. In the Puget Sound region alone, job losses total about 100,000 over the last two years, equal to almost a seven percent drop in employment.
- Despite the current economic downturn, there remain industry sectors that provide the best opportunity to create jobs that pay a livable wage, including construction, manufacturing, bio-tech/life sciences, and some services such as health services, specific business services and engineering/management services.
- The difficult economic times have provided impetus for new partnerships to improve service to low-income job-seekers, as public and non-profit agencies are searching for new, innovative and less costly ways to partner.
- A declining portion of workers can look to their employers to provide traditional benefits such as health insurance, retirement and paid holidays.

2003 STRATEGIES:

- Establish a private, non-profit organization that functions as an intermediary in the workforce development system to connect Seattle's low-income community residents to living wage jobs and provide employers the skilled workers they need.
- Once established, the new intermediary will employ the following strategies to accomplish its objectives:
  - Convene divergent parties to work toward a common result
  - Fund services for low-income job seekers and promote best practices in many service arenas
  - Organize workforce development stakeholders to improve the effectiveness and efficiency of their services to low-income job seekers and local employers

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- Encourage the alignment of multiple systems to achieve improved outcomes for low-income job seekers and local employers
- Identify and broker opportunities to leverage resources and maximize service impact
- Identify service gaps and work with partners to improve system services
- Promote high quality services among all workforce development system providers.

2003 PROPOSED ACCOMPLISHMENTS:

- Successful establishment of a private, non-profit organization that functions as an intermediary in the workforce development system to connect Seattle's low-income community residents to living wage jobs and provide employers the skilled workers they need.

SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES:

- Represent the interests of low-income job seekers in Seattle through policy and program work with government agencies, employers, and non-profit agencies involved in the workforce development system.
- Provide recruitment, case management, skills training and job retention services to job seekers through collaboration with community-based organizations.
- Respond to the needs of employers through the delivery of training programs that prepare entry-level workers with necessary and appropriate skills.
- Negotiate agreements with employers to increase the access of low-income women and people of color to jobs that pay a living wage.

LONG TERM COMMUNITY OBJECTIVES:

- Increase the access of low-income job seekers to the regional workforce development system by establishing an active and meaningful role for community-based organizations within the workforce development system.
- Improve partnerships among the community college system, the workforce development system, the City of Seattle, and other funders of human services through joint strategic planning and collaboration on funding strategies.
- Collaborate with the Workforce Development Council (WDC) on the implementation of industry sector strategies such that low-income residents develop the skills necessary to compete for positions in the targeted sectors.
- Pursue strategies to address wage progression and skill gaps through collaboration with the WDC and other workforce development entities.

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Appendices

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APPENDIX A

COORDINATION AND INSTITUTIONAL STRUCTURE

Seattle has a solid institutional structure through which it carries out its housing and community development plan. Community-based organizations (CBOs) offer an efficient structure for delivering services, are flexible in developing/adapting programs, provide services in a culturally responsive manner, and have an in-depth understanding of the people they serve. Seattle housing developers bring a wealth of expertise and knowledge in the areas of development, construction and management. One major gap in this system is simply the lack of available resources to meet the growing demand of low-income housing. Throughout the next four years, the city will continue to strengthen partnerships with housing developers, non-profit and private entities and encourage creative approaches to address its housing and community development needs.

City departments allocate most funds for Consolidated Plan and services. Funds are distributed according to federal, state, and city funding program requirements. City departments also allocate funds according to administrative plans and budget directives from the City Council. Agencies responsible for administration of funds include the State of Washington, King County, City of Seattle, the Seattle Housing Authority, public development authorities, semi-public agencies, private nonprofit agencies and qualifying private parties.

Human Services Department (HSD): LEAD AGENCY

HSD finds and funds solutions for human needs for low-income, vulnerable people in greater Seattle. The Department provides a network of supports for older persons and adults with disabilities, children, youth and families. It also provides homeless intervention and prevention services. HSD administers over $60 million in local, state and federal resources for human service programs.

CDBG Administration in the Human Services Department: This unit provides centralized monitoring and support to CDBG programs delivered through HSD, Parks Department, Department of Neighborhoods, Office for Economic Development, and the Office of Housing. The CDBG office assures the eligibility of proposed projects assists in periodic accountability review, and meets financial and oversight requirements of HUD.

The Office of Housing (OH): The Office of Housing provides resources so Seattle residents can become homeowners and/or preserve and improve their current home. Resources are also provided to develop, rehabilitate and maintain affordable multi-family rental housing. Strategic planning, program development and vacant land redevelopment is also provided to increase the housing opportunities for Seattle residents.

The Office for Economic Development (OED): The Office of Economic Development supports a healthy, diversified economic base and brings economic opportunities to all Seattle's citizens, especially it's most disadvantaged. OED provides outreach for the CDBG Float Loan Program and technical

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assistance to prospective borrowers. Funds are also provided to start-up businesses served by the Community Capital Development and other lenders.

The Department of Neighborhoods (DON): DON manages the Neighborhood Plan Community Project which provides CDBG funds to implement community development projects identified in Seattle neighborhood plans..

Seattle Department of Design, Construction and Land Use (DCLU): DCLU coordinates the City's land use and zoning code and facilitates the permitting of new and rehabilitated housing. It works in cooperation with the Office of Housing and other City departments to provide clear development rules for builders and neighborhood residents.

Seattle Housing Authority (SHA)

The Seattle Housing Authority (SHA) is a unique housing development and policy-planning partner with the City of Seattle. As the largest public housing provider in the state, SHA has the ability to access special housing support service resources and has increased its commitment to providing and coordinating housing support services for its residents. SHA owns approximately 5,800 units of federally-funded public housing, administers a total of 5,000 additional units through the federal Section 8 Program, and administers about 1,000 units of locally-funded housing under the Seattle Senior Housing Bond Issue Program.

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STATE PROGRAMS

Over the past twelve years, the State has created housing programs that have significantly increased funding for local housing projects. The Washington State Housing Finance Commission (WSHFC) provides tax-exempt bond funds for multifamily rehabilitation and first-time homebuyers. WSHFC also administers the Low-Income Housing Tax Credit Program, which provides assistance to for-profit and nonprofit low-income housing developers. The State Office of Community Development (OCD) awards funding for affordable housing projects through the Housing Trust Fund program.

NONPROFIT ORGANIZATIONS

Many community-based housing and social support services organizations are currently providing services in Seattle to a wide range of populations. These agencies offer an efficient structure for delivering services, are flexible in developing/adapting programs, provide services in a culturally responsive manner, and have an in-depth understanding of the people they serve. Over the course of the next four years, HSD and OH will provide funding to over 125 of these agencies and worked with many additional programs in the community that serve Seattle residents through federal, state or private resources.

Non-Profit Housing Developers

Seattle is home to a growing network of community-based nonprofit organizations which provide a range of high-quality housing and human service opportunities for area residents in need. On the housing development side, about 20 nonprofit groups and Public Development Authorities (PDAs) have become major developers of subsidized housing in Seattle. In the mid-1970s, the City created and supported the formation of neighborhood PDA's and other nonprofit housing developers. Many of these groups were assisted in their formation by the City and continue to be partially City-funded through CDBG allocations and developer fees.

During the 1980s, an increasing number of church-sponsored and business-sponsored nonprofit groups were formed and have focused on low-income housing preservation and multifamily rehabilitation and new construction of affordable housing.

The Housing Development Consortium (HDC): is a trade association of non-profit housing developers in the Seattle-King County area. It is dedicated to preserving, developing and building affordable housing that benefits nearly every low- and moderate income population group from the working poor and homeless to seniors and children. HDC enables nonprofit housing developers to work collaboratively on ways to increase housing by developing comprehensive strategies that preserve affordable housing, and create more affordable rental and homeownership opportunities through innovative land use and financing.

The Distressed Communities Coalition (DCC): is an informal but active group of non-profit community development corporations (CDC's) working in Seattle's culturally diverse lower income and minority communities. Distressed Communities Coalition was formed to assist CDC's active in those neighborhoods to advocate for coherent

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community-based revitalization policies and projects. It also seeks to increase resources for community development, and to educate policy makers and funders about the critical role that CDC's play. DCC members bring together private and public investments that would otherwise be invested elsewhere and direct them in community development activities identified and supported by residents.

Members of both of these associations work with neighborhoods and residents to create and preserve affordable housing choices as an important part of healthy neighborhoods. The Office of Housing functions as a lender to these nonprofits, which then develop and manage housing units.

Human Service Providers

The Seattle Human Services Coalition (SHSC): is a community of human service providers and concerned individuals who work together to shape public policy in order to make Seattle and King County a better place for low-income, disenfranchised, and all underserved people. It provides a forum for coordination and linkages between human service areas. With fourteen service area coalitions and committees 176 non-profit a, and nearly 600 individuals, the Seattle Human Services Coalition's work is focused in three areas:

1) Advocacy efforts with local, state, and national government officials to insure inclusive public policy decisions;
2) Cooperation, coordination, collaboration among members and between service areas; and,
3) Capacity building efforts to its members and the larger community of human service providers.

The Minority Executive Directors Coalition (MEDC): brings together ethnic minority, private non-profit agency executives in King County to advocate for and to develop resources on behalf of minority constituencies in order to improve social and human services, increase funding, and expand the role of ethnic minorities in policy making.

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PROCESS USED TO DEVELOP THE 2003 UPDATE TO THE CONSOLIDATED PLAN

The City of Seattle used the following process to prepare the 2003 Update to the Consolidated Plan:

- City of Seattle Interdepartmental Service Lead Planning Team met over the course of 2002 to help shape strategies and policies and the public review process. This team is comprised of key staff representing various departments of the City of Seattle who receive Consolidated Plan funds.
- Consulted with the Seattle Housing Authority on their initiatives and needs of public housing residents.
- Consulted with Seattle's Office of Civil Rights on fair housing issues.
- Conducted the planning process for Continuum of Care Plan; worked with King County and the Homeless Advisory Group on the homelessness needs data, proposed homelessness objectives and accomplishments.
- Used the Human Services Department's newsletter entitled "Around the Block" to disseminate news on Consolidated Plan housing, human services and community development programs to over 1,000 Seattle residents and service providers.

Homeless Youth

- Three focus groups were conducted to gather the perspective of homeless youth on shelter and support services. 20 attendees. 45% of participants were youth of color. 20% female

Child Development

- HSD Budget Prep and CCCP Enrollment Priorities: 35 people in attendance at one hearing.
- School District Partnerships with school based early childhood partners: 3 public meetings attended by 70 people.
- STEPS (cash incentives to improve quality of child care providers in CCCP): several meetings held throughout city. Total attendance: 118 people.

Low-Income Housing Meetings

- February 20: Community Development Workshop, attendees included housing development and social service nonprofit agency staff and board, neighborhood residents involved with the Neighborhood Planning process, and City, County and state employees.
- February 21: Public Forum/Stakeholders meeting to discuss Enhanced Property Management and Financial Sustainability issue papers. Also reviewed schedule for remainder of Levy development and adoption process.

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- March 7: Citizens Advisory Committee, discussion of potential use of SOA boundaries for new Levy funded programs. Also reviewed Chamber of Commerce report on "Lowering the Cost of building Housing in Seattle", comments from the Housing Development Consortium, and the Rental Housing Association.

- March 14: Citizens Advisory Committee, discussion of all comments received including the Seattle/King County Coalition for the Homeless. Decision on final Levy recommendations from the CAC to the Mayor, and appropriate format for the report.

- March 21: Public Forum/Stakeholders meeting to review and comment on the final Levy recommendations from the Citizens Advisory Committee to the Mayor.

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INSTITUTIONAL STRUCTURE SUMMARY: Strengths and Gaps

INSTITUTIONS	STRENGTHS	GAPS	OVERCOMING GAPS
PUBLIC: City of Seattle	Innovative, progressive and experienced leaders. Staff work collaboratively to undertake projects and activities which provide decent, safe and affordable housing and human services.	Diminishing federal funds; conflicting funding regulations; several concurrent planning processes.	Continue to foster coordination in planning processes; increase efforts to forge public/private partnerships.
Seattle Housing Authority	Seattle's largest landlord, and State's largest housing provider, this agency administers low-income housing and Section 8 programs. Using a well-qualified staff the agency works with other entities to address resident concerns, resident choice, rent policies and the provision of support services for tenants. Successfully competed for HOPE VI grants.	Heavy workloads, client needs intensify due to welfare reform and shifts in demographics require changes in service need and gave created greater tension between some tenant groups. Funding shifts and length of time it takes to dispose of replacement units.	Agency will continue to coordinate with City agencies and implement Moving to Work strategies. Agency will also continue working closely with tenants.
King County	Provides funding and programs to address human service needs and housing.	Limited funding does not allow county to meet the increasing housing demand and human service needs.	Continue to partner in developing strategies to reduce homelessness.
NON-PROFIT: Seattle Housing Development Consortium Seattle Distressed Community Coalition	Most experienced and capable group of non-profit developers of low-income housing in the State.	Limited funding and increased construction costs, infrastructure costs, land costs and zoning issues limit their ability to meet the demand for low-income housing.	Continue partnership to increase access to non-city funding to expand housing and support services; better link housing to services.
SHSC MEDC Homeless Coalition	Committed and experienced nonprofit agencies; dedicated to meeting needs of the most marginalized communities.	Heavy, on-going demand for available services and staff. Staff turnover due to heavy workloads and low wages.	Better link housing production to services.
Other, often church based non-profit housing developers	Committed and enthusiastic; experienced in many of the housing support service areas.	May be less experienced in housing productions and management.	Expands the city's service/housing development and management capacity.

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INSTITUTIONS	STRENGTHS	GAPS	OVERCOMING GAPS
Mental Health Developmental Disabilities, Substance Abuse Systems	Strong capabilities and commitment to support vulnerable populations.	The better the needs become identified the more strain on resources. Limited funding affects the ability to serve dually and triply diagnosed.	Continue to conduct intra-agency meetings to foster greater collaboration and efficiency of service delivery. Meet regularly with providers.
PRIVATE: Lenders	Underwriting source of private funds.	Underwriting standards usually demand public up- front contributions for low-income projects.	Continue Communities Reinvestment Act opportunities.
Developers/ Contractors	Construction, project management experience	Relatively few are interested in low-income projects due to low profitability.	More public/private partnerships.
Businesses	Civic leadership, source of capital for public/private partnerships.	Not always knowledgeable regarding low-income housing needs and issues.	More public/private non-profit partnerships.
Funders	Infusion of $40 million to develop new transitional housing facilities and expand support services from the Bill & Melinda Gates Foundation.	Foundations cannot completely fill the gap of decreasing federal funds.	Continue to foster partnerships with funders.

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APPENDIX B

ALLOCATION SUMMARY

2003 Community Development Block Grant (CDBG) Revenue Outlook

The City of Seattle is undertaking a biennial budget process that includes a two-year CDBG allocation for 2003-2004. In the course of the 2003-2004 biennium budget process, the city shall make two-year allocations of CDBG resources based on certain revenue assumptions for each source of funding. Final CDBG program allocations are subject to the appropriation levels set by the U.S. Congress and implemented by HUD.

Over the past five years, Seattle's CDBG entitlement has both risen and fallen slightly. In 2002, the City's CDBG entitlement award fell by2.6% from the 2001 level. This slight decline occurred after the city enjoyed a 3.6% increase in the award the previous year.

CDBG Revenue Estimates

As part of the 2003 Update to the Consolidated Plan planning process, each program area is recommending strategies for use of CDBG funds. The Plan also identifies options for the use of any increased or decreased funds. The current Community Development revenue projection of funds available for allocation, $16,434639 for 2003. The city's CDBG resources include prior year float loan interest and other miscellaneous sources of income.

Overall Allocation Guidelines

The 2003 funding allocations shall use the overall guidelines:

- The city will continue to allocate the maximum amount of CDBG revenue for human services allowed by federal regulations. Remaining CDBG resources shall be used to support physical development and City administration activities; therefore, the city will continue its policy that the priority for managing decreases in CBDG resources will be to reduce funding allocations in physical development and/or administrative activities and not in human services. Similarly, any increase in CDBG revenues will be distributed to the same. In addition, the city will continue to develop strategies to increase efficiencies that could potentially offset future CDBG funding reductions and will explore other funding options, Federal funding, private funding, and foundation funding to address anticipated funding reductions.
- Program income from the single-family program, the multi-family fund, and the SRO program, will remain within these revolving loan funds, unless the Mayor and City Council amend such policy through the substantial amendment public process and city's legislative process.
- All programs funded by CDBG, whether they are operated by city departments or by community-based organizations, will be consistent with the goals of the Consolidated Plan.
- CDBG allocations for programs operated by city departments will be determined through the budget process.

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- The city's policy is to limit CDBG administration funds to 10% of the annual CDBG expenditures, although federal regulations permit up to 20 percent for administration and planning activities. Also, federal regulations currently allow cities to set aside up to 10% of the CDBG grant funds as contingency for cost overrun.

- In the event that the projected revenues differ from the actual revenues, the CDBG Administrator will work with affected city departments and implement policies and strategies stated in this Plan. At the earliest possible time in the first quarter, prior to submittal of the revised action plan to the Council, the CDBG Administrator will present recommendations to the Mayor and Council on how to meet the actual revenues following the substantial amendment public process rules. Mayor and Council decisions will then be incorporated into the city's revised annual action plan submitted to HUD.

  - Allocation of increases will be determined through departments administrating the service area through various competitive or negotiated processes. Nothing is guaranteed to a contractor except payment under a duly executed city contract. In making inflationary adjustments, departments will consider the following:

    - Shifts in non-city funding to various programs within the service area.
    - Agency performance in providing service
    - Impact of inflation on the cost of service
    - Inequities within staff compensation or other costs among programs providing similar services
    - Extraordinary costs which threaten the ability to deliver critical services.
    - Support for priority services as determined by the Consolidated Plan.

2003 ESG Revenue Outlook

ESG funds have been used in Seattle to improve the quality of emergency shelters; to support shelter initiatives to expand capacity; and to provide "essential services," non-maintenance, or security personnel to access supportive services to stabilize people in the community.

The City of Seattle is using an estimate of $544,000 in 2003.

ESG funds will be used to implement continuum of care initiatives identified in the Consolidated Plan, and to maintain current emergency shelter and homeless assistance services.

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2003 HOME Revenue Outlook

Refer to Housing Section.

2003 HOPWA Revenue Outlook

Funding estimate for the 2003 Consolidated Plan is $1,751,336

The proposed 2003 HOPWA allocations are as follows:

HOPWA Estimated Allocations	
	Funding Category
	2003
RFP	1,639,165
Administration	$49,230
Total	$1,751,336

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CITY OF SEATTLE STRATEGIES FOR THE USE OF CONSOLIDATED PLAN FUNDS

STRATEGIES FOR THE USE OF CDBG FUNDS:

This section is to provide the city's overall strategies for using CDBG funds in accordance with policy priorities set forth by the Mayor and Council through various policy setting processes, including but not limited to, the budget process. Additionally, each program or planning area is recommending specific funding strategies for increased or decreased level of CDBG and HSP funds.

Human services, affordable housing, and economic development are top priorities of the Mayor and City Council for the use of CDBG funds. The City of Seattle will maintain its current CDBG funding policies. That is, to maintain the federally approved CDBG funding cap for public services. Given the CDBG spending cap on human services, any increase or decrease of CDBG funds will be applied to the physical development programs and planning/administration.

Increased Funds

CDBG Funds - In the event that CDBG revenues exceed the current estimates, the additional resources shall be distributed to: 1) mitigate the funding reductions currently applied to various CDBG physical development programs, grant administration, and planning efforts; 2) provide a comparable funding increase to the aforementioned program areas to the extent possible, and 3) increase funding for those physical development programs that leverage non-City revenues or that do not require on-going annual funding. To the extent possible, the City shall avoid development of a CDBG operating expense base that cannot be sustained if the federal government fails to maintain future CDBG funding at the current levels.

Decreased Funds

CDBG Funds - The following criteria shall guide funding reduction decisions:

- Human services continue to be a high priority for Seattle, and the city is committed to maintaining the current level of CDBG funding for human services. The federally approved CDBG funding level for human services will not reduced.
- The CDBG funding reductions shall be made in planning, administration, and physical development programs, including program delivery costs. They include Community Facilities, Economic Development, and Housing. One-time-only capital projects are most likely to experience reduced allocations of any CDBG revenue decrease. Funding reductions will be applied across-the-board among physical development programs below the projected levels
- The City will explore any other possible areas of savings or reductions that have a minimal impact on sustaining current levels of program operations and services. The CDBG Administrator shall work with affected City programs in identifying and capturing prior year CDBG under-expenditures.
- Through an interdepartmental process, the CDBG Administration Office will develop formal administrative policies and procedures for recapturing and re-allocating under-expenditures. The primary intent behind the policies and procedures is to promote an efficient and timely expenditure of grant funds.

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- In order to meet HUD's timely expenditure requirements and to ensure funds are expended in a deliberate and efficient process, the CDBG administrator shall, by no later than April 1 of each year, review CDBG allocations made to all entities. The CDBG administrator, in consultation with the affected City departments as well as the Executive department overseeing these entities, will evaluate the recapture of CDBG funds under the following conditions:

  1. Unexpended CDBG funds allocated to human services, planning, administration, and City's internal staffing and operating costs shall be recaptured at the end of City's fiscal year;
  2. Unexpended CDBG funds allocated to various technical and project assistance activities including those supporting the operations of non profit developers carrying out economic development and low-income housing development activities, shall be recaptured at the end of a one-year contractual cycle;
  3. Unexpended CDBG funds allocated to physical development activities including Low-income Housing, Community Facilities, Parks Upgrades, Neighborhood Matching Fund, Equity investment, and Façade Improvement shall be recaptured at the end of three years from the date of award notice or funding reservation letter from the City, unless these funds are encumbered by authorized and executed contracts, or unless substantial expenditure and progress on the project are documented, including substantial completion of design in the case of capital projects;
  4. Funds not otherwise covered under 1, 2 and 3 above that are not awarded or encumbered after three years shall be recaptured at the end of the City's fiscal year.

  The HSD Director shall, in the annual Action Plan or amendment to the annual Action Plan approved by Council, include a proposal for the use of recaptured CDBG funds. The recaptured CDBG funds shall be reallocated as follows:

  ✓ Each year's Action Plan is budgeted based on estimates of available funding. This estimated funding includes unexpended funds from the previous year(s) that are recaptured as described in this section of the Consolidated Plan. These recaptured funds will first be used to fund the current year's Action Plan to the extent necessary.

  ✓ In the event that the HUD Award is less than budgeted, any additional recaptured funds, if identified, will then be used to cover this CDBG shortfall.

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APPENDIX C

PUBLIC PARTICIPATION PLAN

I. Introduction

The City of Seattle is required by the U.S. Department of Housing and Urban Development (HUD) to have a detailed Citizen Participation Plan that contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) money.

The community involvement process has three main objectives:

- To determine how well our housing, economic and human development funding is meeting the needs of the community
- To determine what other types of resources and services are needed in the future
- To help develop priorities

Encouraging Public Participation

The City will provide community members with a reasonable opportunity to comment on the Citizen Participation Plan and on substantial amendments to the Participation Plan. The City will announce the availability of the Citizen Participation Plan in the Seattle Times and make copies available at libraries and Neighborhood Service Centers.

The Citizen Participation Plan encourages public participation by:



- Facilitating involvement of residents of public and assisted housing and of low and moderate-income people, especially those living in neighborhoods and areas where CDBG, HOPWA, ESG and HOME grants might be spent.
- Holding public hearings at all stages of the funding process. Hearings must give residents a chance to state community needs, review the proposed uses of funds, and comment on the past uses of these funds.
- Taking whatever actions are appropriate to encourage involvement from people of color, people who do not speak English, and people with disabilities.

The Role of Low-Income People

HUD declares that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing: decent housing, a suitable living environment, and expanded economic opportunities -- all principally for low and moderate-income people. The amount of federal CDBG, HOME, ESG, and HOPWA money Seattle gets each year is heavily

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based upon the severity of poverty, substandard housing conditions, and the prevalence of HIV/AIDS. Hence, it is necessary that the Consolidated Planning process genuinely involve low-income residents who experience these conditions. Meaningful participation from low-income people must take place at all stages of the process, including: identifying needs; setting priorities among these needs, deciding how much money should be allocated to each high-priority need, and suggesting the types of programs to meet high-priority needs; overseeing the way in which programs are carried out; and, commenting on program performance.

The Various Stages of the Consolidated Plan Process

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in law or regulation. In general, these stages or events include:

1. Identification of housing and community development needs.
2. Preparation of a draft plan for use of funds for the upcoming year called the Proposed Annual Action Plan or a new Consolidated Plan. The final Annual Action Plan and Consolidated Plan are adopted by the City Council.
3. On occasion during the year, it might be necessary to change how the money already budgeted in an Annual Action Plan will be used, or to change the priorities established in the Consolidated Plan. In that case, a Substantial Amendment will be proposed, considered, and acted upon.
4. After a complete program year, an Annual Performance Report must be drafted for public review and comment and then sent to HUD.

The Program Year

The "program year" chosen by Seattle is **January through December.**

II. Citizen Comment Overview

The City urges community members to identify needs and share their housing and community development ideas. All comments and suggestions regarding the Citizen Participation Plan, Consolidated Plan, Annual Performance Report, and Section 108 Loan Guarantee Projects are welcome.

- Community members may comment on the **Citizen Participation Plan** for a period of **fifteen (15)** days from the date of the publication of notice announcing its availability by writing to "Citizen Participation Plan Comments," City of Seattle Human Services Department, 618 Second Avenue, 6th Floor, Seattle, WA 98104.

- Community members may comment on the **Consolidated Plan, and where applicable substantial amendment(s)** to these documents for a period of **thirty (30)** days from the date of the publication of notice announcing its availability by writing to "Consolidated Plan

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Comments," City of Seattle Human Services Department, 618 Second Avenue, 6th Floor, Seattle, WA 98104.

- Community members may comment on the **Annual Performance Report** for a period of **fifteen (15)** days from the date of the publication of notice announcing its availability by writing to "Annual Performance Report Comments," City of Seattle Human Services Department, 618 Second Avenue, 13th Floor, Seattle, WA 98104.

- The Citizen Participation Plan, Consolidated Plan and Annual Performance Report will be made available online on the City of Seattle Department of Human Services website.

- Persons with hearing impairments may call **(206) 684-0274.**

- Non-English speaking community members and sight-impaired persons may call **(206) 386-1048** to make arrangements for translated materials and recordings.

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III. Public Notice

Public notice shall be provided once certain documents are available, such as the Proposed Annual Action Plan or Consolidated Plan, any proposed and final Substantial Amendment to the Action Plan or Consolidated Plan, and the Annual Performance Report. In addition, public notice shall be provided of all public hearings and all public meetings relating to the use of funds or planning process covered by this Citizen Participation Plan. Public notice shall be provided with enough lead-time for residents to take informed action. The amount of lead-time will depend upon the event.



When will Notices of Public Hearings be Published?

Notice of all public hearings will be published in non-legal sections of newspapers **fourteen (14)** days prior to the date of the hearings.

Where will Notices be Published?



The City shall publish public notices in the Daily Journal of Commerce and in the non-legal sections of community newspapers when possible.



To encourage involvement by people of color, people who do not speak English, and persons with disabilities, public notice will also be provided through flyers or letters to approximately 700 neighborhood organizations, public housing resident groups, religious organizations, and nonprofit agencies providing services to lower income people through mailing lists maintained by the City of Seattle Human Services Department and the Office of Housing. The contents will include the date, time, location and purpose of the meeting or hearing or a summary of the content of the newly available document. In addition, a public notice will be sent to any person or organization requesting to be on a mailing list.



Public notices will also be published online when possible.

Public Access to Records and Information

Seattle will provide the public with reasonable and timely access to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. The City requests that a person notify the City of the request to review documents at least 5 to 7 days in advance of when they want to review them, and when administratively reasonable, the City will attempt to make them available for review in less time.

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Access to Meetings

Seattle will provide the public with reasonable and timely access to local meetings relating to the Consolidated Plan process.

Availability of Standard Documents to the Public

Standard documents include: the proposed and final Annual Action Plan and Consolidated Plan adopted by the City Council; proposed and final Substantial Amendments to either an Annual Action Plan or the Consolidated Plan, Annual Performance Reports, and the Citizen Participation Plan.

In the spirit of encouraging public participation, copies of standard documents will be provided to the public at no cost and within a minimum of five working days of a request. No more than two free copies will be provided to those organizations and individuals that request them. These materials will be available in a form accessible to persons with disabilities, when requested.

IV. Public Hearings and Meetings

Public hearings are held in order to obtain the public's views. A minimum of two public hearings must be held. Hearings cover community needs, development of proposed activities and proposed uses of funds, and a review of program performance, i.e. to review what was accomplished with the use of funds spent during the past program year. To ensure that City Council members are able to hear the views of potential and actual beneficiaries of the funds, at least one of the public hearings will be sponsored by the City Council.

Access to Public Hearings

Public hearings will be scheduled at times convenient to most people who benefit or who might benefit from the use of funds and will be held at places accessible by bus. All public hearings will be held at locations accessible to people with disabilities. Provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. In addition, translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

Initial Public Hearing: The first public hearing on the Consolidated Plan will be held during the spring of each year. The first hearing will cover the following issues:

- A discussion of the Needs Assessment and Market Analysis.
- A review of annual performance from the prior year that assesses how well Seattle met its overall goals and objectives.
- A discussion of what programs or activities should be considered in the upcoming year.

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Second Public Hearing: The second public hearing(s) each year will be held in July. Community members will be provided the opportunity to review and to comment on the draft Consolidated Plan.

Stages in the Process

At least one public hearing will be held each year to obtain the views and opinions about housing and community development needs and the priority of those needs from potential and actual beneficiaries of the funds. In order to encourage public involvement, focus groups and small group meetings will be held prior to the first public hearing to help determine the specific needs and priorities identified by low and moderate income people. There will be a considerable effort to engage communities of color and marginalized communities. The meetings will be completed **thirty (30) days** before a draft Plan is published for comment so that the needs identified can be considered by the City and addressed in the draft Annual Action Plan/Consolidated Plan.

The second public hearing will be conducted by City Council at least **fifteen (15)** days after the Proposed Annual Action Plan/Consolidated Plan is available to the public. In addition, this public hearing will be held so that there is at least another **thirty (30)** days before a Final Annual Action Plan/Consolidated Plan is approved by the City Council so that the elected officials can consider the public's comments from the public hearing.

In preparing a final Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as oral testimony at the public hearing or submitted in writing during the review and comment period. The final Annual Action Plan/Consolidated Plan will have a section that presents all comments, plus explanations of the City's response.

Annual Performance Report

Every year, Seattle must send HUD an Annual Performance Report within 90 days after the close of the program year. In general, the Annual Performance Report must describe how funds were actually used and the extent to which these funds were used for activities that benefited low and moderate-income people.

The City will provide public notice that an Annual Performance Report is available so that residents will have an opportunity to review it and comment on it. The following procedures apply specifically for Annual Performance Reports:

1. There will be a **fifteen (15)-day** comment period once the Annual Performance Report is made available to the public prior to submitting the report to HUD.

2. Copies of the Annual Performance Report will be available at libraries and Neighborhood Centers.

In preparing the Annual Performance Report for submission to HUD, consideration will be given to all comments and views expressed by the public. The Annual Performance Report that is submitted to HUD will have a section that summarizes all citizen comments or views in addition to explanations why any comments were not accepted.

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Technical Assistance

City staff will work with organizations and individuals representative of low and moderate-income people who are interested in developing and submitting a proposal to obtain funding for an activity under any of the programs covered by the Consolidated Plan. The level and type of assistance will be determined by the City, but does not include the provision of funds to the group.

V. Substantial Amendments

The City of Seattle must specify the criteria it will use for determining what changes in the planned or actual activities of the Consolidated Plan constitute a substantial amendment to the Consolidated Plan. The following describes those criteria and the procedures for citizen notification and comment on such proposed substantial amendments prior to the implementation of such amendments.

Criteria

Changes in the City of Seattle's Consolidated Plan that constitute substantial amendments include only the following:

- A change in the use of CDBG funds from one eligible activity to another;
- Any changes in excess of $50,000 in the amount allocated to any project or activity as shown in the Proposed Annual Action Plan (or in any allocation list subsequently adopted by the City Council).

Procedure

Prior to adoption of any substantial amendment to the City's Consolidated Plan, the City shall publish in the Daily Journal of Commerce, a "Notice of Substantial Amendment to the Consolidated Plan," which will identify the activities involved and the nature of the substantial amendment to be implemented. The notice will advise citizens that they have a period of **thirty (30)** days to seek additional information or to comment on the change by writing to the address below.

Before adopting a proposed substantial amendment, the City shall consider the comments received in writing and oral comments at public hearings and make modifications to the proposed substantial amendment where appropriate. All substantial amendments shall be implemented only after the City Council has adopted the substantial amendment by resolution or ordinance. Amendments to the Consolidated Plan that are not substantial may be submitted for City Council approval at the discretion of the Human Services Department Director. The final adopted substantial amendment shall be made available to the public and a copy of the amendment shall be forwarded to the United States Department of Housing and Urban Development in the form of an amendment to the City's Consolidated Plan. A summary of the comments or views received, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the substantial amendment and submitted to HUD.

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Comments on Substantial Amendments to the Consolidated Plan may be directed to:

City of Seattle CDBG Administrator
City of Seattle Human Services Department
618 Second Avenue, 13th Floor
Seattle, WA 98104

Complaint Procedures

Written complaints from the public about the Consolidated Plan, amendments or the performance report will receive a meaningful, written reply within **fifteen (15)** working days. The public may write to:

" Con Plan Report Complaints"
CDBG Unit
City of Seattle Human Services Department
618 Second Ave., 13th Floor
Seattle, WA 98104

Changing the Citizen Participation Plan

Substantial amendments to the Citizen Participation Plan can be made only after the public has been notified of intent to modify it, and only after the public has had a reasonable opportunity to review and comment on proposed substantial change. Substantial amendments to the Citizen Participation plan must be adopted by City Council.

VI. Section 108 Loan Guarantee Projects, Citizen Participation Plan

Technical Assistance

The City will provide technical assistance to groups who are developing proposals that may benefit from and be eligible for Section 108 Loan Guarantee Fund assistance. The City will provide assistance through the Office of Economic Development or through a contracted assistance provider. Technical assistance will include an initial review of the proposed project and a financial and regulatory feasibility assessment. The level and type of assistance will be determined at the discretion of the Office of Economic Development.

Public Hearings

Two public hearings will be held for the Section 108 Loan Guarantee Program, and an additional two public hearings will be held for each Section 108 Loan Guarantee application.

Two public hearings will be held for the Section 108 Loan Guarantee Program for the purposes of obtaining the views of citizens and for formulating or responding to proposals and questions. The first hearing will be held in the spring in combination with the initial public hearing for the

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Consolidated Plan. The second public hearing will be held in July in conjunction with the second public hearing for the Consolidated Plan. Both hearings will address community development and housing needs, development of proposed activities (proposed Section 108 loans) and review of program performance. At the second hearing community members will be able to review and comment on the draft Consolidated Plan, which will include a description of the Section 108 program.

Two public hearings will be held for each Section 108 Loan Guarantee application. All Section 108 Loan Guarantee applications must be approved by the City Council. The public hearing for each Section 108 Loan Guarantee application will be held in conjunction with a Council Committee meeting/briefing regarding a Resolution that authorizes the application to be submitted to HUD. Based on input from the public and the Council Committee regarding the proposed application, the City will consider comments from the public hearing and modify the application if appropriate. The second public hearing will be held in conjunction with the City Council Committee that will vote on the Ordinance authorizing the contractual agreements to implement the loan proposal (after HUD's approval of the City's Section 108 Loan Guarantee application.)

For the Consolidated Plan hearings and for the Section 108 Loan Guarantee application hearings, the City will provide the appropriate accommodations if the project affects non-English speaking persons. Translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing. For public hearings specific to an application, the City will work with applicable community based development organizations to conduct outreach to non-English speaking persons. In addition, community members can call (206) 233-3885 to make arrangements for translated materials and recordings. The public announcement will also indicate services that are accessible for physically disabled individuals (print and communication access will be provided upon request).

Location of Hearings

The Section 108 Loan Guarantee application hearings will be held at the City of Seattle's Council Chambers. Every attempt will be made to schedule these hearings during evening hours. For public hearings the City will provide contact information that includes a phone number, address and an e-mail address for citizens that wish to provide additional feedback or for citizens who cannot attend the public hearing.

Notices of Public Hearings

Notices of Section 108 Loan Guarantee application public hearings will be published in the Daily Journal of Commerce and any applicable local or ethnic newspapers **fifteen (15)** days in advance of the hearing.

All notices will include the amount of guaranteed loan funds expected to be made available for the coming year *(including program income anticipated to be generated by the activities carried out with guaranteed loan funds)* and the amounts proposed to be used for activities that benefit low and moderate-income persons.

All notices for program applications will include:

- a description of the proposed activity, the amount of the guaranteed loan, and any program income to be generated;

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- a citation of the National Objective *(benefit to low and moderate-income persons, elimination of slum and blight or urgent need)* and the activity eligibility (e.g. area benefit, housing, jobs, limited clientele, etc); and whether the activity will result in displacement. If the project displaces individuals, then the public hearing notice will either detail the City's displacement plans or provide information on how to access the displacement plan.

If substantial changes are to be made to the original 108 Loan application, a public notice of the hearing/application will describe the substantial changes that are being proposed. A substantial change to the Section 108 Loan Guarantee application is defined as any change to the borrower, loan amount, project activity, project location, fees, term and security.

Availability of Application

A proposed application and supporting documents will be made available to the public two weeks prior to the public hearing (Council Committee meeting) through either a direct request for information from the Office of Economic Development or through the City of Seattle's web-site, which will be enumerated in the public notice. In addition, copies of the application will be available at the list of libraries and neighborhood service centers listed on the first page of this Plan. A copy of the final application, as submitted to HUD, will be available to the public by request at the City of Seattle Office of Economic Development.

Grievances and Complaints

The Office of Economic Development will respond to any written citizen grievances or complaints within 15 days of receipt of such notice, where practicable. In all public notices and during the public hearings, the City will make available contact information for citizens who wish to express any grievances or complaints regarding the project.

Encouragement of Citizen Participation

The City encourages citizen participation, particularly by low- and moderate-income persons, through the means articulated under "Encouraging Citizen Participation" as found elsewhere in this Plan. In addition, the City will encourage citizen participation by using the City's network of community-based development organizations, which represent many of the geographic areas in which Section 108 projects are located.

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VII. Residential Anti-displacement and Relocation Assistance

Seattle will minimize displacement of families and individuals from their homes and neighborhoods as a result of projects discussed in the Consolidated Plan and projects that are funded through Section 108 Loan Guarantee assistance. For those projects that receive funds from CDBG (Community Development Block Grant), HOME (Home Investments Partnerships Program), UDAG (Urban Development Action Grant) or a Section 108 Loan Guarantee (funds awarded under section 108 of the Housing and Community Development Act of 1974) or funding from any program income that may accrue from these programs, the City has adopted a Residential Antidisplacement Plan and Relocation Assistance Policy that applies to such projects and that specifies the levels of relocation assistance available. (See Ordinance 119163). For projects included in the Consolidated Plan that do not receive funds from CDBG, HOME, UDAG or Section 108 Loan Guarantee funds, the City has other ordinances in place that may apply and that may require relocation assistance for any persons displaced as a result of certain projects. For any projects that involve City-funded acquisition of property that may also include state or federal funds, SMC chapter 20.84, which provides for relocation assistance in certain instances, applies and specifies relocation assistance available. For projects that do not involve state or federal assistance that involve demolition, change of use, substantial rehabilitation, or removal of subsidized housing restrictions that may result in displacement, SMC chapter 22.210 applies and provides for relocation assistance to low-income renter households. For projects that may involve displacement of renters from residential rental projects converting to condominiums, SMC chapter 22.903 applies and provides for relocation assistance to such persons.

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APPENDIX D

2002 INCOME GUIDELINES

Gross Annual Income in $
By Family Size

	FAMILY SIZE							
	1	2	3	4	5	6	7	8
Very Low								
- 100% Federal Poverty	8,860	11,940	15,020	18,100	21,180	24,260	27,340	30,420
- 125% Federal Poverty	11,075	14,925	18,775	22,625	26,475	30,325	34,175	38,025
- 30% HUD PMSA	16,350	18,700	21,050	23,350	25,250	27,100	29,000	30,850
Low								
- 50% HUD PMSA	27,250	31,150	35,050	38,950	42,050	45,200	48,300	51,400
Moderate								
- 80% HUD PMSA	38,100	43,500	48,950	54,400	58,750	63,100	67,450	71,800

Note: *FY 2002 Median Family Income: $77,900*
HUD (U.S. Department of Housing & Urban Development)
PMSA (Primary Metropolitan Statistical Areas)

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Glossary

The terms listed in the glossary, have the meanings set forth below unless specifically defined otherwise in the Plan.

Affordable Housing: Affordable housing is generally defined by HUD as housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Assisted Household or Person: For the purpose of specifying key results or goals for assisting households or persons, a household or person is assisted if, during the upcoming federal fiscal year, he or she will benefit through one or more programs included in the City's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homebuyer is benefited if he or she purchases a home or receives a home repair service during the year through one or more programs included in the City's investment plan. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once.

Assisted Housing: Owner-occupied or rental housing that is subject to restrictions on rents, rate of return, or sale prices as a result of one or more governmental subsidies provided with respect to such housing, including grants, loans, or rent subsidies from public funds ; housing bonus, transferable development rights programs or mitigation funds administered by the City; or tenant-based subsidies such as certificates or vouchers.

Consistent with the Consolidated Plan: A determination made by the City that a program application meets the following criteria. The Annual Plan for that fiscal year's funding indicates the City planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents who are a priority for plan strategies.

Cost Burden: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden, Severe: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

HOPE VI : HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, and community & supportive services.

HSD: The Seattle Human Services Department, and any successor departments or offices of the City.

HSD Director: The Director of HSD, including any director or other head of any department or office that shall succeed to functions of HSD described in the Plan. If more than one such successor department or office than HSD Director shall mean the appropriate official according to the allocation of functions between or among such departments.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. (See glossary definition, Person with a disability.)

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Extremely low-income family: Generally, a family whose income is between 0 and 30% of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

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Family: For purposes of the City's Consolidated Plan and local policy interpretation, the term "family" includes non-traditional households including families made up of unmarried domestic partners. A family is a self-defined group of people who may live together on a regular basis and who have a close, long-term, committed relationship, and share or are responsible for the common necessities of life. Family members may include adult partners, dependent elders or children, as well as people related by blood or marriage.

The term "family" is often more accurately descriptive of a "household" comprised of related individuals. For example:

Family - Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

Family - Small Family: Family of two to four persons.

Family - Large Family Unit: Unit of at least three bedrooms.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.

Fair Housing Act: The federal Fair Housing Act requires, among other things, that owners of rental housing generally not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or family status.

Homeless Family with Children: A family without permanent residence which includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Person: According to HUD, a person is considered homeless if he/she is: sleeping in places not fit for humans to live (on the streets, in cars, in parks, etc.); or sleeping in homeless shelters; or about to sleep in one of the above places because they are being evicted/discharged and have no other place to sleep and have no resources and support with which to obtain housing.

The Seattle-King County 1999-2000 Homelessness Advisory Group recognizes that prevention is also a critical part of the continuum of care and, therefore, includes people living in overcrowded situations, those who are "couch surfing," and others who have a place to sleep at night but are at high risk of becoming homeless.

Homeless Youth: A person between the ages of 12 and 17 who is without stable housing with a parent, relative, foster parent or state contracted placement; or a person between the ages of 18 and 22 who is without stable housing.

HomeWise Program: A City of Seattle housing program designed for low to moderate income homeowners, renters and apartment building owners. HomeWise offers low interest home repair loans, weatherization grants and green grants for installing sustainable products. Income limits apply.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that (1) occupy units having physical defects; (2) occupy units that meet the definition of overcrowded; or (3) meet the definition of cost burden greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

HUD: The United States Department of Housing and Urban Development.

Lead-based paint hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact services that would result in adverse human health effects as established by the appropriate Federal agency.

LIHTC: (Federal) Low Income Housing Tax Credit.

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Low-Income Families: Families whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's fin: ings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (for CDBG program purposes only, HUD defines "low-income" as equal to or less than 50% of median).

Managing for Results: The City of Seattle budget framework that demonstrates better government and a high return on investment.

Matching Fund Program: A multifamily low-income housing program. Projects must match City program funds at least dollar for dollar with non-City funds.

McKinney Homeless Assistance Program: This federal program is administered by the U.S. Department of Housing and Urban Development and consists of several component parts, including supportive housing for persons with disabilities, transitional housing, SRO Moderate Rehabilitation, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and special housing services for people with AIDS.

Mental Illness, severe: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Middle Income family: Generally, family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD. (A HUD determined definitional category).

Mixed Income Development: A project in which units affordable to households with income at or below 80% of median are included with unrestricted units.

Moderate Income Family: Generally, families with income above 80% of median, except that for CDBG program purposes only HUD defines "Moderate income" as 80% of median.

Mutual Housing: either (a) a housing cooperative or other housing arrangement in which occupants share ownership; or (b) rental housing in which the owner has entered into, or has committed to enter into, a formal agreement with the tenants, a mutual housing association, or a tenant group, approved by a governmental agency providing or administering a subsidy to the housing project, by which the tenants participate in management of the housing project.

Neighborhood Revitalization Strategy: A comprehensive approach to address economic development needs in particular neighborhoods. These strategies tie 5 year outcome based (quantifiable) benchmarks to CDBG funding decisions and offer public agencies and CBDOs enhanced flexibility in undertaking activities with CDBG funds in these neighborhoods.

New Construction: The construction of housing on a vacant site or a site previously used for non-housing purposes, or the addition of housing units to a property, but does not include the rehabilitation or replacement of housing units on a site, whether vacant or occupied, without a material increase in the floor area used for housing.

Neighborhood Supported Project:: for purposes of a Director's consideration of waiver of the City's dispersion requirements or SOA requirements, means a project which the Office of Housing determines is supported by a reasonable number of immediate neighbors and/or affected neighborhood organizations. The Director's determination would be preceded by public notification, consultation with established community groups, public meetings, and/or such other means of community participation as such Director shall deem appropriate. The Director shall disregard, in evaluating support, any opposition that it appears may be based upon characteristics of the expected occupants (other than their need for subsidized housing).

Non-Elderly Household: A household that does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled Overcrowded: A housing unit is overcrowded if it contains more than one person per room. (U.S. Census definition)

OED: The Seattle Office of Economic Development, and any successor departments or office of the City.

OH: The Seattle Office of Housing, and any successor departments or office of the City.

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Owner: A household that owns the housing unit it occupies. (U.S. Census definition)

Owner-Occupied: a property is considered owner-occupied if it consists of fewer than five housing units, at least one of which is occupied by, or within the previous six months was occupied by, a person with an ownership interest in his or her unit, as such person's principal residence.

Person with a Disability: A person who is determined to: 1) Have a physical, mental or emotional impairment that: is expected to be of long-continued and indefinite duration; substantially impedes his or her ability to live independently; and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) Have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act; or 3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Service Needs: The particular services identified for vulnerable populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden, severe.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing.

Single Family Dwelling, Residential Use: Seattle's Land Use Code defines a singly family dwelling unit as a detached structure containing one dwelling unit on a permanent foundation; it also may have an accessory dwelling unit [SMC 23.84.032]. It defines "dwelling unit" as a collection of rooms occupied by not more than one household in the structure; and it defines "household" as any number of related individuals or 8 or fewer non-related, non-transient individuals.

Special Objective Area: A neighborhood where specific types of housing assistance have been designated as priority or prohibited, with the particular combination of programs designed to address the identified problems and conditions in the neighborhood. SOA neighborhoods are selected based upon a set of criteria, as outlined in the Plan.

SRO: Single-Room Occupancy.

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Subsidized Rental Housing: Assisted housing (see glossary definition) that receives or has received project-based governmental assistance (whether for capital or operating costs) and is rented to, or held for rent exclusively to, low- or moderate-income households as determined at the time of initial occupancy. Subsidized rental housing does not include owner occupied units, nor does it include units occupied by Section 8 certificate/voucher holders in market rate housing.

Substandard Condition and Not Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in an approved housing strategy or allocation plan.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of $25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that includes supportive services.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary of post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

TANF: Temporary Assistance to Needy Families. On August 22, 1996, President Clinton signed the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, which replaced the old welfare system with a new program, Temporary Assistance to Needy Families (TANF), designed to focus on work and responsibility.

Tenant-Based (Rental) Assistance: A form of rental assistance provided for the tenant, not for the project such as section 8 vouchers or certificate.

Total Vacant Housing Units: Unoccupied year round housing units. (U.S. Census definition)

Transitional Housing: A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement

Very Low - Income Family: Families whose incomes do not exceed 50% of median income for the area, as determined by HUD with adjustments for smaller and larger families.

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Action Plan

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City of Seattle 2003 ...ion Plan Worktable

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 1 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
1	9999	zz	**1: Office of Housing**	99							
11	9999	zz	***11: Home Ownership and Sustainability***	99							
1109	9999	zz	**111: Rehabilitation Lending and Investment**	99							
111	7030C **Flanagan**	City of Seattle OH	**Housing Technical Assistance HomeWise Staffing** (Citywide) Single-family residential. Support staff cost of managing rehabilitation projects, facilitating rental rehabilitation, providing down payment assistance, contract costs for lead-based paint and Endangered Species Act, and various housing development loan programs throughout the City. Provide staff support for weatherization and energy efficiency improvements in low-income residences. Note: actual costs of home weatherization are supported by various non-CDBG federal, state, and local revenues. Program (14A) $361,279; Admin (21A) $69,015. *Performance indicator:* 828 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14A 202 LMH LocGov	CD $830,577		$430,294				$430,294
111	87060C-PI **LaTuchie**	City of Seattle OH	**Rehabilitation Lending & Weatherization Services PI** (Citywide) The Homewise rehab program provides loans for repairs for owner-occupied single-family homes. Applicants are served on a first-come, first-served basis subject to eligibility criteria including income, credit, and repair/rehab needs. Households served with housing rehabilitation loans are homeowners with income at or below 80% of area median income or renters with income at or below 60% of median income. $130,000 of CDBG funds expected to be received by HomeWise in 2003 have been reprogrammed to Multifamily Loan Fund PI. 10% of Program Income received will be used for program delivery. *Performance indicator:* 25 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	24 14A 202 LMH LocGov	CDPI 0		CDPI 526,000				$526,000
1115	9999	zz	**111: Rehabilitation Lending and Investment Subtotal**	99	830,577	$0	$956,294	$0	$0	$0	$956,294

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 2 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
1119	9999	zz	**112: Home Buyer Assistance**	99							
112	7084M **LaTuchie**	City of Seattle OH	**Home Buyer Programs** (Citywide) The HOME Homeowner funds will be used for eligible home buyer activities for first time homeowners with household incomes at or below 80% of area median income. These funds will be included in a Home Buyer Assistance Notice of Funding Availability (NOFA) to be released in 2003. The NOFA process will be the basis for the selection of other home buyer assistance projects. *Performance indicator:* 26 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	27 05R 201(e) LMH LocGov	HM $919,592					$926,075	$926,075
1125	9999	zz	**112: Home Buyer Assistance Subtotal**	99	919,592	$0	$0	$0	$0	$926,075	$926,075
1129	9999	zz	**113: Minor Home Repair**	99							
113	7150C **Kirkland**	Senior Services of Seattle & King County	**Minor Home Repair** (Citywide) Single-family residential. Provide low-cost inspection and minor home repairs such as plumbing, electrical work, and carpentry in homes of low-income home owners, primarily (but not limited to those) 60 years of age and over. Senior Services will serve all low-income clients in the City. *Performance indicator:* 975 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14A 202 LMH SubPriv	CD $559,783		$449,917				$449,917
1135	9999	zz	**113: Minor Home Repair Subtotal**	99	559,783	$0	$449,917	$0	$0	$0	$449,917
119	9999	zz	***11: Home Ownership and Sustainability Subtotal***	99	2,309,952		$1,406,211	$0	$0	$926,075	$2,332,286
12	9999	zz	***12: Multifamily Production and Preservation***	99							
1209	9999	zz	**121: Multifamily Lending and Investment**	99							0
121	7035C **Flanagan**	City of Seattle OH	**Housing Technical Assistance Multifamily Staffing** (Citywide) Multi-family residential. Support staff cost of managing rehabilitation projects, facilitating rental rehabilitation and site acquisition when developing affordable housing, compliance with relocation, construction & labor requirements, lead-based paint, Endangered Species Act, NEPA, and various housing development loan programs throughout the City. Program (14B) $406,777; Admin (21A) $67,040. *Performance indicator:* 544 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14B 202 LMH LocGov	CD $446,446		$473,817				$473,817

City of Seattle 2003 ...tion Plan Worktable

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
121	7086M **LaTuchie**	City of Seattle OH	**Rental Unit Preservation & Development** (Citywide) Preservation and development of rental units (in multi-family buildings) occupied by small and large families and single individuals. Income group served to be consistent with HOME Program regulations. The City's multi-family housing projects, unlike other capital projects, do not receive approval through the Capital Improvement Program and the annual budget process. Instead, OH selects housing projects through a Notice of Funding Availability (NOFA) process. The NOFA process ensures selection of multi-family projects on a competitive basis and not on a first-come, first-served basis. The competitive process allows the city to review several projects at once and allocate various funds in order to maximize City housing dollars. The Office of Housing will issue 2 NOFAs in 2003. Up to $163,000 can be provided for CHDO operating support for Sand Point redevelopment activities. *Performance indicator:* 108 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	27 14B 202 [LMH] LocGov	HM $2,628,058					$2,646,125	$2,646,125
121	7086M-PI **Latuchie**	City of Seattle OH	**HOME Rental Preservation & Development PI** (Citywide) Program income from HOME-funded single family rehabilitation loans will be used for the development of multifamily housing projects. 10% of program income received will be used for program delivery costs. *Performance indicator:* 7 units *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	24 14B 202 [LMH] LocGov	HM $0		$0			$187,200	$187,200
121	7170C **LaTuchie**	City of Seattle OH	**Multifamily Loan Fund** (Citywide) Multi-family residential. Provide gap financing for site acquisition when developing affordable housing, acquisition and rehabilitation of low-income housing in return for fixed-term rental rate and occupancy income restrictions. (Used City-wide.) Projects will be selected through a competitive selection process. In addition to the CDBG Entitlement amount, $128,088 of Program Income is allocated to this project. *Performance indicator:* 40 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14B 202 LMH LocGov	CD $75,263		$701,369				$701,369

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121	87170C-PI LaTuchie	City of Seattle OH	**Multifamily Loan Fund PI** (Citywide) Multi-family residential. Provide gap financing for acquisition and rehabilitation of low-income housing in return for fixed-term rental rate and occupancy income restrictions. (Used City-wide.) One or two projects will be selected through a competitive selection process. Includes $128,088 expected repayments to the Multifamily Revolving Loan Fund and $130,000 expected repayments from homeowner rehab loans. 10% of Program Income will be used for program delivery. *Performance indicator:* 10 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	24 14B 202 LMH LocGov	CDPI $1,028,088		$258,088				$258,088
1215	9999	zz	**121: Multifamily Lending and Investment Subtotal**	99	4,177,855	$0	$1,433,274	$0	$0	$2,833,325	$4,266,599
1229	9999	zz	**123: Asset Management**	99							
123	7172C Erickson	City of Seattle OH	**Low-Income Housing Development Services** (N/A) Additional funding for HomeSight for homebuyer education and counseling. *Performance indicator:* 18 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	01 201(a) LMH LocGov	CD $507,647		$216,989				$216,989
1235	9999	zz	**123: Asset Management Subtotal**	99	507,647	$0	$216,989	$0	$0	$0	$216,989
129	9999	zz	***12: Multifamily Production and Preservation Subtotal***	99	4,685,502	$0	$1,650,263	$0	$0	$2,833,325	$4,483,588
13	9999	zz	***13: Community Development***	99							
1329	9999	zz	**133: Housing Planning and Resource Development**	99							
133	7035C Hooper	City of Seattle OH	**Housing Technical Assistance Planning Staffing** (Citywide) Community Development Unit of the Office of Housing will develop and evaluate City housing strategies, goals, and policies for low-income housing; update the Housing Element of the Consolidated Plan, including a new SOA framework; work with neighborhoods and developers to include affordable housing in redevelopment strategies; identify program strategies to reach low-income populations, such as service workers, teachers, seniors, people with disabilities, and homebuyers; identify ways to combine housing with other economic development resources to reinvest in targeted neighborhoods. *Performance indicator:* NA *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	20 205 LMC LocGov	CD $550,183		$431,526				$431,526
1339	9999	zz	**133: Housing Planning and Resource Development Subtotal**	99	550,183	$0	$431,526	$0	$0	$0	$431,526
139	9999	zz	***13: Community Development Subtotal***	99	550,183	$0	$431,526	$0	$0	$0	$431,526

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14	9999	zz	***14: Corporate Services***	99							
1419	9999	zz	**142: Management Support Services**	99							
142	8006M **Hanagan**	City of Seattle OH	**HOME Administration** (Office: 618 2nd Avenue) Fund City costs of implementing the HOME program. *Performance indicator:* 1 org. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	27 21A 206 [LMH] LocGov	HM $432,800					$435,800	$435,800
1425	9999	zz	**142: Management Support Services Subtotal**	99	432,800	$0	$0	$0	$0	$435,800	$435,800
149	9999	zz	***14: Corporate Services Subtotal***	99	432,800	$0	$0	$0	$0	$435,800	$435,800
19	9999	zz	**1: Office of Housing Subtotal**	99	7,978,437	$0	$3,488,000	$0	$0	$4,195,200	$7,683,200

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2	9999	zz	**2: Human Services Department**	99							
2105	9999	zz	***21: Leadership & Management Services [H5]***	99							
2119	9999	zz	**212: Communications [H5100]**	99							
212 H5100	8030C	City of Seattle HSD	**Human Services Planning** (618 Second Avenue: Citywide) Staff will develop and evaluate City human service strategies, goals, policies, and programs for low- and moderate-income households, including those of people who are homeless or who have special needs. [Also includes Line of Business: Program 244. See addendum.] *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	20 205 LMC LocGov	CD $389,244		$357,333				$357,333
2125	9999	zz	**212: Communications Subtotal**	99	389,244	$0	$357,333	$0	$0	$0	$357,333
2149	9999	zz	**215: Grants & Budget Administration [H55]**	99							
215	8010C **Price**	City of Seattle HSD CBO	**Block Grant Administration** (Office: 618 2nd Avenue) Provide administration and technical assistance to City departments and community-based organizations so they can implement CDBG and other HUD grant funds and programs in an efficient, accountable, and responsive manner.[Also contributes to Lines of Business: Programs 216, 211, 212, & 241: see addendum.] Use $255,000 in CDBG in Block Grant Administration in order to facilitate the Community Development Fun. The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners. [CDBG Unit: $411,055; HSD Admin: $278,806; SPO: $0; CBO: $52,612; Indirect (21B): $610,194.] *Performance indicator:* 5 organizations. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	21A 206 LMC LocGov	CD $1,490,736	$255,000	$1,097,667				$1,352,667
2155	9999	zz	**215: Grants & Budget Administration Subtotal**	99	1,490,736	$255,000	$1,097,667	$0	$0	$0	$1,352,667
2167	9999	zz	***21: Leadership & Corporate Services Subtotal***	99	1,879,980	$255,000	$1,455,000	$0	$0	$0	$1,710,000

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2205	9999	zz	***22: Aging & Disability Services [H6]***	99							
2209	9999	zz	**221: Home Based Care [H62]**	99							
221 222	1231C Meinig	CISC	**Public Housing Case Management** (Citywide: SHA facilities) Seattle Housing Authority (SHA) residents are able to live as independently and safely as possible in a safe and healthy environment, avoiding unnecessary hospitalization or relocation to other residences. To achieve this, residents are provided with a broad range of services, support and access to community services. *Performance indicator:* 140 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $16,691		$16,691				$16,691
221 222	1233C Meinig	ACRS	**Public Housing Case Management** (Citywide: SHA facilities) Seattle Housing Authority (SHA) residents are able to live as independently and safely as possible in a safe and healthy environment, avoiding unnecessary hospitalization or relocation to other residences. To achieve this, residents are provided with a broad range of services, support and access to community services. *Performance indicator:* 76 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $25,668		$25,668				$25,668
221 222	1235C Meinig	City of Seattle HSD	**Public Housing Case Management** (Citywide: SHA facilities) Seattle Housing Authority (SHA) residents are able to live as independently and safely as possible in a safe and healthy environment, avoiding unnecessary hospitalization or relocation to other residences. To achieve this, residents are provided with a broad range of services, support and access to community services. *Performance indicator:* 1,388 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC LocGov	CD $264,621		$264,621				$264,621
2215	9999	zz	**221: Home Based Care Subtotal**	99	306,580	$0	$306,980	$0	$0	$0	$306,980

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2219	9999	zz	**222: Healthy Aging Senior Wellness [H64]**	99							
222 221	1250C **Pope**	Senior Services of Seattle/King County	**Home Sharing for Seniors** (Citywide) Homesharing for Seniors is an intergenerational, alternative housing program that helps older adults stay in their homes by helping them find someone to share their home for rent or in exchange for services. The program helps older adults remain independent and in their own homes while providing affordable, safe housing choices for people of all ages. Older people who are looking for help with household chores or a modest rent are matched with carefully screened, compatible persons looking for a place to live. *Performance indicator:* 40 elderly. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05A 201(e) LMC SubPriv	CD 65,650		$65,650				$65,650
2225	9999	zz	**222: Healthy Aging Senior Wellness Subtotal**	99	65,650	$0	$65,650	$0	$0	$0	$65,650
2247	9999	zz	***22: Aging & Disability Services Subtotal***	99	372,630	$0	$372,630	$0	$0	$0	$372,630
2305	9999	zz	***23: Children, Youth, & Family Development [H2]***	99							
2309	9999	zz	**231: Child Development [H21]**	99							
231	2360C **Tumbleson**	City of Seattle HSD	**Comprehensive Child Care Services** (N/A) Provide subsidy for child care services to children of low-income persons to assist their employment and training opportunities and support the children's optimal development in high quality child care settings. *Performance indicator:* 199 Households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05L 201(e) LMC LocGov	CD 574,531		$574,531				$574,531
2315	9999	zz	**231: Child Development Subtotal**	99	574,531	$0	$574,531	$0	$0	$0	$574,531
2319	9999	zz	**232: Youth Development [H22]**	99							
232	2010CE **Tumbleson**	Catholic Community Services	**Denny Place Youth Shelter** (210 Dexter Avenue N, 98109) Provide emergency shelter, food, counseling and information and referral services for homeless males, 16 to 20 years of age. *Performance indicator:* 144 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	35,993 [CD 28,037 ES 7,956]		$28,037	$7,956			$35,993
232	2020C **Tumbleson**	Catholic Community Services	**University District Youth Center** (4516 15th Ave. NE, 98105) Provide street outreach, case management, counseling, and supportive services to homeless or low-income youth. *Performance indicator:* 140 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 66,217		$66,217				$66,217

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232	2030C **Tumbleson**	United Indians of All Tribes Found	**I-w'a-sil Youth Program** (2524 16th Ave S, 98144) Provide counseling and supportive services to low-income homeless street youth, including basic life skills, crisis counseling, substance abuse evaluation and counseling, health services, and cultural education. *Performance indicator:* 30 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 76,187		$76,187				$76,187
232	2040CE **Tumbleson**	YMCA of Greater Seattle	**Aloha House Shelter/ Operations** (902 15th Avenue E, 98122) Provide 24-hour short term housing with case management, mental health services, and referral to other needed services. *Performance indicator:* 40 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	61,937 [CD 54,258 ES 7,679]		$54,258	$7,679			$61,937
232	2050C **Tumbleson**	YMCA of Greater Seattle	**Young Adults in Transition** (909 4th Avenue, 98104) Provide transitional housing and case management services to homeless male and female young adults 18 to 22 years of age. *Performance indicator:* 25 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 113,540		$113,540				$113,540
232	2060C **Tumbleson**	Youthcare	**Straley House** (5602 15th Avenue NE, 98105) Provide transitional housing and supportive services, including clinical assessment, case management, substance abuse counseling, living skills instruction and vocational training services to homeless youth aged 18 to 21. *Performance indicator:* 20 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 23,363		$23,363				$23,363
232	2070CE **Tumbleson**	Youthcare	**The Shelter** (2500 NE 54th St., 98105) Provide emergency shelter and supportive services including family and group counseling, meals, medical care, recreational activities and related services to homeless youth, ages 11 to 17. *Performance indicator:* 60 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	69,967 [CD 62,287 ES 7,680]		$62,287	$7,680			$69,967
232	2080C **Tumbleson**	Youthcare	**Orion Multi-service Street Youth Center** (1020 Virginia St, 98101) Provide outreach, case management, and supportive counseling services to homeless street youth. *Performance indicator:* 200 youth.. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 111,911		$111,911				$111,911

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232	7416E **Painter**	City of Seattle HSD	**Youth Program** (various) Provide shelter and supporting service to homeless youth. *Performance indicator:* 468 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	26 03T 201(e) [LMC] LocGov	ES $31,862			$31,862			$31,862
2325	9999	zz	**232: Youth Development Subtotal**	99	590,977	$0	$535,800	$55,177	$0	$0	$590,977
2347	9999	zz	***23: Children, Youth, & Family Development Subtotal***	99	1,165,508	$0	$1,110,331	$55,177	$0	$0	$1,165,508
2405	9999	zz	***24: Community Services***	99							
2409	9999	zz	**241: Community Facilities**	99							
241	3__C **Look**	City of Seattle, HSD	**Hygiene Centers RFP** (Citywide) This project will p ovide funding for acquisition, construction, and physical rehabilitation for hygiene centers serving homeless men and women. Funds will be allocated through a competitive RFP process. *Performance indicator:* 2 hygiene facility projects. *Start date:* 1/1/2003 – *Completion date:* 12/31/2003.	03C 201(c) LMC LocGov	CD 0	$0	$800,000	$0	$0	$0	$800,000
241	3010C **Painter**	Environ-mental Works	**Community Design Center — Architectural Services** (Citywide) Provide construction design, and plann assistance to nonprofit community agencies and community economic development projects that serve low- and moderate-income people. Approximately 30 organizations will receive 2,470 hours of technical assistance during the year. *Program Delivery* (03): $90,000; *Planning* (20): $78,000. *Performance indicator:* 30 public facilities. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03 201(c) & 20 205 LMC SubPriv	CD $236,457		$168,000				$168,000
241	3060C **Painter**	City of Seattle HSD	**Facilities and Services Project Management** (Citywide) Fund staff support for human service physical development initiatives; projects proposed by community-based organizations and funded through a competitive process (RFP); projects may include planning, predevelopment/ design, acquisition, new construction or rehabilitation. *Performance indicator:* 25 facility projects managed. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03 201(c) LMC LocGov	CD $316,012		$324,165				$324,165

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241	3119C Painter	City of Seattle HSD	**Community Facilities RFP** (Citywide) Make funding allocations through a competitive Request for Proposals process to various community-based organizations for planning, acquisition, construction, or renovation activities. Provide funding for a number of capital improvement projects proposed by community-based agencies serving low- to moderate-income clients and neighborhoods. *Performance indicator:* 4 facilities projects. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003	03 201(c) LMA LocGov	CD $1,378,311		$357,835				$357,835
2415	9999	zz	**241: Community Facilities Subtotal**	99	1,930,780	$0	$1,650,000	$0	$0	$0	$1,65[illegible]
2419	9999	zz	**242: Emergency & Transitional Services**	99							
242	7400C Pulido	Archdiocesan Housing Authority	**Lazarus Day Center Operations** (416 2nd Ave, 98104) Provide hygiene and laundry facilities, light snacks or meals, and information to homeless men and women aged 50 and older. *Performance indicator:* 1,500 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $67,957		$67,957				$67,957
242	7410C Pulido	Archdiocesan Housing Authority	**Noel House Operations** (2301 Second Avenue, 98121) Provide emergency shelter, meals, hygiene, and supportive services to homeless women. (21,900 bed nights.) *Performance indicator:* 700 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $350,823		$350,823				$350,823
242	7414E Pulido	Operation Nightwatch	**Severe Weather Program** (91 Wall St, 98121) Provide street count and overflow severe weather program with First Ave Service Center to homeless persons. *Performance indicator:* 712 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	26 03T 201(e) [LMC] SubPriv	ES 7,834			$7,834			$7,834
242	7415HE Pulido	Low Income Housing Institute	**Urban Reststop Essential Services** (1922 9th Ave, 98121) Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults. *Performance indicator:* 3,000 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	26 03T 201(e) [LMC] LocGov	ES 117,535			$117,535			$117
242	7420C Botz	Archdiocesan Housing Authority	**Sacred Heart Shelter** (232 Warren Avenue N, 98109) Provide shelter, food, and supportive services to homeless 1- or 2-parent families with children and single women for up to 3 months. Services include needs assessment, referrals, counseling, goal setting, and other assistance (8,000 bed nights.) *Performance indicator:* 115 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $138,943		$138,943				$138,943

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242	7430C **Pulido**	Archdiocesan Housing Authority	**St. Martin De Porres Shelter** (1561 Alaskan Way S, 98134) Provide emergency shelter and supportive services including food, clothing, showers, hygiene assistance, storage facilities and related assistance to male homeless individuals over 50 years old. *Performance indicator:* 550 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $240,961		312,579 $240,961				$312,579
242	7460CE **Pulido**	Downtown Emergency Service Center	**Emergency Shelter Program** (517 3rd Ave, 98104) Provide emergency shelter and supportive services for homeless adult persons. HSP: $405,492; GF: $247,002 *Performance indicator:* 8,700 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPub	313,413 [CD $8,997 ES $304,416]		$395,312	$312,250			$707,562
242	7500C **Botz**	El Centro de la Raza	**Housing Case Management** (2524 16th Avenue S, 98144) Provide bilingual case management services to assist homeless Chicano/Latino families and individuals and other low-income residents of southeast and southwest Seattle to obtain and maintain permanent, affordable housing. Limited emergency housing vouchers or first months rent assistance may be provided as part of case plan. *Performance indicator:* 240 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC CBDO	CD $111,063		$111,063				1,063
242	7510C **Botz**	Fremont Public Association	**Broadview Emergency and Transitional Shelter** (420 Terry Avenue, 98104) Provide temporary emergency shelter and transitional housing to homeless single women and single women with children. Services include shelter, crisis intervention, counseling, and supportive counseling. [Now incorporates Log 7710C] *Performance indicator:* 399 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC CBDO	CD $423,478		$423,478				$423,478
242	7520CE **Botz**	Fremont Public Association	**Bethlehem House Family Emergency Shelter** (Citywide) Provide emergency shelter, counseling and housing vouchers and extended stay shelter to homeless families. *Performance indicator:* 200 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC CBDO	1[illegible]263 [CD $116,434 ES $17,829]		$116,434	$17,829			$134,263
242	7540CE **Chr[illegible]**	New Beginnings	**New Beginnings Shelter For Battered Women** (Restricted address) Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence. *Performance indicator:* 425 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05G 201(e) LMC SubPriv	182,588 [CD 174,754 ES 7,834]		$174,754	$7,834			$182,588

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242	7560M **Botz**	Salvation Army	**Homeless Family Assistance/Eviction Prevention Program** (1101 Pike Street: Citywide) Provide case management, rental subsidies, and support services for families who are homeless and at risk of homelessness. Homeless families assisted for 6 months to secure and maintain housing. Eviction Prevention households assisted for 3 to 6 months or until family is able to maintain market rent or subsidized housing is available. *Performance indicator:* 120 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	27 03T 201(e) LMC SubPriv	342,680 [CD $123,905 HM $218,775]		$0			$350,000	$350,000
242	7570E **Chapman**	Salvation Army	**Catherine Booth House** (Restricted Address) Provide confidential temporary shelter to women and children victims of domestic violence. Services include shelter, crisis intervention, and supportive counseling. *Performance indicator:* 380 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05G 2603T 201(e) [LMC] SubPriv	ES 7,834			$7,834			$[illegible]
242	7590C **Botz**	Seattle Indian Center	**Emergency Services** (611 12th Avenue S, 98144) Provide emergency shelter for homeless families, couples, and adults with children, and supportive services including food, hygiene kits, infant supplies, and telephone services. *Performance indicator:* 72 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $44,525		$0				$0
242	7630C **Pulido**	YWCA of Seattle- King County	**Angeline's Day Center** (1118 5th Avenue, 98101) Provide a daytime shelter for chronically homeless low-income women. Services include hygiene, laundry, and supportive services. *Performance indicator:* 1,200 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $283,602		$415,773				$415,773
242	7640C **Botz**	YWCA of Seattle- King County	**Downtown Shelter For Women and Children** (1118 5th Avenue, 98101) Provide emergency shelter and counseling services for homeless women and children in crisis. *Performance indicator:* 300 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $151,561		$151,561				$151,561
242	7650C **Botz**	YWCA of Seattle- King County	**Emergency Housing For Families** (2820 E. Cherry Street, 98122) Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services. *Performance indicator:* 379 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $75,183		$75,183				$75,183

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
242	7690C **Pulido**	Arch-diocesan Housing Authority	**Aloha Inn** (1911 Aurora Avenue N, 98109) Partially support operation of a self-managed transitional housing facility serving previously homeless men and women. *Performance indicator:* 300 persons who are homeless. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC SubPriv	CD $220,736		$220,736				$220,736
242	7700C **Botz**	Church Council of Greater Seattle	**Homelessness Project** (Citywide: 12 service sites located throughout Seattle, access site is 4759 15th Avenue NE, 98105) Provide transitional housing, case management, and support services for homeless families with children for up to 18 months. *Performance indicator:* 100 persons who are homeless. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC SubPriv	CD $25,944		$25,944				$25,944
242	7740C **Chapman**	Salvation Army	**Hickman House** (Restricted address) Provide transitional housing to women and children victims of domestic violence through the use of 9 furnished 1- and 2-bedroom apartments for up to 6 months, including supportive counseling and referral services. *Performance indicator:* 50 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05G 201(e) LMC SubPriv	CD 27,384		$27,384				$27,384
242	7750C **Botz**	Seattle Emergency Housing Service	**Transitional Housing SE Seattle** (5900 37th Avenue S, 98126) Provide transitional housing and case management services for homeless families for up to 6 months. *Performance indicator:* 63 persons who are homeless. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC SubPub	CD $27,093		$0				$0
242	8005E **Poole**	City of Seattle HSD	**Emergency Shelter Grant Program Administration** (Office: 618 2nd Avenue) Emergency Shelter Grant Program Administration *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	26 21A 206 [LMC] LocGov	ES 26,000			$26,000			$26,000
2425	9999	zz	**242: Emergency & Transitional Services Subtotal**	99	3,294,016	$0	$2,980,540	$497,116	$0	$350,000	$3,827,656
2429	9999	zz	**243: Tenant Stabilization**	99							$23,566
243	7260C **Betts**	Arch-diocesan Housing Authority	**St. Martin's on Westlake** (2008 Westlake Avenue N, 98102) Provide desk security and other supportive services to men over 55 years of age at risk of homelessness. *Performance indicator:* 60 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05 201(e) LMC SubPriv	CD $27,700		$23,566				

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 15 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
243	7320C Betts	Plymouth Housing Group	**Housing Support Services** (Service Sites: 2201 1st Avenue, 98101; 2205 1st Avenue, 98101; 107 Pine Street, 98101; 1521 7th Avenue, 98121;and 619 3rd Avenue, 98104) Place low-income tenants in permanent affordable housing and provide client assessment and referral services to link tenants with support services such as financial resources, employment counseling. *Performance indicator:* 90 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $63,801		$54,278				$54,278
243	7362C Betts	Neighborhood House	**Project REACH** (905 Spruce Street, 98104; 4500 Martin Luther King Jr Way South, 98118) Provide comprehensive case management assistance to low-income and at-risk residents in the SHA garden communities of Yesler Terrace and Rainier Vista to help them maintain their permanent housing and obtain and retain employment. *Performance indicator:* 240 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $265,411		$225,797				$22[illegible]
243	7363C Betts	YWCA of Seattle King County	**Project Self-sufficiency** (Citywide) Serve families living in Section 8 and scattered site public housing in Central and Southeast Seattle who have multiple barriers to self-sufficiency; this program will assist them in finding suitable housing, increasing family stability, developing work skills, and entering employment. *Performance indicator:* 140 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $101,366		$86,237				$86,237
243	7364C Betts	Family Services	**Resident Choices** (9714 3rd Avenue NE, 98117) Provide case management, therapeutic, and family support services to residents of Seattle Housing Authority's High Point Garden Community and residents of other public housing units in West and North Seattle. *Performance indicator:* 210 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $265,411		$225,797				$225,797
243	7369C Betts	Legal Action Center	**Eviction Prevention Services** (Citywide) Provide information and assistance to avert eviction through support services and ERACE (GF). *Performance indicator:* 200 households. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05K 201(e) LMC SubPriv	CD $41,706		$0				$0
243	7370C Betts	Inter-national District Housing Alliance	**Eviction Prevention Services** (Citywide) Provide information and assistance to avert eviction through support services. *Performance indicator:* 400 households. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05K 201(e) LMC SubPriv	CD $69,669		$0				$0

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 16 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
243	7371C Betts	Fremont Public Associa-tion	**Eviction Prevention Services** (Citywide) Provide city-wide services including: telephone hotline for tenants, information and referral, counseling, outreach, relocation services, and workshops on landlord/tenant relationships, and, as lead agency, maintain a coordinated intake system for countywide tenant services. *Performance indicator:* 360 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05K 201(e) LMC SubPriv	CD $63,465		$0				$0
243	7380C Betts	Tenants Union	**Technical Assistance to At-Risk Tenants** (Citywide) Provide a telephone hotline for tenants, information and referral, and workshops on landlord/tenant counseling. Provide in-depth conseling to tenants at immediate risk of eviction. *Performance indicator:* 240 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05K 201(e) LMC SubPriv	CD $78,960		$0				$0
243	7720C Chea	Compass Center	**Recovery Transitional Housing** (77 S. Washington St, 98104) Provide transitional housing for homeless men and women in recovery from substance abuse, including case management and supportive counseling. (6,060 bed nights.) *Performance indicator:* 75 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $14,827		$0				$0
243	7870P Betts	To be determined	**HOPWA Services RFP** (NA) HSD will conduct a request for proposals to determine the projects and the agencies which will carry out the services funded with the 2003 HOPWA allocation. *Performance indicator:* 400 persons with HIV/AIDS.	28 03T 201(e) [LMC] SubPriv	HP $1,480,220				$1,639,165		$1,639,165
243	7874C Betts	Lifelong AIDS Alliance	**Housing Assistance Services** (127 Broadway Ave E, 98102) Provide housing units for short to medium term residency, housing information and referral services, and limited supportive services to persons disabled by AIDS, and provide rent assistance to maintain HOPWA-eligible clients in their homes. [Incorporates 7730C.] *Performance indicator:* 136 persons with HIV/AIDS. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $62,941				$62,941		$62,941
243	8007P Betts	City of Seattle HSD	**HOPWA Grantee Administration** (Office: 618 2nd Avenue) Costs of HSD to administer HOPWA-funded programs in the King/Snohomish/Island Counties EMSA . *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	28 03T 201(e) [LMC] LocGov	HP $45,780				$49,230		$49,230
2435	9999	zz	**243: Tenant Stabilization Subtotal**	99	2,581,257	$0	$615,675	$0	$1,751,336	$0	$2,367,011
2547	9999	zz	***24: Community Services Subtotal***	99	7,806,053	$0	$5,246,215	$497,116	$1,751,336	$350,000	$7,844,667
29	9999	zz	**2: Human Services Department Subtotal**	99	11,224,171	$255,000	$8,184,176	$552,293	$1,751,336	$350,000	$11,092,805

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 17 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
4	9999	zz	**4: Office of Economic Development**	99							
41	9999	zz	***41: Workforce Development***	99							
4109	9999	zz	**411: Support for Low-Income Workers**	99							
411	4040C Bethea	City of Seattle OED	**Jobs Initiative Program** (Citywide) Provide services to businesses, community organizations, and residents so that employers meet their need for qualified workers and low-income individuals secure and retain family wage jobs. The Office of Economic Development (OED) will fund and support the successful creation of an independent, non-profit Seattle Jobs Initiative to provide services and promote best practices to support low-income job seekers to successfully complete training programs, secure employment, and achieve long-term retention and wage progression. OED will also provide technical, outreach, and planning support for other workforce development programs helping low-income individuals find and retain jobs, including the Workforce Development Council, Construction Industry Workforce Advisory Committee, and OED's Employment Linkage Program. *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18B 203(b) LMA LocGov	CD $549,000	$231,925	$159,091				$159,091
4115	9999	zz	**411: Seattle Jobs Initiative Operations Subtotal**	99	549,000	$231,925	$159,091	$0	$0	$0	$159,091
419	9999	zz	***41: Workforce Development Subtotal***	99	549,000	$231,925	$159,091	$0	$0	$0	$159,091
42	9999	zz	***42: Neighborhood and Community Development***	99							
4209	9999	zz	**421: Community Development**	99							
421	4113CG Bethea	City of Seattle OED, individual CDCs and Seattle Community Develop-ment Collabora-tive	**Community Development Technical & Project Assistance** (Citywide) The Office of Econom c Development (OED) will fund Impact Capital to provide spe ific technical assistance in support of economic and community development projects sponsored by community development corporations. In addition, OED will fund six community development corporations to work on specific housing, commercial, and community development projects. This program will also fund an annual update of the data profile for each of the Neighborhood Revitalization Strategies. The update will provide a base for measuring changes annually over the five-year review period for the strategies. [Planning (20 205) $193,269; Program Delivery (18B 203(b) $138,656.] *Performance indicator:* 6 organizations. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18B 203(b) LMA LocGov	CD $838,000	$468,075	$331,925				$80

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 18 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
421	4131C Bethea	City of Seattle OED	**Community Development Corporation Equity Fund** (Citywide) The Community Development Corporation Equity Fund is a fund set up to provide forgivable loans to CDCs for retail, commercial and/or mixed-use development projects. *Performance indicator:* 1 business. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18A 203(b) LMJ CBDO	CD $330,000	$0	$330,604				$330,604
421	4135C Bethea	City of Seattle OED	**Rainier Valley Community Development Fund** (L/M) Lessen the impact of construction of light rail on Rainier Valley business and property owners and provide opportunity for the community to invest in affordable housing, retail and commercial development, small business development and facilities for community and cultural activities, especially in association with transportation improvements. *Performance indicator:* NA *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18A 203(b) LMA Other	0	$0	$2,500,000				$2,500,000
4218			**421: Community Development Subtotal**	99	1,168,000	$468,075	$3,162,529	$0	$0	$0	$3,162,529
4219			**422: Community Development Loans**	99							
422	4012C Bethea	City of Seattle OED	**National Development Council Float Loan Origination** (N/A) Handle marketing and outreach for the CDBG Float Loan Program, provide technical assistance to prospective borrowers.	18A 203(b) LMJ LocGov	CD 25,000		$25,000				$25,000
4228			**422: Community Development Loans Subtotal**	99	25,000	$0	$25,000	$0	$0	$0	$25,000
4229	9999	zz	**423: Neighborhood Business District Support**	99							
423	4030C Bethea	OED Business Assistance Center and City of Seattle OED	**Business Tech Assistance** (Citywide) Provide technical assistance to existing and startup businesses served by the Community Capital Development and other lenders and to other initiatives, including microenterprise activities and farmers markets. The goal is to develop and sustain small businesses in Seattle within low-income communities and create job opportunities for low and moderate-income persons. Use $192,359 in CDBG in Business Technical Assistance in order to facilitate the Community Development Fund (CDF) "swap." The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners. *Performance indicator:* 36 businesses. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18B 203(b) LMJ CBDO	CD 150,000	$0	$150,000				$150,000

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 19 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
423	4046C Bethea	City of Seattle	**Neighborhood Business District Support** (various L/M) This program assists neighborhood business districts in low-income neighborhoods, including a facade improvement program. *Performance indicator:* 40 businesses.	14E 202 LMA LocGov	CD $170,380	$0	$215,380				$215,380
4235	9999	zz	**423: Neighborhood Business District Support Subtotal**	99	170,380	$0	$215,380	$0	$0	$0	$215,380
429	9999	zz	***42: Neighborhood and Community Development Subtotal***	99	1,363,380	$468,075	$3,402,909	$0	$0	$0	$3,870,984
45	9999	zz	**4: Office of Economic Development Subtotal**	99	1,912,380	$700,000	$3,562,000	$0	$0	$0	$4,262,000

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 20 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:16am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
46		zz	***Office of Economic Development Float Loans***	99							
461			**Cooper School** (4408 Delridge Way SW) Funds will be loaned to DNDA to pay for acquisition costs and certain predevelopment costs. Cooper School is a mixed-use development that will include 37 units of artist live/work studios and up to 22,595 square feet of retail space.	99			$4,000,000				
47		zz	***Office of Economic Development Section 108 Loans***	99							
471			**Cadillac Hotel** (325 2nd Avenue) Approximately $5,000,000 will be loaned to Historic Seattle from the City's $15,500,000 Section 108 loan pool. Funds will be used to pay for acquisition, construction and certain predevelopment costs. The Cadillac Hotel, upon completion, will include offices for the National Park Service, the site of the Klondike Gold Rush National Historical Park as well as other offices.	99			$5,000,000				
472			**Compass Center** (77 Washington Street, 210 Alaska Way) Approximately $750,000 will be loaned to the Compass Center from the City's $15,500,000 Section 108 loan pool. Funds will be used to pay for construction and certain predevelopment costs. The Compass Center, upon completion, will be a two-parcel site with 103 beds for homeless individuals, related administrative space, and a commercial kitchen and laundry facility, all in support of the housing.	99			$750,000				
473			**Hong Kong Building** (507 Maynard Avenue) Approximately $1,000,000 will be loaned to an entity controlled by James and Christopher Koh from the City's $15,500,000 Section 108 loan pool. Funds will be used to pay for acquisition and certain predevelopment costs. The Hong Kong Building, upon completion, will include 49 units of housing and up to 6,070 square feet of retail space.	99			$1,000,000				

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							Page 21 of 22
01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed February 12, 2003 (8:21am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
5	9999	zz	**5: Department of Neighborhoods**	99							
51	9999	zz	***51: Community Building Division***	99							
5119	9999	zz	**512: Business District Support**	99							
512	4110C **John Eskelin**	City of Seattle DON	**Neighborhood Plan Community Project** The Neighborhood Plan Implementation Program facilitates, monitors and coordinates the City's efforts to implement neighborhood plans, so that high priority requests in the plans are implemented in areas with the most anticipated growth over the next 20 years. CDBG funds support business district improvement efforts in South Park and South Delridge Triangle. The City will partner with local businesses to implement Facade improvements, and install street furniture, banners, and landscaping. *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18B 203(b) LMA LocGov	CD $75,460		$200,000				$200,000
5125	9999	zz	**512: Business District Support Subtotal**	99	75,460	$0	$200,000	$0	$0	$0	$200,000
5129	9999	zz	***51: Community Building Division Subtotal***	99	75,460	$0	$200,000	$0	$0	$0	$200,000
52	9999	zz	***52: Neighborhood Preservation & Development***	99							
5209	9999	zz	**521: Historic Preservation**	99							
521	3080C **Gordon**	City of Seattle DON	**Historic Preservation Staffing** (Citywide) Conduct Section 106 Review, pursuant to 36 CFR 800 of the National Historic Preservation Act, for CDBG-supported programs and projects, required for compliance with CDBG environmental review requirements. Programmatic Reviews for 270 sites, Determinations of Eligibility for 75 projects. *Performance indicator:* 270 public facilities. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	20 205 LMA LocGov	CD $37,367		$43,118				$43,118
5215	9999	zz	**521: Historic Preservation Subtotal**	99	37,367	$0	$43,118	$0	$0	$0	$43,118
5219	9999	zz	***52: Neighborhood Preservation & Development Subtotal***	99	37,367	$0	$43,118	$0	$0	$0	$43,118
59	9999	zz	**5: Department of Neighborhoods Subtotal**	99	112,827	$0	$243,118	$0	$0	$0	$243,118

Fiscal Note

Department:	Contact Person/Phone #:	CBO Analyst/Phone #:
Human Services Department	Anne Price 386-1048	Cheryl Swab 684-8053

Legislation Title:

AN ORDINANCE adopting the 2003 Update to The City of Seattle 2001-2004 Consolidated Plan for Housing and Community Development, including general policies for the use of the City's funding resources for housing and amendments to the City's Citizen Participation Plan for the Consolidated Plan; authorizing the submission of the 2003 Update to the United States Department of Housing and Urban Development; authorizing the Human Services Director to make changes to the Plan for certain purposes; and ratifying and confirming prior acts.

Summary of the Legislation:

The requested resolution will adopt the 2003 Update to the 2001-2004 Consolidated Plan for Housing and Community Development and the 2003 Action Plan component of the Plan. The changes in the Consolidated Plan reflect the actions of the City Council in the making of the 2003 City Budget and include changes proposed by the Mayor in certain housing policies and in the citizen participation plan.

Background:
(Include justification for the legislation and funding history, if applicable)

The City has received Community Development Block Grant funds since the inception of this federal program in 1975. These funds have been a major source of funding for housing, community development and human services priorities. The Consolidated Plan for Housing and Community Development is required by the U.S. Department of Housing and Urban Development (HUD) and serves as the planning documents and the applications for four federal formula grant programs, including the Community Development Block Grant ("CDBG"), HOME Investment Partnerships, Emergency Shelter Grant Program ("ESGP") and Housing Opportunities for Persons with AIDS ("HOPWA") programs. HUD requires that the Consolidated Plan be adopted by City Council prior to its submission.

Public Private Partnership Review Status:
Is the project referenced in the legislation subject to P4 review?
If yes, identify P4 review to date.

No

Is the Legislation Subject to Public Hearing Requirements?
If yes, what public hearings have been held to date?

Yes. As a condition of funding, the U.S. Department of Housing and Urban Development requires that a public hearing be held concerning the adoption as well as a substantial change to the Consolidated Plan for Housing and Community Development and the Action Plan component of the Consolidated Plan. This requirement will be met by the Council Committee briefing that allows time for public comment on the Action Plan.

There has been a public involvement process in the development of the Mayor's Proposed 2003

ACTING CITY CLERK

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

Update to the 2001-2004 Consolidated Plan for Housing and Community Development and the document has been available for public review and comment for thirty (30) days prior to submittal to HUD, and public notice has been given of proposed amendments to the Citizen Participation Plan
Fiscal Sustainability Issues: (Related to grant awards)
The four federal grants included under the Consolidated Plan are considered to be quite stable long-term sources. Appropriation levels have been and are projected to remain relatively stable, but of course are subject to Congressional action.

Estimated Expenditure Impacts:

	2003	2004
Revenues under the Consolidated Plan have been included in the 2003 Adopted Budget.		$
Total		$

One-time _____ __ **On-going**

Estimated Revenue Impacts:

	2003	2004
Expenditures under the Consolidated Plan have been included in the 2003 Adopted Budget.		$
Total		$

One-time _____ **On-going**

Estimated FTE Impacts:

Fund	2003	2004
None		
Total		$

 # Full Time _____ **# Part Time** _____ **# TES** _____

Do positions sunset in the future? If yes, identify sunset date?
N/A
Other Issues: (Including long-term implications of the legislation)
None

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Office of the Mayor
Gregory J. Nickels, Mayor

January 15, 2003

The Honorable Peter Steinbrueck, President
Seattle City Council
600 Fourth Avenue, 11th Floor
Seattle, Washington 98104-1873

Dear Council President Steinbrueck:

The attached Ordinance would formally adopt the 2003 Update to the 2001-2004 Consolidated Plan for Housing and Community Development.

The City of Seattle Consolidated Housing and Community Development Plan is in response to the requirements of the Department of Housing and Urban Development (HUD). It serves as the plan and application for funding under four HUD formula programs: Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The 2003 Annual Action Plan updates the *City of Seattle's Consolidated Plan*, a four-year plan (2001-2004) which addresses the City's housing and community development needs.

The 2003 Update to the 2001-2004 Consolidated Plan describes what the City plans to do to further the four-year priorities and strategies of the Consolidated Plan and outlines how activities funded from these five funding sources meet the priorities identified in 2001-2004 Consolidated Plan. The 2003 Update reports on specific items required by the U.S. Department of Housing and Urban Development (HUD), such as reducing the number of families living in poverty and removing barriers to affordable housing.

Please contact Cheryl Swab of the Department of Finance, at 684-8053 or Anne Price of the Human Services Department at 386-1048 should additional information be needed.

Sincerely,

GREG NICKELS
Mayor of Seattle

attachments

ACTING CITY CLERK

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Seattle City Council
PLEASE PRINT

Housing, Human Services & Community Development Co

PUBLIC HEARING SIGN-UP SHEET

Subject: City of Seattle 2001-2004 Consolidated Plan

INFORMATION ON THIS SIGN-UP SHEET IS ***PUBLIC RECORD***

#	(PLEASE PRINT) NAME	ORGANIZATION	(OPTIONAL) ADDRESS	ZIP	
1.	Carolyn DeVita				
2.					
3.					
4.					
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Housing, Human Services & Community Development Committee

PUBLIC HEARING SIGN-UP SHEET

Date: 2/12/03

Subject: City of Seattle 2001-2004 Consolidated Plan

RECORD

ORGANIZATION	(OPTIONAL) ADDRESS	ZIP	(OPTIONAL) PHONE/FAX

ACTING CITY CLERK

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ACTING CITY CLERK

THE COMMUNI TY DEVELOPMENT BLOCK GRANT PROGRAM

The Community Development Block Grant (CDBG) is the City's primary source for addressing the community development needs of Seattle's low and moderate-income households and neighborhoods. The City of Seattle invests in people so that all families and individuals can meet their basic needs, share in our economic prosperity, and participate in building a safe, healthy, educated, just and caring community.

Policies and priorities for distributing CDBG funds to commu ty-based organizations are derived from the City's Consolidated Plan for Housing and Community Development, which is coordinated by the Human Services Department (HSD). Allocations to community-based organizations are determined by the departments administering the particular service areas through both competitive and negotiated processes. As required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan outlines funding policies and strategies for the CDBG as well as for Housing Opportunities for Persons with AIDS (HOPWA), the HOME Investment Partnership (HOME), and Emergency Shelter Grant (ESG) funds.

Goals

- Expand the supply of decent and affordable housing for low and moderate-income households.
- Increase the livability, stability and viability of low and moderate-income neighborhoods by focusing resources on capital improvements and human services to reduce poverty.
- Promote economic growth through access to capital and credit for development activities, development and expansion of small businesses, and technical assistance that enhance the long-term economic and social viability of low-income neighborhoods.
- Prevent the decay and deterioration of the city's existing infrastructure and protect its investments in parks, streets and sidewalks.

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ABOUT THIS UPDATE

The City of Seattle Consolidated Housing and Community Development Plan is in response to the requirements of the Department of Housing and Urban Development (HUD). It serves as the plan and application for funding under four HUD formula programs: **Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG)**, and **Housing Opportunities for Persons with AIDS (HOPWA)**. The 2003 Annual Action Plan updates the *City of Seattle's Consolidated Plan*, a four-year plan (2001-2004) which addresses the City's housing and community development needs.

WHAT IS THE PURPOSE OF THE UPDATE?

Reassesses the City's four-year priorities and strategies for housing, homelessness, community development, and the community development delivery system;



Describes what the City plans to do to further the four-year priorities and strategies of the Consolidated Plan;

Explains ~~the City's method for distributing CDBG, HOME, ESG, HOPWA. Activities funded from these four programs must meet the priorities identified in *2001-2004 Consolidated Plan;* and~~,

Reports on specific items required by the U.S. Department of Housing and Urban Development (HUD), such as reducing the number of families living in poverty and removing barriers to affordable housing.

WHAT'S NEW IN THE PLAN?

HSP Funds: In 1984, Seattle established the Human Services Program (HSP) to expand City support for basic human services in response to federal funding reductions and CDBG limits on the use of funds for human services. The HSP and CDBG funding processes were combined and uniform policies and funding categories were applied to allocations and contracting processes. In 1994, HSP was included with CDBG as part of the Consolidated Plan. Policymakers, however, find that allocating local funds as part of two separate processes is both confusing and ineffective in targeting resources. Hence, the City proposes to move HSP out of the Consolidated Plan and fold it into other General Funds in 2003.

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How is the Update Structured?

The 2003 Update Consolidated Plan is divided into three major sections:

The Overview: provides a description of the allocation of 2003 funds and outlines how Seattle plans to maintain affordable housing and remove barriers to affordable housing. In addition, this section provides an update on the City's anti-poverty strategy.

Strategies and Emerging Trends: outlines emerging trends and strategies in housing, including the City's neighborhood housing policies and capital plan for housing production, homelessness, human services, and economic development.

The Action Plan: provides a detailed account of the annual use of four federal fund sources that meet the housing, human development and economic development needs of low and moderate-income communities.

To request copies of this report and the 2001-2004 Consolidated Plan, call 684-0288. The 2001-2004 Consolidated Plan is also available on at www.cityofseattle.net/humanservices.

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ALLOCATION OF CONSOLIDATED PLAN FUNDS

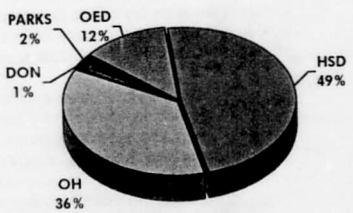
ALLOCATION OF 2003 FUNDS

The 2003 Update to the Consolidated Plan summarizes categories and priorities for the distribution of approximately $16.4 million in CDBG funds *(including program income)*, $4.4 million in HOME Partnership funds, 540,000 in ESG funds and $1.7 million in HOPWA funds from HUD.

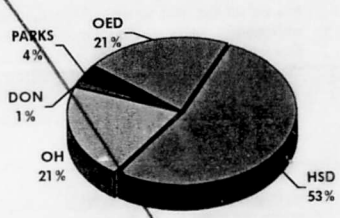
The 2003 Proposed Budget estimates the amount of CDBG dollars anticipated by the City to be available, appropriates these funds, and makes specific CDBG proposals for certain City programs. The City's 2003 revenue projections hold CDBG resources constant at the 2002 actual award. Final CDBG program allocations are subject to the appropriation levels set by the U.S. Congress and implemented by HUD.

~~Because there is a cap on the amount of CDBG funds allocated for public service, over the past decade the City of Seattle has augmented these funds with City General Funds, titled the Human Service Program (HSP).~~

2003 Community Development Funds
Allocation by City Department



2002 Community Development Funds
Allocation by City Department



NOTE: The contents of this Plan are not intended to confer any legal rights or entitlements on any persons, groups or entities, including those named as intended recipients of funds or as program beneficiaries. The terms of this Plan are subject to amendment and to the effect of applicable laws, regulations and ordinances. Statements of numerical goals or outcomes are for the purpose of measuring the success of programs and policies and do not impose a legal obligation on the City to achieve the intended results. Actual funding of particular programs and projects identified in this Plan is subject to completion of various further actions, some of which involve discretionary determinations by the City or others. These include HUD approval of this Plan; appropriations by the United States Congress and the City Council; reviews and determinations under environmental and related laws; and results of bidding and contracting processes.

* budget figures are estimates and subject to change

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ANTI-POVERTY STRATEGY

Many of Seattle's low-income individuals and families have not benefited from a strong economy and historic low unemployment. Unemployment rates in many Seattle neighborhoods exceed 10% although regional unemployment figures hover around 3%. Against that backdrop, the City of Seattle is pursuing an integrated three-pronged approach to increasing self-sufficiency:

HELP SEATTLE'S CHILDREN

The lives of children reveal the most dramatic impacts of economic disparities. More than 18% of Seattle's 5 to 17 year-olds fall below the federal poverty line and more than one in four Seattle teenagers fail to graduate from high school, substantially increasing their risk of living a life of poverty. In addition to programs included in the Consolidated Plan, Seattle has initiated three ~~four~~ pr rams that offer positive alternatives and increase opportunities for children.

- **Project Lift-Off:** Aims to embrace all of Seattle's children and youth, ages birth to eighteen, by creating a system of early care and education and out of school time activities that is affordable, easy to access and highly effective.
- **Reinvesting in Youth:** Increases the number of youth who receive the support needed to complete high school, stay out of the juvenile justice system and develop the skills and assets necessary to make a positive transition to adulthood.
- **Homeless families, children and youth:** Provides assistance for homeless families, children and youth in moving to safe, stable housing through leveraging additional support.

INCREASE FAMILY INCOMES

A recent national study found that Washington State is among the ten states where income inequality has grown the most between the in the last decade. The Seattle area is home to an estimated 59,000 millionaires, more per capita than any other place in the U.S. At the same time, 64,068 live below the federal poverty line. In the face of these realities, the City of Seattle is promoting strategies that boost the incomes of the poor and build skills that lead to livable wage jobs:

- **Raise family incomes by increasing participation in existing benefit programs:**

What is Help for Working Families?

Help for Working Families (HWF) is a program developed by the city of Seattle, aimed at increasing the economic stability of low- and moderate-income families by connecting them with available public assistance to help them be more financially stable. This effort provides access to Child Care subsidy, Food Assistance, Health Care, Energy/Utility Assistance and Earned Income Tax Credit. The Help for Working Families model is a system of "one-stop" access that reaches clients where they live and work, eliminating unnecessary barriers to access.

In 2002, the City shifted the strategy from an information campaign about these benefits to a system of intake and enrollment staged at times and in places convenient to low income working families and individuals. The City will streamline and expand this approach in 2003 with the goal of helping low-income working families and individuals obtain $10 million in available benefits for which they are

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eligible but currently unenrolled. The Help for Working Families team will employ the following methods to achieve this goal:

- Consolidate administration of the program in the Human Services Department
- Develop capacity to receive applications for City utility rate reduction programs on-line
- Expand availability of Help for Working Families program specialists through:
  - Regular availability at all City of Seattle Neighborhood Service Centers, WorkSource Centers, Teen Health Centers, places of employment and Community Colleges
  - Regular staffing of the Seattle Municipal Court's Community Involved Justice Center
  - Expanded training of staff at community based agencies to screen and refer clients for programs supported by HWF
  - Partnering with Mutual Assistance Associations to expand enrollment of hard-to-reach refugee and immigrant populations.

~~The campaign focused on the Earned Income Tax Credit, Childcare Assistance, Health Care, Food Assistance, and help with utility bills. Specific activities included:~~

- ~~115 local employers distributed literature directly to more than 15,000 hourly wage workers~~
- ~~Media informing people about the programs and how to access them ran in 22 newsletters, newspaper stories, or radio or TV shows.~~
- ~~Conducted more than 30 presentations to outreach workers, case managers, human resource managers, and human service workers to enlist their help in reaching their eligible employees and clients~~

➢ **Expand opportunities to find and keep livable wage jobs:** ~~In particular, Seattle will continue to implement the Seattle Jobs Initiative (SJI), a program designed to meet the needs of employers and prepare job seekers for employment in jobs that pay a living wage. SJI has placed over 2,276 people into jobs. The average wage at placement is $9.56 per hour. Thirty-seven percent of graduates have reported wage increases since initial placement and now earn an average of $11.74 per hour. Seventy-six percent of those placed were people of color.~~

Seattle will continue to support the Seattle Jobs Initiative (SJI) program. SJI leverages workforce and human service innovations to place low income residents in quality jobs and create competitive advantage for employers in our region.

SJI has made a concerted effort to reach diverse, low income residents with significant barriers to employment. Of the people served, over 70% are people of color, 43% are on some form of public assistance at time of enrollment and nearly all participants have one or more barriers to employment such as homelessness, substance abuse, mental health issues and limited English proficiency.

To date, SJI has placed over 2,800 people with hundreds of local employers at an average starting wage of $9.80per hour. SJI has a 12 month retention rate of 60%. Of the individuals placed 45% h[illegible]e advanced within 12 months and earn an average wage of $13.12 per hour.

➢ ~~**Integrate delivery of housing and human services to support low-wage families:** Seattle will organize the delivery of health, housing and human services to improve support for low-income job seekers. This effort will include the following accomplishments:~~

~~1. Adjusting services to the needs of working families *(e.g. hours of operation, length of service and eligibility criteria);*~~

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2. ~~Increasing priority and/or services "set asides" for participants engaged in education, employment and training programs to strengthen employment and support services outcomes;~~

3. ~~Instituting changes that result in seamless support supports for job seekers and low-wage workers through cross-division and inter-department innovations; and,~~

4. ~~Using the attainment of a livable wage as an outcome for specific Human Services Department funded programs.~~

INCREASE ACCESS TO AFFORDABLE HOUSING

Excessive rent burdens and low vacancy rates have gravely affected low-income Seattle households. Housing assistance program identified in this plan help individuals and families stabilize housing and focus their attention on attaining a better standard of living. The city's focus will continue to be on multi-family rental units for households with incomes below 30% of median income. Seattle will increase the programs available to assist households to move from subsidized rental units to become homeowners as the next step on the housing continuum.

Seattle also assists low-income homeowners, particularly seniors, with home rehabilitation loans and minor repairs in an effort to keep them in their homes. In addition, SJI also connects job seekers and training participants to affordable housing resources to assist in their attainment of living wage jobs.

Maintaining Affordable Housing

The City of Seattle will continue to take steps to maintain affordable housing. and will operate a variety of programs to fund development of low-income housing, and increase the rate of homeownership within the city limits.

- The City will work with the Seattle Housing Authority to include the preservation of expiring Section 8 projects in its production of housing units. The City also works with SHA to help facilitate the re-development of the public housing communities, and seeks to leverage the funds provided by project-basing Section 8, and the Hope VI awards.

- The City Office of Housing will ensure the preservation and development of rental housing units in multi-family buildings for individuals and households with incomes that range from 0 to 65% of the median, with a priority focus on housing for families earning less than 30% of the median income. The City continues to place a high priority on providing permanent and transitional housing for homeless individuals and families and is able to leverage its investment with the capital and service dollars available through the Sound Families Initiative, made possible by a grant from the Bill and Melinda Gates Foundation.

- The City will also support housing technical assistance programs that manage rehabilitation projects, facilitate new construction, and provide home-buyer education and down payment assistance and various housing rehabilitation loans for low income households earning less than 80% of the median.

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Removing Barriers to Affordable Housing

The City of Seattle will also continue to take steps to remove barriers to affordable housing.

Seattle has adopted provisions that encourage single family renovation and allow for infill housing on certain substandard lots to reduce land costs and boost housing affordability, including innovative designs such as cottage housing in pilot demonstration projects.

- The majority of all new residential development will be in multifamily structures. Thus, the preservation of single-family housing will be an important strategy in providing households a greater range of options to continue to live in Seattle. The City will continue to promote development of Accessory Dwelling Units (ADUs) and will sponsor a pilot program to identify ways to facilitate ADU development in low-income households.

- As part of implementation of the Comprehensive Plan, the City adopted a new zone Residential Small Lot (RSL). This zone will allow greater densities than currently allowed in single family zones. The intent is to provide greater opportunities for ground-related housing that may be attractive to families and are potentially more affordable than single family houses in single family zones. The RSL zone allows single family homes on 2,500 square foot lots.

- The City also recognizes that Seattle's tightening low-income housing market increases the likelihood that housing discrimination will occur. The Seattle Office for Civil Rights, which investigates complaints of housing discrimination, seeks to expand its capacity to: a) investigate Fair Housing complaints and conciliate resolutions in a timely manner; b) provide Fair Housing training to landlords, managers, realtors, and home financiers; c) conduct systemic testing of individual complaints in the rental, sales, mortgage lending and insurance markets, and d) educate tenants, home buyers, and other individuals about Fair Housing rights and enforcement services.

- Seattle's Downtown Land Use Plan contains several innovative ways of encouraging the preservation and development of low-income housing: (1) residential uses are permitted throughout the downtown area; (2) four residential neighborhoods within the downtown were identified by special land use policies to control use, density, and historic character; (3) a Transfer of Development Rights program encourages preservation of existing low-income housing and historic structures; (4) office density bonuses are provided for the provision of low-income housing in mixed-use structures or in downtown residential areas; and (5) local levy funds are targeted to the preservation of low-income downtown units.

- Seattle ~~will consider~~ has implemented changes to the land Use Code relative to reducing parking requirements for low-income units, making offsite and shared parking easier to accomplish. Data show that low-income residents own fewer cars, and a reduced parking requirement will prevent the costly addition of unnecessary parking spaces. In addition, the City has continued to make progress in reducing the permit processing time, and improving the coordination between departments. The City is looking at ways to facilitate latecomer agreements to enable developers of infrastructure to pay their equitable share.

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Evaluating and Reducing Lead-Based Paint Hazards

The U.S. Department of Housing and Urban Development issued a new rule in September 1999 to further protect young children from lead-based paint hazards in housing that receives federal funding. It issued new prohibited methods of paint removal for rehab programs. The new rule took effect September 2000.

The Office of Housing will take the following action steps to implement the new federal regulations related to Lead Based Paint:

- Immediately implement the prohibited practices requirements.
- Convene an interdepartmental work group to draft guidelines and policies.
- Develop implementation strategies in conjunction with the Seattle-King County Department of Public Health.
- Prepare a construction requirement that all projects funded by OH comply with the new regulations.
- Send appropriate City staff to HUD sponsored training as soon as possible.
- Prepare and distribute lead based paint educational materials to non-profit agencies and private contractors.
- Sponsor a workshop training session for non-profit agencies and private contractors.

The Department of Housing and Urban Development (HUD) completed a national survey of residential units to measure potential lead-based paint poisoning in 1990. The survey included only units built before 1979, after which lead paint was no longer allowed in residential buildings. It is estimated that approximately 173,000 Seattle housing units are likely to have lead based paint (67 percent of all units)-- including 89,000 rental and 84,000 owner-occupied units. There is little difference of the presence of lead-based paint across income groups. The Seattle-King County Department of Public Health three-county epidemiological study of the blood lead level in children, found that 4 percent of children tested had levels above the minimum threshold. No children had levels considered to be poisonous. None required medical treatment. In 1994, the State's Department of Health instituted a three-year monitoring system to obtain information on lead poisoning. Data comes from both public and private health systems. As yet, there have been no reports of lead poisoning in children and only a few reports of adult lead poisoning resulting from work place hazards. Based on current results, further screening or medical intervention is not planned.

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Emerging Trends Strategies

SEATTLE HOUSING AUTHORITY



The Seattle Housing Authority is a public body corporate and politic established by the State of Washington in 1939, is governed by a seven-member Board of Commissioners, two of whom must be SHA residents. Commissioners are appointed by the Mayor and ratified by the Council of the City of Seattle. The Board of Commissioners is responsible for approving the annual budget for SHA and for setting policy. The Executive Director is appointed by and reports to the Board.

The Seattle Housing Authority (SHA), the largest low-income housing provider in the state, owns approximately ~~6,0~~5,800 units of federally-funded public housing, administers a total of 5,000 additional units through the federal Section 8 Program, and ~~administers~~owns about 1,2000 units of locally-funded housing under the Seattle Senior Housing Bond Issue Program and over 400 units of other housing. Over 22,000 people benefit from this program (See Section 3, Housing Supply).

SHA is an independent public owner and developer of subsidized housing with a variety of relationships to the City of Seattle.

- The Office of Housing, Human Services Department and SHA work closely together to coordinate housing development and community and supportive services programs.
- SHA is an active participant in the City of Seattle interdepartmental team that develops the Consolidated Plan ~~and in the Mayor's Community Development and Human Services Clusters.~~
- ~~SHA participates in the City's Housing Alliance.~~
- Hiring and procurement decisions are made by SHA; no City oversight is required.
- SHA employees participate in a joint benefits program with the City.

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- The City provides public services to SHA-owned properties, except where SHA elects to ~~contract for or~~ provide services independently (e.g., refuse collection and recycling).
- The City of Seattle may play a variety of roles in SHA demolition or redevelopment projects. Each project is unique. In past and current projects, the City has issued land use and building permits, provided funding to SHA, and partnered with SHA in community and supportive services provision, funding of nonprofit-owned replacement housing, and development of community facilities. SHA and City-owned utilities are working closely together to design and implement energy and resource conservation measures in SHA housing.
- The City has no oversight of SHA decisions to dispose of properties, except for properties funded with City bond proceeds. The few SHA projects assisted with 1986 Levy funds may be sold by SHA only if other measures cannot enable them to generate sufficient revenues, and then they must first be offered to the City.

The US Department of Housing and Urban Development (HUD) has recognized SHA as one of the ~~finest~~ highest performing housing authorities in the country. As a result, ~~SHA has been given several unique opportunities.~~ SHA has been selected to participate in the ~~Jobs Plus and~~ Moving-to-New Ways ~~Work~~ (MTW) Demonstration Programs, which give SHA the freedom to explore effective new ways of delivering services tailored to Seattle's needs. ~~As the name Moving to Work does not adequately describe the full scope of this opportunity, it has been changed to the Moving To New Ways Demonstration Program.~~

SHA produces an annual plan to meet HUD's requirements for housing authorities with a MTW designation; activities included in the annual plan for fiscal year 2003 are described below. This plan includes an capital ~~action~~ plan. ~~for the Comprehensive Grant program. The City is represented on the broad-based advisory committee that oversees preparation of the annual Moving to Work plan.~~ SHA'sfiscal year runs from October 1 through September 30.

Change dynamics that have been recognized by the Seattle Housing Authority include:

Changing Federal funding priorities. ~~**policy directives concerning housing for households with incomes below 50% median income are constantly evolving.** With the passage of the Quality Housing and Work Responsibility Act of 1998, the federal government put forth a variety of new policy goals intended to reform public housing. Reforms will affect the types of households that will be housed in public housing, for example, by requiring more income mixing. Changing federal policy will likely have ripple effects beyond SHA, public housing residents, and those on the public housing wait list. In addition, federal funding for public housing operations and capital expenditures has at best been holding steady. All indications are that in the future, housing authorities across the nation can expect declining federal support.~~ Support for the operation and maintenance of low-income housing, particularly public housing, is not among the federal government'shighest priorities. In recent years, federal funding for public housing operations and capital expenditures has at best been holding steady. All indications are that in the future, housing authorities across the nation can expect declining federal support, particularly for public housing. One example of this is the termination of funding for the Public Housing Drug Elimination Program. Loss of these resources severely limits SHA's ability to fund highly

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successful programs including community policing and crime prevention organizers, eviction prevention services, youth tutoring, arts and cultural programs, anti-drug and anti-crime education and the like. In contrast, the trend is for increases in the federal budget for the Housing Choice Voucher program to permit modest expansion of that program.

The needs of populations with incomes below 50% median income are changing. This dynamic is a constant in the provision of housing and services for low-income people. Current dynamics include, for example, an increase in homelessness and an aging and increasingly frail population. Recent immigrants are becoming a larger proportion of households in low-income housing, resulting in demands for English-as-a-second-language programs, and culturally sensitive programs and services addressing education and employment, parent-child relationships and domestic violence and others issues. Welfare to work has increased the demand for child care and after school programs for children.

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SEATTLE HOUSING AUTHORITY STRATEGIES: ~~2001-2002~~

These strategies ~~have been developed~~are designed to support~~help~~ SHA in fulfilling its mission~~, which is~~ to *enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and self-sufficiency for people with low incomes*. These strategies will be carried out in conjunction with the City's housing strategies ~~of the City of Seattle's Office of Housing~~.

Community Revitalization Strategies: HOPE VI

SHA's federal HOPE VI grants are bringing over $135 million in cash and the potential of ~~over~~around 1,6200 new ~~Section 8~~ Housing Choice vouchers~~/certificates~~ to Seattle to revitalize four public housing communities: Holly Park, Roxbury House and Village, High Point, and Rainier Vista.

The transformation of Holly Park to the new, mixed-income community of NewHolly is well underway. NewHolly has won numerous awards and recognition for community building, design, sustainable building proctices and growth management. The first phase of rental housing is complete and occupied. The Neighborhood Campus, consisting of a branch of the Seattle Public Library, South Seattle Community College, a teen center, extensive child care facilities and other community and supportive services facilities, opened in November, 1999. ~~NewHolly has won numerous awards and recognition for community building, design, sustainable building practices and growth management. The second phase of NewHolly will be constructed during 2000-2001, and will include a 300+ unit elder village, built in partnership with the Providence Health Systems and Retirement Housing Foundation. The third phase is in the planning stages, focusing on transit-oriented development around the Othello Street light rail station.~~ A 318-unit elder village, built in partnership with the Providence Health Systems and Retirement Housing Foundation opened in the second phase of NewHolly in early 2002. New rental housing in the third and final phase will be completed in 2004. The first phase of 148 for-sale homes is sold out. The second phase of for sale units began construction of the first 51 units in early 2002. SHA intends to sell the remaining lots in phase II to builders to complete the for sale housing program of 150 units.

- In the third phase of Holly Park redevelopment SHA is working with the International Community Health Services to move their clinic into a mixed use building that will also contain rental management offices for NewHolly and space for businesses being displaced by light rail construction
- SHA is working on acquiring adjacent properties along MLK Way S to round out the redevelopment to the corner of Othello and MLK Way S.

- Roxbury House and Village revitalization is ~~also well underway~~complete~~. Construction of a 45-unit mutual housing development will begin the summer of 2000, in partnership with the Lutheran Alliance to Create Housing (LATCH).~~

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~~Fifteen of the units will be affordable to families earning less than 30% of the area median, with the remainder affordable to households earning between 30%-50% of median. Rehabilitation of Roxbury House will begin by fall 2000.~~ except for off-site replacement housing. On the site of the former Roxbury Village, the Lutheran Alliance to Create Housing (LATCH) has developed 45 units of mutual housing in Longfellow and Westwood Courts. Fifteen of the units are affordable to families earning less than 30% of the area median income, with the remainder affordable to households earning between 30%-50% of median income. Roxbury House has been renamed Westwood Heights and designated for near low-income elderly/near elderly residents. Rehabilitation of Westwood Heights is complete. The remaining off-site replacement units will be complete during 2003.

- The redevelopment of Rainier Vista is in the planning stages~~, with a revitalization plan due to HUD in November 2000.~~ The current program calls for just over 1,000 units of mixed income and mixed tenure housing, a small amount of commercial space for neighborhood-scale retail, new community facilities and open space, in place of 481 units of World War II era housing. During fiscal year 2003:
  - ~~-~~SHA will begin construction of 170 public housing units and 34 workforce rental units on the west side of Rainier Vista.
  - SHA will work to acquire adjacent properties around the intersection of S. Alaska St. and Martin Luther King Jr. Way S.
  - Providence Health Systems will begin construction of 78 units of low-income housing for seniors, funded by a Section 202 grant.
  - Housing Resources Group and Aids Housing of Washington will begin construction of 50 units of rental housing, including 22 units of housing for people with disabilities funded through Section 811 and 28 units of workforce housing.
  - West side revitalization plans call for 83 affordable for-sale units and 124 market rate for-sale units.

- In 2000 SHA ~~has recently been~~ was awarded a fourth HOPE VI grant for High Point. The $35 million grant will enable SHA to revitalize the last of its severely distressed World War II era housing stock. In 2003, High Point will see the construction of the new library and medical-dental clinic, as well as:
  - Granting of street vacation, zoning and subdivision permits from the City of Seattle;
  - Acquisition of adjacent properties around the intersection of 35th Avenue SW and SW Lanham Way.
  - Relocation of residents remaining in the 410 units to be demolished in the first phase of redevelopment;
  - Demolition and abatement of the first 410 units; and
  - Beginning of infrastructure construction.

Homeownership is an important component of SHA's HOPE VI~~the Holly Park and Rainier Vista revitalization~~ efforts. At Holly Park, 100 homes are being offered for sale to households whose incomes are below 80% of area median income, including public housing residents. SHA has

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exceeded its target of 37 units for affordable homeownership in the first phase of New Holly; as of Setpember 2001, 43 homebuyers have incomes at or below 80% of the area median. The program includes a variety of financial assistance, and a Homebuyer Education and Counseling Program. ~~At Rainier Vista, SHA is applying to HUD to implement a Section 8 Homeownership Program to enable current qualified Rainier Vista residents to move from public housing to homeownership.~~ Rainier Vista will have 200 affordable home ownership units targeting former public housing residents who have achieved stable employment through Jobs Plus' comprehensive, coordinated community and supportive services. The preliminary High Point redevelopment program calls for 80 affordable homeownership units.

SHA has made a commitment to the citizens of Seattle for full one-for-one replacement of all very-low-income rental units as a result of these HOPE VI grants. Through Holly Park's replacement housing program, SHA has successfully tackled one of the most controversial issues plaguing HOPE VI around the country. SHA has undertaken an array of activities to ensure full one-for-one replacement of the 421 public housing units which will not be replaced at NewHolly. These activities include partnering with non-profits to build 221 low-income rental units. The Roxbury Replacement program is for 45 family units and ~~up to~~ 205 units of special needs housing for people with mental health disabilities. The Rainier Vista replacement commitment is for ~~137~~1 units of off-site housing~~; the type of housing will be determined over the course of the next two years.~~ SHA will maintain the one-for-one replacement commitment with the High Point redevelopment, as well.

The replacement housing partnership program represents a new spirit of cooperation among Seattle's low-income housing providers. SHA is not building this housing itself but is using innovative arrangements with seven non-profit housing developers, to date, to subsidize and maintain low-income housing in their developments. SHA is subsidizing the housing so it will be affordable to those with incomes at or below 30% of the median for the area. Through these partnerships, SHA is accomplishing a variety of goals: a) further deconcentration of low-income housing throughout Seattle; b) creation of mixed-income communities in housing that complements neighborhoods; and c) adjustment of the low-income housing stock to meet current needs, e.g., for families or people with special needs. ~~SHA partnerships for off-site replacement housing include:~~

- ~~Low Income Housing Institute (LIHI): Nineteen units at Aki Kurose Village (occupied). Fifteen units at Lakeview Apartments (under construction). Seven units at Andover Court (funding committed).~~
- ~~Plymouth Housing Group: Twenty-five units at Colwell Building (leasing underway).~~
- ~~Common Ground/Hearing, Speech and Deafness Center: Twenty-four units at Views at Madison (funding committed).~~
- ~~Southeast Effective Development: Five units at Oregon Place (funding committed).~~
- ~~Delridge Neighborhoods Development Association: Five units at the Delridge Library (funding committed).~~
- ~~King County Housing Authority: Twenty units at Colonial Gardens (funding committed).~~
- ~~Mt. Baker Housing Association: Eight units at Starliter Apartments (funding committed).~~

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SHA's off-site replacement housing activities for 2003 include:

- *Lake City Commons:* SHA will develop the 15-unit Lake City Commons apartment building as part of the NewHolly replacement housing plan.
- *Acquisition:* SHA plans to acquire approximately 90 units during FY 2002-2003 to help fulfill replacement housing obligations for NewHolly and Roxbury. Acquisition gives SHA a cost-effective way to plan ahead to meet long-term housing needs by adjusting the unit mix, and to contribute to deconcentrating poverty by buying properties in non-poverty areas or mixing incomes in newly-acquired buildings. SHA will consider these goals in addition to price and financial feasibility. On-going operating subsidy to ensure the affordability of replacement housing units may come from project-basing Housing Choice Vouchers or public housing operating subsidy; specific financing and subsidy strategies will be determined case-by-case for each property.
- *Redevelopment of the Wallingford maintenance base:* During FY 2003, SHA will vacate its existing north end maintenance base, which is located on an excellent site for a mixed use commercial-residential building in Wallingford. SHA has procured a development partner, Housing Resources Group, to redevelop the property in accordance with the Wallingford neighborhood plan. An anticipated 35 replacement housing units will be provided through this project; these units will become available during FY 2004.
- *Other Partnership Housing:* During FY 2003, SHA hopes to enter into partnerships with housing providers to produce 35 units of low-income housing for NewHolly replacement housing and 20 units for Rainier Vista replacement housing. SHA will contribute capital and/or ongoing subsidy to enable these units to serve households at 30 percent of median income or below.

~~Partnerships are identified through the City's NOFA process for allocating housing development funds. Applicants simply check a box on the NOFA form indicating their interest in partnering with SHA on replacement housing. Then, SHA and the City jointly review the proposals. This greatly simplifies the process for nonprofit housing providers.~~

~~SHA will continue to seek funding and partners to redevelop other distressed SHA properties into healthy and well-designed communities.~~

Other Community Revitalization Strategies

~~In addition to the myriad demolition and disposition actions associated with SHA's HOPE VI revitalizations, SHA has also received approval to demolish 16 severely distressed, boarded up and vacant family units at Lake City; the intention is to replace those units on-site with well-designed and well-constructed public housing townhouses that will stand the test of time.~~

~~SHA has also applied to HUD to dispose of five public housing scattered-site single-family homes. The homes are currently vacant and need extensive repair. SHA will either purchase or develop the same number of units with the sales revenue. These five sites are:~~

~~4119 37th Avenue South~~

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~~2216 NW 67th Street~~

~~3053 14th Avenue West~~

~~312 N. 68th Street~~

~~713 ½ N. 138th Street~~

In addition to the myriad demolition and disposition actions associated with SHA's HOPE VI revitalizations, SHA plans to continue the gradual adjustment of its 782-unit scattered site portfolio by disposing of and replacing up to 10 units in 2003. SHA intends to evaluate the portfolio and identify those properties appropriate for disposition. Actual disposition of these units will take place upon turnover so that no existing tenants will be required to relocate. Units considered for disposition will have a combination of factors that make them less desirable for SHA in their current configuration, including high maintenance or capital costs, poor location for tenants or property managers, potential to redevelop at higher densities under existing zoning, or other factors.

One property, 312 N 68th Street, from the first five scattered sites to be disposed remains unsold; efforts to sell this property continue.

In early 2003, SHA will sell a scattered site unit at 2407 24th Ave East to Seattle Public Library so that the new Montlake Library may be developed on that site. A replacement townhouse has been purchased in anticipation of the proceeds of this sale.

SHA is also working with the City of Seattle Department of Parks and Recreation to build a new community center at Yesler Terrace, requiring disposition of a portion of Yesler Terrace. It is anticipated that up to 21 units will be demolished, after disposition, to accommodate the community center. The facility will be designed in 2002 and constructed in 2003 with opening anticipated for mid-2004. Units will be replaced off-site.

In 2001, SHA designated Tri-Court, an 86-unit public housing development for seniors and people with disabilities, as a smoke-free community. Investigation into deferred maintenance needs at this community suggested that a comprehensive rehabilitation that addresses drinking water quality and other environmental quality issues would make the community more attractive to its non-smoking target market. In 2002-2003, the community will be refurbished to address these deferred maintenance needs.

Moving to new Ways priorities for FY 2003

SHA's MTW Agreement with HUD contains a specific list of activities for which SHA may exercise its MTW flexibility. In FY 2003, SHA will pursue the following MTW activities:

Fostering Improvements to the Housing Choice Voucher Program (Section 8)

- In consultation with stakeholders, propose and implement alternatives in addition to those adopted in FY 2002 to federal admissions preferences in the Housing Choice Voucher program to support targeting scarce service-enriched housing subsidies to those with the greatest need.

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- In consultation with stakeholders, develop and implement a new minimum rent policy for the Housing Choice Voucher program based on an imputed income methodology.
- Continue to streamline admissions procedures for Housing Choice Vouchers. If streamlining efforts suggest that policy changes are needed, develop alternatives, consult with stakeholders, and implement necessary changes.
- Work with HUD to redefine Housing Choice Voucher utilization goals.
- Design and implement a risk-based inspection protocol for the Housing Choice Voucher Program, including simplifying the Housing Quality Standards.
- Add a Family Self-Sufficiency (FSS) Homeownership staff member, contingent on receiving requested HUD grant funds, to help FSS clients prepare for purchasing a home. Implement a pilot Section 8 homeownership program as required by these grant funds.
- Analyze whether the current number of FSS slots (approximately 500) should be increased, using MTW flexibility.

Fostering Public Housing Improvements

- Continue to streamline admissions procedures for public housing and Housing Choice Vouchers. If streamlining efforts suggest that policy changes are needed, develop alternatives, consult with stakeholders, and implement necessary changes.
- Review and evaluate the MTW rent policy for public housing taking into account recent changes in state benefits for TANF and other low income households.
- Implement a risk-based inspection protocol in public housing to streamline SHA's inspection strategy, tailoring the frequency and comprehensiveness of inspections to the likelihood of finding items to be repaired.
- Implement a new resource conservation (energy audit) protocol to provide direction concerning resource conservation for maintenance, capital and revitalization activities and regular business practices.
- Designate an additional elderly/near elderly public housing high rise. Explore designation of a north end building to provide a neighborhood choice. (Currently SHA has one designated high rise in the southwest corner of the city.)
- Monitor industry progress in developing alternatives to HUD's performance measurement system; if warranted, adopt and implement new performance measurement systems.
- Use the findings from a survey of public housing high rise residents regarding their needs and interests for social services (to be conducted in FY 2002) to better target services to residents of these communities in FY 2003.

Organizational improvements

- Implement portfolio-based management structure. SHA is moving away from a geographic organizational structure for property management, and creating property management teams for nine portfolios of housing with similar fund sources, regulatory requirements, occupancy and admissions policies and target markets, such as public housing highrises, scattered sites or senior housing buildings. Property management teams consisting of a senior property manager, property managers, administrative support staff and site-based maintenance staff

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are being created. This is intended to improve service to residents and applicants, by allowing property management teams to focus on the unique needs of residents of different portfolios.

- Complete the asset management plan, including public review and comment. The plan will articulate long-term goals for SHA's real estate and other physical assets, taking into account existing and projected physical conditions and changing federal policies and funding. The Asset Management Plan will guide capital and operating expenditures, development and redevelopment decisions, and the positioning and repositioning of SHA's physical assets.
- Develop and implement additional on-line information sharing capabilities to improve, for example, internal real estate performance monitoring and applicant and landlord access to SHA housing programs.
- Conduct a pilot for Protégé@work, a document imaging project designed to improve staff productivity and streamline administration. Upgrade and streamline SHA's computer platforms. Replace the current hardware system with one large computer and storage area network, a metaframe farm of computer servers and thin client monitors on staff desktops.
- Implement the business plan for Impact Property Services to provide maintenance services to SHA and other low-income housing.
- Move into the new SHA Operations Support Center. Consolidate many maintenance and property management functions and staff at this facility near North 130th St. and Aurora Avenue North to support the portfolio-based management structure, increase efficiency and permit redevelopment of the old north end maintenance base at North 45th Street and Stone Avenue North.

Strategies to meet the diverse needs of residents and the broader community

In addition to the MTW strategies described above, SHA will undertake the following:

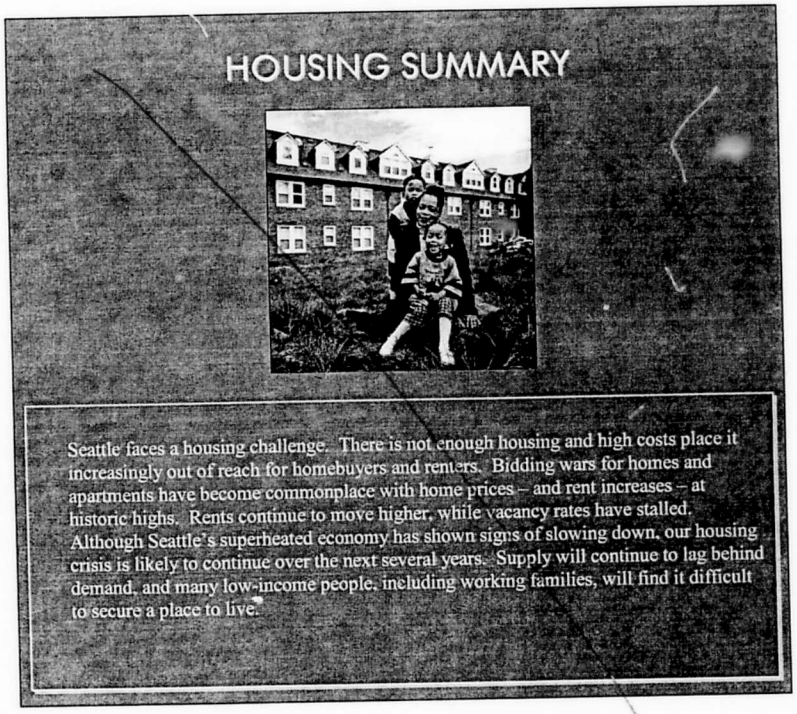
- Involve stakeholders in redefining the purpose of the public housing scattered site program. This process will address admissions policies for the scattered site program. Originally, scattered sites operated as an "incentive transfer" program for households who had shown themselves to be good tenants in other SHA housing. Over time, scattered sites have been used to meet ADA accommodation or other needs. As a result, the program has become more costly to operate, while rent revenues have declined.
- Ensure the continued financial viability of the Seattle Senior Housing Program by adjusting the rent policy, if needed, in consultation with SSHP residents.
- Carry out a capital program involving $12 million in projects throughout SHA's portfolio, in addition to the major community revitalization projects. Finance some urgent projects to get them done quickly and achieve economies of scale by grouping similar projects in different buildings.
- Continue implementation of the Project-Based Section 8 policy.
- To improve resident involvement in SHA decision-making, SHA formed the Joint Policy Advisory Committee (JPAC) in 1997. JPAC represents and includes customers of SHA's Section 8, Seattle Senior Housing and public housing programs. Resident Council Presidents

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elect JPAC members for terms of up to two years. The JPAC is actively involved in assisting SHA's policy development efforts through all phases, as well as reviewing and providing resident comments on SHA's annual MTW plan.

- With the help of key partners, continue to pursue effective methods of assisting residents and applicants to achieve economic self-sufficiency through participation in programs such as the NewHolly Neighborhood Campus, the Rainier Vista Jobs Plus Program and the Department of Labor's Welfare to Work Program at High Point and Yesler Terrace. During FY 2003:
  - SHA anticipates continuing to support current *Jobs Plus* participants in their job retention and wage and career progression efforts. The program will provide a continuum of services through multilingual and multicultural job coaching and placement assistance. Job coaches and the placement specialist will continue offering services to and work with Rainier Vista residents who have moved off-site because of the community revitalization.
  - The Department of Labor *Job Connection* grant funding will end in December 2002. SHA is aggressively seeking new funding to continue as well as new partnerships with organizations including Nordstrom and the non-profit Washington CASH to better respond to resident employment needs.
  - The community and supportive services portion of the NewHolly HOPE VI grant that helps support the *NewHolly Neighborhood Campus* will end at the end of FY 2003. Therefore the focus in FY 2003 will be on helping provider partners find alternatives for the funding that had come from this source.
- Address long-term financial sustainability of community and supportive services. SHA will convene a "community and supportive services sustainability committee" of funders, service providers, residents and staff to identify and develop strategies to ensure the long-term viability of needed support services for residents. The need for this is particularly acute with the elimination of the Drug Elimination Program and the imminent completion of community revitalization grants at Holly Park and Roxbury House and Village.

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INTRODUCTION

A successful Seattle housing strategy must address three key issues:

Housing supply has not kept up with demand.

Due to our region's strong economy, employment in Seattle grew by ~~50~~82,000 jobs between 1995 and ~~19982~~2000; in contrast, Seattle's net housing growth was only ~~7,900~~16,344 new dwelling units between 1994 and 1999. New jobs and a robust economy have brought opportunity and hope to thousands of Seattle residents. But jobs alone aren't enough if workers can't find safe and affordable places to live. ~~Vacancy rates hovering between 2 and 3% overall, and below 1% in some Seattle neighborhoods, have made housing~~ Despite the recession, affordable housing continues to be ~~has become~~ hard to find ~~and have pushed~~ with both rents and home prices pushed

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up by increased demand. Worsening traffic congestion – one of the byproducts of our influx of new jobs – means that housing near jobs and transit will be particularly important.

Housing in Seattle has become increasingly unaffordable.

Rents have increased ~~a total of about 22%.~~ sharply over the last three years. Home prices have increased even more sharply. The average priced home for sale in Seattle at ~~$271,000~~ $320,341 requires a family of four to have an income of over $95,000 to purchase, well over the median family income of about $65,000. For the first time in Seattle, families who earn the median income now find that only 25% of the homes for sale in our city are affordable to them. Those who earn less have been completely priced out of both the rental and homeowner markets in many Seattle neighborhoods.

Widening gap continues between those who have benefited from our prosperity and those who have not.

Families with children, people with special needs, and seniors on fixed incomes have been particularly hard hit by increasing housing prices. Homelessness has remained high, even though the city has added over 600 shelter beds and transitional housing units for people who are homeless during the last two years. In October ~~1999~~ 2001, over ~~3,000~~ 3,700 people were homeless, with ~~983~~ 1,454 persons living unsheltered.

A successful Seattle housing strategy must also take an integrated approach to address the needs of people with extremely and very low-incomes and assist with boosting the supply of workforce housing. A successful strategy must address a significant gap between City resources and those funded and unfunded programs needed to meet Comprehensive Plan housing targets to achieve a livable community. ~~The following shows the gaps expected between what it would require to produce numbers of units shown vs. resources expected to be available. Assumptions behind numbers shown below are explained in the Capital Plan section of the Housing Element.~~

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	2001	2002
Comprehensive Plan Target		
Production of Units at 0-80% of median income	1,480	2,058 [1]
Total Development Costs	$192 million	$294 million
Resources Expected from all sources	$128 million	$135 million
Gap in all Funds	**($64 million)**	**($159 million)**
City Portion of Development Costs	$39 million	$59 million
City Resources Expected	$22 million	$23 million
Unfunded City Costs	**($17 million)**	**($36 million)**

[1] *Includes Comprehensive Plan target for 2002 (1,443 units) plus carryover of units not produced in 2001 (615 units)*

Filling the gap requires exploring every opportunity to bring in additional resources. The Summary goes on to outline Comprehensive Plan targets, describe expected resources in more detail, and outline strategies proposed and designed to help fill the gap, with a focus on 2001-2002.

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SEATTLE'S HOUSING GOALS

The City of Seattle's work on housing issues is guided by two ~~three~~ community planning efforts: the Seattle Comprehensive Plan, which was adopted in 1994 in response to the State of Washington's Growth Management Act; the 38 Neighborhood Plans developed in Seattle neighborhoods as their response to the Comprehensive Plan; and the Human Development Framework, which was created in collaboration with other local governments, community members, human service providers, and funders, ~~and was recently adopted by the City Council.~~

Comprehensive Plan

The Comprehensive Plan set targets for Seattle's growth and development during the 20-year period between 1994 and 2014. It also established **affordability targets** for Seattle's housing stock:

- At least 25% of the City's housing should be affordable to households with income below 50% of the median.
- 20% of additional units in the City should be affordable to households earning at or below 50% of median income, and 17% of additional units should be affordable to households earning between 50% and 80% of median income
~~17% of additional units should be affordable to households earning between 50% and 80% of median income~~.

Analyzing what has actually happened during the eight ~~five~~ years since the Comprehensive Plan was adopted points to a **growing jobs/housing imbalance** that places even more importance on the City's housing strategy. ~~For while the 7,900 new housing units that have been produced during the first five years of the Comprehensive Plan matched the Plan's projected need for housing for 7,700 new households, job growth between 1995 and 1998 was at 50,000 new jobs – nearly double the Plan's expectation of 27,400 new jobs during that same time period.~~ Meeting, and perhaps exceeding the Comprehensive Plan's housing production and affordability targets will be crucial over the next five years to respond to the changes in Seattle's economy. In addition, meeting another Comprehensive Plan housing goal – that of increasing homeownership within the city – will continue to be important.

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Table 1.2 summarizes the City's planned production and affordability targets for 2001 and 2002, estimating the City funds required to produce the desired number of affordable units. Estimated costs are based on general assumptions based on recent Office of Housing project experience. Many different project types are assumed; figures are provided for illustration purposes. While the Consolidated Plan's Rental Affordability Policy applies only to multifamily rental City funding, it is used in the chart below for illustration purposes for all housing as the Comprehensive Plan does not distinguish between owner and rental units in its unit targets. In fact, another Comprehensive Plan objective is to achieve King County's rate of homeownership (currently 62%) in Seattle.

Affordability Category	Number of Units	Total Dev. Costs	Estimated City Cost	Estimated City Funds Available	City Funding Gap
0-30%	330	$42,810,900	$14,023,813		
30-50%	470	$60,973,100	$14,023,813		
50-80% (2/3 subs.)	680	$88,216,400	$11,339,000		
Subtotal < 80%	1,480	$192,000,400	$39,386,626	$23,000,000	($16,386,626)
80%+	2,520				
TOTAL:	4,000				
Actual units produced <80%:	865	$112,216,450	$21,974,099	$23,000,000	
Unfunded	(615)				

Affordability Category	Number of Units	Total Dev. Costs	Estimated City Cost	Estimated City Funds Available	City Funding Gap
0-30%	440	$62,813,520	$19,780,548		
30-50%	640	$91,315,120	$19,780,548		
50-80% (2/3 subs.)	895	$127,768,410	$19,699,845		
Subtotal < 80%	1,975	$281,947,050	$59,076,197	$23,205,986	($36,059,956)
80% +	2,457				
Total	4,432				
Actual Units Produced < 80%	867	$112,475,910	$23,205,986	$23,205,980	
Unfunded	(1,723)				

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~~Assumptions:~~

- ~~*Units can be produced either by preservation of existing units or by new construction.*~~
- ~~*City funding averages 20 to 24% of total development cost.*~~
- ~~*About 2/3s of units affordable to households with income between 50% and 80% of median are likely to need subsidy; costs provided above were calculated on 2/3s of the units in the 50% to 80% category.*~~
- ~~*Total Development Costs increase over time based on an estimated inflation factor.*~~
- ~~*Estimated unit gaps based on historical Office of Housing experience, projecting forward.*~~
- ~~*Due to the gap in projected funds sources, a unit production deficit of 615 units occurs in 2001, which is carried forward and added to 2002 production targets.*~~

~~It is estimated that about $82 million in City funding would be required to produce the 2,923 low-income (0% to 80% median) units in 2001 through 2002. It is estimated that the City will have available $45 million in anticipated program funding during 2001 and 2002, only 55% of the amount needed to reach the Comprehensive Plan's housing affordability targets~~

~~Clearly, the City of Seattle needs to continue to explore every opportunity to bring in additional resources. In addition to those key housing strategies outlined in Section 2-2 of the Consolidated Plan, new strategies will continue to be identified during 2001 and 2002 to help boost resources in 2003 and 2004. In particular, planning for a housing levy renewal ballot measure, to be placed before voters in 2002, will need to focus on increasing revenues available for housing, using the increase to leverage creative new private funding partnerships.~~

Neighborhood Plans

Following the adoption of the Comprehensive Plan, neighborhood groups throughout Seattle began their own planning processes, determining how the Comprehensive Plan's overall targets for housing, open space, infrastructure, and human services would be met in their communities. A total of 38 Neighborhood Plans were prepared and accepted by the City Council. Many of these plans focused a great deal of attention on the need for affordable housing, and many communities proposed innovative solutions in their plans. With the Neighborhood Plans as a guide, Seattle's housing strategy will take into account differences reflected in communities, tailored to meet the specific needs and desires of each neighborhood. Housing design and approach will be screened through the lens of the Neighborhood Plans.

~~Human Development Framework~~

~~The Comprehensive Plan and Neighborhood Plans have recently been joined by a new plan, Seattle's Human Development Framework. The Human Development Framework has been adopted by the City Council. It clarifies the City's vision, targets, and priorities for human services and human development activities. The housing initiatives and strategies described in Seattle's Consolidated Plan are intended to "put roofs overhead," one of the targets of the Human Development Framework.~~

~~These three strategic efforts, taken together, have shaped our housing approach for 2001 through 2004 and can be understood through these efforts: The Comprehensive Plan's overall targets for housing production, affordability, and homeownership, combined with the community-specific strategies outlined in the neighborhood plans and the larger human services context of the Human Development Framework give us a clear picture of what is needed.~~

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Reaching Our Targets: City of Seattle Housing Strategies

The City of Seattle has used its analyses of housing needs and the housing market to set housing production and affordability goals for the years ~~2001~~ 2003 and ~~2002~~ 2004. To meet these goals, the City of Seattle – in concert with its public, private, and nonprofit partners from around the community – will focus on strategies in three key priority areas. A complete description of Seattle's Housing Strategies and the programs which will be created or continued to implement these strategies can be found in Section 2 of the Housing Element of this Consolidated Plan.

Homelessness. The City will work to address the problem of homelessness by *providing additional transitional housing* for people who are homeless or at risk of becoming homeless because of their special needs. The City will begin or continue several programs to create and support transitional and permanent housing for those who are homeless. Most significant among these will be the ~~new Healthy~~ Sound Families Program, which will allow Seattle and neighboring jurisdictions to add 1,500 transitional housing units for homeless families with children over the next three-years ~~a three-year period.~~

Rental housing. Rents in Seattle have increased a total of about 37% over the last six-years ~~22% over the last three years~~. People who earn less than the median income find themselves unable to afford rental housing in many Seattle neighborhoods. Helping low and moderate income people find affordable, safe and decent rental housing is a key priority for the City of Seattle. The City will pursue four strategies in the area of rental housing:

***Producing** affordable rental housing with City subsidies.*
***Preserving** existing affordable housing so that it will not be lost from the housing stock.*
***Encouraging** private builders and landlords to produce affordable rental housing.*
***Helping** tenants find housing that meets their needs.*

Homeownership. Sharply increasing home prices in Seattle have limited the number of people who can afford to buy a home. Seattle's homeownership rate, at ~~47%~~ 48.4%, is well under the King County rate of ~~62%~~ 59% and the national rate of 66%. Seattle's homeownership goal is to boost the homeownership rate to above 50% over the next eight-years. ~~To boost Seattle's homeownership rate and give families earning less than 80% of median income the chance to become homeowners, the Office of Housing has established a five-year goal of helping 3,000 families purchase their first home.~~ As the Office of Housing helps new homeowners, it will also continue to assist low-income and elderly homeowners who need help to avoid being displaced from their homes. The City will pursue two strategies to foster homeownership:

***Encouraging** homeownership among low- and moderate-income prospective homebuyers.*
***Assisting** current low-income and elderly homeowners to stay in their homes.*

The table on the following page summarizes the City's housing strategies within these ~~its~~ three key priority areas and lists the continuing or new programs that will implement the strategies.

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Table 1.3 City of Seattle Housing Strategies

Priority Area	Strategies	Programs
Homelessness	Provide additional transitional housing	~~Healthy~~ Sound **Families Initiative:** $40 million towards 1,500 units and support services.
		Seattle Housing Levy: significant proportion of funds used for under 30% of median income.
		Supportive Housing Operating Subsidy: operating assistance for housing serving under 30% of median.
Affordable Rental Housing	Produce affordable rental housing	**Seattle Housing Levy:** ~~$59.211~~ $86 million for ~~over~~ seven years. Over 2000 ~~1,700~~ units produced by end of 2009 ~~1999.~~
		~~**Smart Growth Land Acquisition Fund:** $15-20 million loan pool to acquire sites near transit stations.~~
		Impact Capital: new fund for housing production.
	~~Preserve existing affordable rental housing~~	**Housing Opportunity Sites:** surplus property used for housing.
		Bridge Loan Program: short-term funding for housing development costs.
		HOPE 6: Federal funds for redevelopment of large projects ~~public housing~~.
		~~**Rights benefits housing. Bridge Loan Program:** short-term funding for housing development costs.~~
		South Lake Union: $2.25 million to develop affordable housing in this and nearby neighborhoods, from land sale proceeds. ~~**Preservation Fund:** fund to provide credit enhancement to help finance acquisition of Section 8 or other at-risk properties.~~
	Preserve existing affordable rental housing	**Multifamily Rehabilitation Loan Fund:** $15 million ~~Fannie Mae~~ fund to assist with housing rehabilitation.
		~~**HOPE 6:** Federal funds for public housing.~~
		Incentive Programs: tax exemption and zoning bonuses encourage housing. New Housing Levy Program will provide another incentive for preserving housing units.
	Encourage private affordable rental housing	~~**Incentive Programs:** tax exemption and zoning bonuses encourage housing.~~
		~~**TDR and Housing Bonus Programs:** sale of development rights benefits housing.~~ Work with Chamber of Commerce to implement recommendations on reducing the costs of producing housing in Seattle.
		Renter Property Tax Rebate: possible program would provide rebate to low-income/elderly renters.
	Help Tenants	~~**Renter Property Tax Rebate:** possible program would provide rebate to low-income/elderly renters.~~ **Tenant-based Rental Assistance:** Seattle has developed programs to use funding to assist families and individuals who are homeless, secure housing, and provide eviction assistance to households at risk of losing housing. New Housing Levy Program will provide funding for rent assistance.

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		Tenant Information: City prepares information on tenant rights and responsibilities
		~~**Tenant Information:** City prepares information on tenant rights and responsibilities.~~
Homeownership	Encourage homeownership	**Employer Assisted Housing:** innovative mortgage programs help employees purchase in-city homes.
		~~**Downpayment** **Financial Assis**~~**ance Programs:** ~~assist~~ first-time buyers with downpayment costs and other assistance to help them purchase a home in Seattle.
		HomeSight Hope Loan Program: revolving loan program for homeownership.
	Assist current homeowners	**Minor Home Repair Program:** helps homeowners under 80% of median with small household repairs.
		HomeWise Homeowner Rehabilitation: low-cost loans for rehabilitation and weatherization.
		Freddie Mac Grant For Predatory Lending: Outreach and education classes to address unfair lending.
		~~**HomeWise Homeowner Rehabilitation:** low-cost loans for rehabilitation and weatherization.~~ **Accessory Dwelling Unit Development:** assistance with creating in-home rental units.

~~**CAPITAL PLAN**~~

		~~**Accessory Dwelling Unit Development:** assistance with creating in-home rental units.~~

CAPITAL PLAN

The Capital Plan below shows funding estimated to be available for housing, from City as well as non-City sources. Total resources are estimated first, based on all funding expected to be available in ~~2001~~2003. All sources are summarized below; more detail about these sources is shown in the Capital Plan section of the Housing Element.

Following total resources is an estimate of City of Seattle funding expected to be available during the two-year period ~~2001-2002~~2003-2004. These totals are used to estimate the funding gap shown in the Summary section's introduction.

ESTIMATED TOTAL HOUSING CAPITAL INVESTMENT FUNDS:

~~2001~~2003

- Federal Capital Funds $597,000
- Federal HOPE VI to SHA $8,751,880
- State Capital Funds ~~$24,804,547~~ $21,200,000
- Private Capital Funds ~~$43,300,000~~ $28,500,000

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❑ City Funds	~~$19,529,726~~ $28,163,441
ESTIMATED TOTAL	~~$99,427,520~~ **$87,212,321**

ESTIMATED CITY OF SEATTLE FUNDS FOR AFFORDABLE HOUSING INVESTMENT: ~~2001~~ 2003 AND ~~2002~~ 2004

Fund sources are shown below split between Rental and Homeowner (including homebuyer) programs:

RENTAL:

	200~~1~~3	200~~2~~4
❑ **Levy** (Source: ~~A and F Plan~~ 2002 Levy)	$8,014,286 ~~$6,284,998~~	$8,014,286~~$ 7,552,450~~
❑ ~~**Growth Fund**~~ **Levy Neighborhood Housing Opportunity Fund** (Source: ~~Budget~~ 2002 Levy)	$1,028,571 ~~$714,000~~	$1,028,571 ~~$714,000~~
❑ ~~**Growth Fund Interest South Lake Union**~~ (Source: ~~Estimate~~ Reprogrammed Cummulative Reserve Funds)	$2,250,000 ~~$50,000~~	~~$2,250,000~~ ~~$50,000~~
❑ **HOME** (Source: Con Plan)	$2,646,125 ~~$2,711,475~~	$2,646,125 ~~$2,711,475~~
❑ **CDBG** (Source: Con Plan)	$701,369 ~~$690,195~~	$701,369 ~~$666,439~~
❑ ~~**Levy Interest**~~ **Home Loan Repayments** (Source: Estimated)	$187,200 ~~$404,267~~	$187,200 ~~$384,827~~
❑ ~~**Mitigation**~~ **Rental Rehab Program Income** (Source: Estimated)	$450,000 ~~$100,000~~	$250,000 ~~$100,000~~
❑ **TDR/Bonus** (Source: Estimated)	$1,000,000	$1,000,000
❑ **CDBG Loan Repayment** (Source: Estimate)	$128,088	$128,088
Subtotal Rental:	**$16,405,639~~$12,083,023~~**	**$13,955,639~~$13,253,334~~**

HOMEOWNER

	200~~1~~3	200~~2~~4
~~**Rehabilitation:**~~**Rehabilitation** ❑ **'95 Levy Loan Repayments** (Source: ~~A and F Plan~~ Estimated)	$450,000 ~~$536,492~~	$450,000 ~~$549,732~~
❑ ~~**HOME**~~ (~~Source: Con Plan~~)	~~$451,913~~	~~$451,913~~
❑ **CDBG Loan Repayments** (Source: Con Plan)	$526,000 ~~$810,000~~	$526,000~~$810,000~~
❑ ~~**HOME Loan Repayments**~~	~~$187,200~~	~~$187,200~~

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~~(Source: Con Plan)~~ ▫ **Weatherization Grants** (Source: Budget)	$3,741,441 ~~$2,647,813~~	$3,741,441 ~~$2,683,294~~
▫ ~~**I-90 Program Income**~~ ~~(Source: Budget)~~	~~$50,000~~	~~$50,000~~
Homebuyer: ▫ **Levy** (Source: ~~A and F Plan~~ Proposed 2002 Levy)	$1,114,286 ~~$655,746~~	$1,114,286 ~~$668,601~~
▫ **HOME** (Source: Con Plan)	$926,075 ~~$451,912~~	$926,075 ~~$451,912~~
Subtotal Homeowners:	**$6,757,802 ~~$5,791,076~~**	**$6,757,802 ~~$5,852,652~~**
INTERIM SOURCES		
▫ **Bridge Loans** (Source: Budget)	$5,000,000 ~~$4,100,000~~	$6,500,000 ~~$4,100,000~~
GRAND TOTAL ANTICIPATED FUNDS:	**$28,163,441 ~~$21,974,099~~**	**$27,213,441 ~~$23,205,986~~**

Following are the assumptions used to generate the anticipated fund sources:

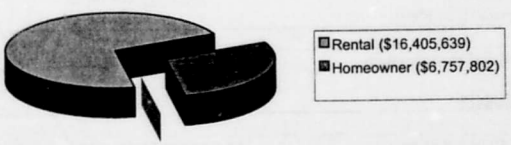
- ***Levy***...~~*Seattle's 1995 Housing Levy will continue to provide funding through 2001-2002; a levy renewal ballot measure will be submitted to voters in 2002.*~~2002 Levy funding will be available for projects in 2003 and 2004
- ***Federal CDBG and HOME***...~~*Resources assumed to continue at approximately the year 2000 levels in 2001-2002*~~*CDBG HOME at same funding level.*
- ~~***General Fund***...*Will continue to fund the Growth Fund Program in 2001-2002.*~~
- **Loan Repayments**...*Single Family Homeowner Rehabilitation Program prior loan repayments are estimated for CDBG and HOME funded loans. Single Family Program repayments are used each year to fund additional loans. Current Multifamily portfolio loans are largely deferred, non-amortizing loans.*

In addition to the expected City of Seattle funding listed above, Credit Enhancement strategies, including use of future HOME appropriations, will be expanded and used to leverage $8 million to $15 million in private funds in ~~2001-2002~~ 2003-2004to provide bridge and permanent funding for multifamily project development.

The chart below shows the makeup of City of Seattle funds estimated ~~anticipated~~ to be available in ~~2001~~2003.

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Use of City Housing Funds 2003



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HOUSING STRATEGIES & CAPITAL PLAN

City of Seattle ~~2001~~2003 ~~2002~~2004



The City of Seattle has identified housing targets in the Comprehensive Plan; analyses of housing needs and the housing market, along with priorities established in Neighborhood Plans, have been used to set housing production and affordability targets for the years 200~~1~~3 and 200~~2~~4. This section describes the strategies the Seattle Office of Housing will implement in 200~~1~~3 and 200~~2~~4 to realize its housing targets. It then describes the capital plan, including the use of funds available to the City for housing purposes.

To meet its housing goals, The City of Seattle, in concert with its partners from around the community, will focus on strategies in three key priority areas.

1. ***Homelessness,*** *through the provision of transitional and special needs housing, to help people and families who are homeless and those who have special needs move into stable housing.*

2. ***Rental housing****, by subsidizing the production of new housing and the preservation of affordable housing and by providing incentives to private developers to build affordable rental units, to provide safe, stable, and affordable housing for low income people.*
   And

3. ***Homeownership****, by assisting renters to become homeowners and by helping low income homeowners stay in their homes.*

By pursuing strategies in each of these areas, the Office of Housing will serve people with a variety of incomes and needs, initiating new programs and continuing its ongoing work on a full

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range of programs. An approach this broad is warranted given the severity of Seattle's housing crisis. Our research shows that anyone making less than 80% of median income will have trouble finding suitable housing in Seattle. The City's set of strategies will provide different tools to people at different income levels to help Seattle maintain its rich diversity of residents.

~~Housing Levy Renewal. The Office of Housing is engaged in Housing Levy Renewal planning efforts in 2001 and 2002, in anticipation that the Housing Levy will be placed on the ballot in the fall of 2002. Staff is conducting extensive outreach efforts to engage stakeholders, community action committees and neighborhood groups. OH will examine policies, issues and options, and hold workshops on workforce housing, special needs populations including homeless and disabled populations, community development and sustainability. OH plans to present background information and various planning scenarios to City Council in February 2002.~~

In order to achieve our housing targets, the Office of Housing (OH) must continue, expand, and strengthen partnerships with a variety of agencies and organizations. OH works closely with two coalitions of nonprofit developers:

The Housing Development Consortium of Seattle/King County(HDC) is a trade association of nonprofit housing developers in the Seattle-King County area. It is dedicated to preserving, developing, and building affordable housing that benefits nearly every low- and moderate-income population group from the working poor and homeless to seniors and children. HDC enables nonprofit developers to work collaboratively on ways to increase nonprofit housing by forming comprehensive strategies that preserve affordable housing and create more affordable rental and homeownership opportunities through innovative land use and financing.

The Distressed Communities Coalition (DCC) is an informal but active group of nonprofit community development corporations (CDC's) working in Seattle's culturally diverse lower income and minority communities. The DCC was formed to assist CDC's active in those neighborhoods to advocate for coherent, community-based revitalization policies and projects, to increase resources for community development, and to educate policy makers and funders about the critic' role the CDC's play. The DCC members bring together private and public investments that would otherwise be invested elsewhere and direct them in community development activities identified and supported by the residents.

Members of both of these associations work with neighborhoods and residents to create and preserve affordable housing choices as an important part of healthy neighborhoods. The Office of Housing functions as a lender to these nonprofits, which then develop and manage housing units.

OH has close, ongoing working relationships with a number of other organizations in the community, which are essential to the production of affordable housing and homeownership opportunities.

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They include:

- The local **Fannie Mae Partnership Office**;
- **Individual private financial institutions** on different programs, such as the HomeTown Home Loan program, the acquisition/rehab component of HomeWise, and on individual multifamily rental projects;
- The **Seattle Mortgage Bankers' Association (SMBA),** particularly with their Community Lending Committee;
- The **Seattle/King County Partners for Homeownership**. This partnership is co-chaired by Seattle, King County, and HUD, and has over 25 active partners;
- **The Master Builders' Association of King and Snohomish Counties,** through Seattle's participation as one of 14 pilot cities in HUD's Building Homes in America's Cities Partnership.

~~To meet its housing goals, the City of Seattle, in concert with its partners from around the community, will focus on strategies in three key priority areas:~~

~~*1.**Homelessness,** through the provision of transitional and special needs housing, to help people and families who are homeless and those who have special needs move into stable housing;*~~

~~*2.**Rental housing,** by subsidizing the production of new housing and the preservation of existing affordable housing and by providing incentives to private developers to build affordable rental units, to provide safe, stable, and affordable housing for low-income people; and*~~

~~*3.**Homeownership,** by assisting renters to become homeowners and by helping low-income homeowners to stay in their homes.*~~

~~By pursuing strategies in each of these three areas, the Office of Housing will serve people with a variety of incomes and needs, initiating new programs and continuing its ongoing work on a full range of programs. An approach this broad is warranted given the severity of Seattle's housing crisis. Our research shows that anyone making less than 80% of median income will have trouble finding suitable housing in Seattle. The City's set of strategies will provide different tools to people at different income levels to help Seattle maintain its rich diversity of residents.~~

HOMELESSNESS

Homelessness is a serious problem in Seattle. In ~~1999~~2001, the City identified 4,671~~3,035~~ persons and 3,047~~2,112~~ households as homeless, with 1,454~~983~~ persons living unsheltered. However, the problem of homelessness is not limited to Seattle alone: it is a problem throughout the entire Puget Sound region, one that has been exacerbated by increasing housing prices.

Helping those who have fallen into homelessness or whose special needs make them particularly prone to homelessness is a top priority for the City of Seattle. The City will be particularly proactive in 200~~3~~1 in working to develop strategies to address homelessness. Strategies related to temporary shelter and support services for those who are homeless or have special needs are outlined in the Human Services Element of this Consolidated Plan. This section describes the City's approach to the housing needs of homeless people, with the central strategy being to produce safe transitional or permanent housing for those most in need, those who earn less than 30% of the median income.

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- **~~Healthy~~Sound Families Initiative**. Thanks to a $40 million gift from the Bill & Melinda Gates Foundation, the ~~Healthy~~Sound Families Initiative will allow the City of Seattle and its neighboring jurisdictions to add 1,500 transitional housing units for homeless ~~women and their~~ families with children, ~~over a three-year period.~~ The City will take the lead in organizing a partnership among the governments of King, Pierce, and Snohomish Counties and Washington State.

  The ~~Healthy~~Sound Families Initiative will provide funding for transitional housing projects in King, Pierce and Snohomish counties, as well as the City of Seattle. The program will provide funding for housing construction as well as for five years of support services for residents of the new units. The ~~Healthy~~Sound Families Initiative will permit a coordinated approach to the problem of homelessness, by ensuring that residents of the transitional units receive the special support services – such as childcare, counseling, or job training – that they need to move on to permanent housing. The ~~Healthy~~Sound Families Initiative will triple the current number of transitional units available for homeless families.

- **Federal Home Loan Bank for Sound Families Technical Assistance.** FHLB and their partner banks have dedicated $100,000 to be made available for technical assistance, for the tri-county area. This assistance will be provided to developers and service providers of transitional housing for homeless families participating in the Sound Families program.

- **Seattle Housing Levy.** In September 2002~~1995~~, Seattle voters approved a $86~~59.211~~ million property tax levy to provide seven years of funding for housing preservation and production. -At least 52.3%~~A significant proportion~~ of levy program funds ~~have~~ are ~~been~~ dedicated to the needs of those with incomes below 30% of median income, those most likely to be homeless or at risk of becoming homeless. ~~The City will work to renew the housing levy when it expires in 2002.~~

- **Supportive Housing Operating Subsidy.** Housing units designed for residents who earn less than 30% of median income tend to require operating subsidies as the rents their tenants can afford do not cover the full cost of building operations and maintenance. To address this need, particularly in light of declining Federal McKinney resources for this purpose, the ~~City of Seattle has proposed creating a Supportive Housing Operating Subsidy using the Levy Operating and Maintenance Program reserve from Seattle's 1986 housing levy.~~ new Levy continues to provide operating and maintenance program subsidy. In addition, the City is working to find additional funds for operating subsidies and support services for these units.

RENTAL HOUSING

Rents in Seattle have increased a total of about 37% ~~22%~~ over the last six ~~three~~ years. People who earn less than the median income have already been priced out of homeownership in most Seattle neighborhoods and are now finding themselves unable to afford rental housing in many neighborhoods as well. Those who earn less than 50% of median income earn too little to afford the average-priced rental in any Seattle neighborhood save one.

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Helping low and moderate income people find affordable, safe and decent rental housing is a key priority for the City of Seattle. The City will pursue four strategies in the area of rental housing:

Producing *affordable rental housing with City subsidies.*
Preserving *existing affordable housing so that it will not be lost from the housing stock.*
Encouraging *private builders and landlords to produce affordable rental housing. And*
Helping *tenants find housing that meets their needs.*

Seattle's work producing and preserving affordable rental units is done in partnership with the nonprofit housing developers who form the Housing Development Consortium of Seattle-King County (HDC). These organizations, many with several decades of acquisition, development, and building management experience, are rooted in the communities they serve, building and operating housing that fits in with their neighborhoods. HDC members have developed over 11,000 housing units in over 500 projects over the years, adding 1,348 units in 1999 alone. HDC and its members have been recognized around the country as a model for affordable housing development.

Producing Affordable Rental Housing. The City pursues this strategy through several programs which use City resources to acquire land and develop and manage housing units with rents kept affordable to low-income tenants.

- **Seattle Housing Levy.** Seattle's Housing Levy, mentioned above is a voter-approved property tax levy that will provide a total of ~~$8659,211~~ million to housing production and preservation over seven years. From 2003 through 2009~~Between 1995 and mid-2010012~~, ~~over 1,700~~ over 2,000 units will ~~had~~ been funded through the levy. The Seattle housing levy, along with other City funds, have been used to leverage other fund sources, achieving a leverage rate of $3 to ~~$4$4~~ of other funds for every $1 of City funding. Levy and other City of Seattle funds are generally made available each year through competitive Notices of Funding Availability.

- **Employer Assisted Housing.** Increasing housing prices have caused problems for Seattle employers as well as for their employees. Employees who cannot find housing they can afford or who must commute long distances to and from work are less likely to remain on the job. The City of Seattle is working with local labor unions, large employers, and lending institutions to develop programs to help Seattle employees – particularly those who earn less than 50% of median income – find affordable housing.

  OH will be working with Fannie Mae and other organizations, such as the Chamber of Commerce, to determine ways to connect particular major employers with a large number of employees that need help finding affordable housing. These employers will be asked to make a financial commitment towards this assistance for their employees.

~~**Seattle Housing Levy.** Seattle's housing levy, mentioned above, is a voter-approved property tax levy that will provide a total of $59.211 million to housing production and preservation over seven years. Between 1995 and 1999, 1,700 units had been funded through the levy, and Office of Housing staff estimate that an additional 1,600 units will be funded through the levy by the end of 2002. The Seattle housing levy has been used to leverage other fund sources, achieving a leverage rate of $5 of other funds for every $1~~

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~~of levy funding. Levy and other City of Seattle funds are made available each year through competitive Notices of Funding Availability.~~

- **Location Efficient Mortgage.** During 2000, the City of Seattle – with our partners Fannie Mae, King County, HomeStreet Bank and PMI Mortgage Insurance Company – implemented the first Location Efficient Mortgage (LEM) program in the country. A household that purchases a home in the City of Seattle and uses public transportation regularly can qualify for a higher home mortgage amount. The household is given credit for savings accrued by not having the considerable costs associated with maintaining and operating a car. During 2003~~1~~ and 2004~~2~~, OH will continue the current LEM program and work to expand the areas of the city where these mortgages are available.

- **Smart Growth Land Acquisition Fund.** The Office of Housing is working on creating a $15-20 million loan pool that would be capitalized by loans and grants from various sources. The Fund would be used to finance land acquisition for the assembly of sites for housing and mixed-used development adjacent to transit nodes. If it is created and capitalized, the Office of Housing anticipates the Fund could enable the acquisition of 400 housing units and 30,000 square feet of commercial space. OH will continue to explore this strategy and will provide a status report to the City Council.

- **Impact Capital.** Impact Capital is a nonprofit lending intermediary, which has been created by the merger of the advisory committee of the Local Initiatives Support Corporation and the Washington Community Development Loan Fund. Impact Capital has created the Washington Community Investment Fund (WCIF) to provide funding assistance to housing projects statewide that serve low-income people. Statewide, Impact Capital has developed a $20 million loan pool for this purpose. The Office of Housing ~~plans to~~ has contributed loan funds to WCIF to help create the new program and will leverage other LISC-generated funding to assist Seattle projects. The new fund will provide short-term acquisition bridge loans, "Phase II Predevelopment" funding, and assistance for Section 8 projects. It will also help achieve additional housing supply; all projects and units will have affordability restrictions. Projects serving people who are homeless will be eligible.

- **Housing Opportunity Sites.** City surplus property that has been entrusted to the Office of Housing will be made available for affordable housing development. Other City of Seattle surplus sites well suited for housing development will also be identified and made available for housing. Work will continue with other City departments, such as libraries and neighborhood service centers, with faith-based institutions and others to identify redevelopment sites for housing.

- **Bridge Loan Program.** Short-term bridge loans from levy funds or other available funds help facilitate the production of affordable housing by enabling property acquisition, construction, or rehabilitation to proceed when the sponsor can provide assurance that permanent funding will be secured within a relatively short period of time. Bridge loans are available to assist development of rental and owner housing, and are limited to projects that have received funding through a City Notice of Funding Availability (NOFA) (or request for proposals) with the exception of the following circumstances:

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To facilitate the transfer of ownership of Section 8 preservation projects, and to assist in the acquisition of buildings in certain neighborhood areas when needed to implement Neighborhood Plan-identified strategies advocated for by a neighborhood community organization.

Other new initiatives that will add resources to provide support for new and existing housing programs by-2003~~2002~~.

- South Lake Union. The development of under-developed land in the South Lake Union neighborhood will add both market rate housing and commercial development, as well as affordable housing. The City has dedicated $2.25 million from the sale proceeds of land for the purpose of developing affordable housing in this and nearby neighborhoods.

PRESERVING EXISTING AFFORDABLE RENTAL HOUSING. The City pursues this strategy through its partnership with local nonprofit developers as well as with programs directed to private building owners and managers.

- **Preservation Fund.** Seattle has over 4,400 federally-subsidized rental units as well as other units with affordability restrictions that are at some risk of conversion to market rate use. The Office of Housing created a contingent loan program for credit enhancement using a City-funded structure to help finance nonprofit acquisition of existing affordable developments. In addition, the City's Section 8 Rapid Response Team will continue to work with building owners, nonprofit developers, and tenant groups to respond early when a Section 8 building is threatened with sale or rent increases.

- **Multifamily Rehabilitation Loan Fund.** Many building owners have managed to keep their rents affordable without any type of subsidy. But these owners, and their tenants, often face crisis when their buildings require major, expensive repairs. This problem was exacerbated by the Nisqually earthquake of February 28, 2001, when many older buildings sustained some degree of damage. To respond to that problem, the Office of Housing is-workeding with WSHFC and building owners to create a Multifamily Rehabilitation Loan Fund. This program will provide below-market loans for private owners of rental properties to address earthquake damage, deferred maintenance and housing code violations and to make energy improvements. The Office of Housing will assist participating building owners by providing property inspection, specification preparation, and assistance with contractor bidding, and construction management services. Office of Housing staff estimate that 100-200 housing units could be renovated in the next two years. A private lender will partner with the City to fund a $10 million loan fund. This program will target the rehabilitation of previously vacant buildings in the International District and Pioneer Square, and encourages private owners to open up the housing in their vacant buildings.

- **HOPE 6.** HOPE 6 provides Federal funds to the Seattle Housing Authority to redevelop its large public housing complexes. During the next two to four years, work will continue on Holly Park and Rainier Vista and will begin on the redevelopment of High Point, which was recently approved for funding.

ENCOURAGING THE DEVELOPMENT OF PRIVATE AFFORDABLE RENTAL HOUSING. The surge in rents in recent years has been due to strong demand which has resulted in historically low vacancy rates around the city. Responding to this demand with

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new, high-quality rental housing is critical to stabilize Seattle's housing market. To address this problem, the Office of Housing has been working with neighborhood groups, builders, architects, and the Department of Design, Construction & Land Use (DCLU) to encourage the development of new housing that is both affordable and high quality.

- **Incentive Programs**. The City offers several programs to help private developers who wish to create housing. The Tax Exemption Program operates in several ~~targeted~~ neighborhoods targeted for additional residential growth. There, builders can receive a ten-year exemption from property taxes in return for guaranteeing that their buildings will include a certain number of units that rent to tenants who earn less than ~~65~~80% of median income (or 60% in some neighborhoods). In addition to this program, the City also offers zoning bonuses outside downtown in return for contributions to, or production of housing; and reduced parking requirements in return for providing affordable housing. The City will be working to identify ways to expand incentive program options during 2003~~1~~ through 2004, particularly in neighborhoods in which Neighborhood Plans have encouraged additional housing.

- **Transfer of Development Rights and Housing Bonus Programs.** Transferable Development Rights (or TDRs) are essentially unused air rights, or development capacity that builders are legally entitled to but choose not to use. They may be preserving an existing apartment building as low-income housing, as opposed to redeveloping into a larger office building, for example, or they are creating more open space than zoning requires them to. Through the City's TDR Program, builders can sell their unused development rights ~~through~~through City approval to developers in the downtown area. A related program, the Housing Bonus Program, offers developers more density in return for preserving or creating affordable housing and other public benefits. These programs are being updated to better reflect market conditions and expansion of these programs will be considered outside downtown as incentive program options are explored. Council has approved revisions in 2001, increasing the focus on low-income housing, which now will achieve 75% of the benefit from TDR/Bonus Program. In addition, work is underway to add similar housing incentive programs in the neighborhoods adjacent to downtown.

HELPING TENANTS FIND HOUSING THAT MEETS THEIR NEEDS. Tenants need all the help they can get navigating this difficult housing market. The Office of Housing is working with the City Council and DCLU on several programs to help tenants seeking housing in Seattle.

- **Renter Property Tax Rebate.** The Office of Housing is investigating the possibility of creating a program modeled after similar efforts in other states to provide a rebate to low-income or elderly tenants to acknowledge the portion of property taxes they pay through their rent. Other State legislation is being researched and a Washington State program, if possible, will be developed and proposed for State legislative action.

- **Tenant Information.** To make sure tenants understand their rights and responsibilities, the Office of Housing is working with tenant and landlord groups to prepare accurate, up-to-date information about renting. City departments also work with landlords, tenants and community groups to respond to and resolve safety or housing code problems in individual apartment buildings.

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—**Tenant Based Rental Assistance:** ~~Seattle has developed a program to use $350,000 of HOME~~ A new program in the 2002 Housing Levy will provide funds to assist families and individuals who are homeless, secure housing, and provide eviction assistance to households at risk of losing housing.

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HOMEOWNERSHIP

Seattle's housing boom has affected home prices as well as rents. Sharply increasing home prices have limited the number of people who can afford to buy a home. Seattle's homeownership rate, at 48.47%, ~~has fallen~~is well under the King County rate of 6259% and the national rate of 676%. A family earning 50% of the median income cannot currently afford to purchase an unsubsidized home in any Seattle neighborhood; those earning 80% of median income cannot afford the average-priced home in any neighborhood exceptsave one; and even those earning 100% of the median income find that they can afford the average-priced home in only about half of Seattle's neighborhoods.

Families earning less than the median income who have no funds from the sale of a previous home or help from family members find it almost impossible to become homeowners. For many, continuing to rent will be the best option, though that option is growing more difficult as rental costs increase. But for those who wish to become homeowners – for the opportunity to build equity, the stability, the tax advantages, or to gain more space for children – leaving Seattle and committing to a long commute from the distant suburbs may be their only option.

The City of Seattle will embark on a new, proactive strategy in 20031 to address homebuyer and homeowner needs. Seattle has included in the Comprehensive Plan a goal of increasing the Homeownership rate. Resources will focus on ultimately boosting the homeownership rate above 50%. Reaching this goal will require strengthening relationships ~~To boost Seattle's homeownership rate and give families earning less than 80% of median income the chance to become homeowners, the Office of Housing has established a five-year goal of helping 3,000 families purchase their first home. This goal will increase Seattle's homeownership rate by 600 families per year or about 1% in each of the five years. It will be realized in tandem~~ with the City's community partners: nonprofit organizations, such as HomeSight and Habitat for Humanity that provide a full range of services for first-time homebuyers; and local and national lending institutions, which have been willing to pioneer a number of innovative mortgage and downpayment assistance programs.

A number of organizations, including Fannie Mae, the Federal Home Loan Bank, and the Washington State Housing Finance Commission, have responded to the needs of first-time homebuyers by making funds available for low-interest loans, downpayment assistance, and other innovative homeownership assistance strategies. These outside resources give the City of Seattle a tremendous leveraging opportunity. By making available a modest amount of City funds as match for these other funding sources, we can help direct these resources, aiding a great number of households for a relatively low cost.

In addition, because most prospective homeowners do not need a new subsidized home built for them, but rather simply need help affording a mortgage or downpayment to purchase a home, townhouse, condominium or to join a cohousing development, the cost per household helped is typically ~~much~~ lower than the cost of constructing subsidized rental housing. In addition, most of the homebuyer assistance provided by the City and other organizations is structured in the form of contingent loans that homebuyers repay over time and pay off completely when they sell their first home. These funds ~~are~~ then revolve ~~reused~~ to help new buyers.

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As the Office of Housing helps new homeowners, it will also continue to assist low-income and elderly homeowners who need help to avoid being displaced from their homes. The City will pursue two strategies to foster homeownership:

Encouraging *homeownership among low- and moderate-income prospective homebuyers.*
Assisting *current low-income and elderly homeowners to stay in their homes.*

ENCOURAGING HOMEOWNERSHIP. The City and its partners have developed several programs to encourage homeowners among first-time homebuyers.

Employer Assisted Housing. The City of Seattle has explored partnerships with local employers and lending institutions to help employees who wish to become homeowners as well as those seeking rental housing. One program designed to help local employees purchase a first home is the Hometown Home Loan Program, an innovative, in-city program that is operated in collaboration with HomeStreet Bank. The program provides a variety of favorable loan options to employees of major institutions, including the City of Seattle, Seattle Public Schools, community colleges, the University of Washington, and Seattle University. Nearly 500 families have purchased homes with HomeStreet Bank mortgages obtained through this program.

Another product of the public-private partnership between the City of Seattle and HomeStreet Bank is the Location Efficient Mortgage Program. This program works with potential homeowners who choose an in-city home convenient to work and transit. The program is based on the assumption that homeowners who are less dependent on a car will have more money available to spend on a home. The program thus qualifies them for a somewhat more expensive home than they otherwise would have been able to afford. The City will continue to work to expand the Hometown Home Loan Program and explore other types of Employer Assisted Housing options.

Financial Assistance to help first time home buyers purchase homes.~~Downpayment Assistance~~ Program. The Office of Housing will continue to work with HomeSight, the Seattle Housing Authority, and other organizations to support homebuyer education programs. In addition, the City will seek ways to provide separate and enhanced programs, such as downpayment assistance, to help prospective homebuyers.

- **HomeSight Hope Loan Program.** The City has an established relationship with HomeSight, a nonprofit community development corporation that provides homeownership programs through a revolving loan fund, homebuyer education, and homeownership construction. The City has signed a Master Loan Agreement with HomeSight to streamline operation of the ~~is exploring sale of loans held in its downpayment assistance~~ loan portfolio and to help capitalize HomeSight's loan fund. ~~And~~ The City will continue to support ~~its~~HomeSight's housing development and homebuyer counseling activities.

- **Project Specific Request for Proposals.** The Office of Housing conducts an annual Request for Proposals for project specific homebuyer proposals. Projects selected must provide first-time homeowner housing units for households with incomes at or below 80% of median income. Upon completion of the project, ~~Downpayment~~ Financial Assistance loans will be made in accordance with the Office's current loan terms and conditions for the Downpayment Assistance Program.

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ASSISTING CURRENT HOMEOWNERS. For many low-income or elderly homeowners, a sudden need for repairs or an unexpectedly high heating bill or property tax assessment is all that is needed to force them from their home. The City has developed several programs to help existing homeowners stay in their homes.

- **Minor Home Repair Program.** Seattle's Minor Home Repair Program completes small home repair jobs for Seattle homeowners with incomes at or below 80% of median so they may continue to live in their homes safely and comfortably. Repairs made through this program are provided by one of several community-based nonprofit organizations. The City will seek to continue and strengthen this valuable program.

- **HomeWise Homeowner Rehabilitation.** Seattle's HomeWise Program helps homeowners who earn less than 80% of median income by providing low-interest loans for emergency ~~major~~ home repairs. Loans will also be provided for weatherization related repairs in homeowner and rental properties. It also offers free or low-cost home insulation and weatherization improvements. ~~The City is beginning to work with private lenders to expand program services to help more homeowners access needed funding. The HomeWise Program will also begin offering "green mortgages," loans to support sustainable rehabilitation efforts by current or new homeowners.~~

- **Accessory Dwelling Unit Development.** Accessory dwelling units (ADUs, often called mother-in-law units) can be a source of income within the home, helping a homeowner with mortgage, tax, or home maintenance responsibilities. And they can add affordable rental housing to Seattle neighborhoods while retaining neighborhood character. Removing barriers to the creation of ADU's will be a top City priority in 2001~~3~~-2002~~4~~. ~~The City has identified funding through its HomeWise Program to help with the creation of ADU's with a demonstration pilot program in 2001~~.

- **Freddie Mac for Predatory Lending:** $25,000 has been made available to help combat Predatory Lending and provide outreach and education for low income and elderly homeowners. Research on predatory lending, with the Office of Civil Rights, will determine whether low-income, elderly and/or minority homebuyers have fallen victim to above-average mortgage rates or other instances of unfair lending practices. ~~Based on the results of this survey, staff will work with non[illegible]profit agencies and financial institutions to address problems that have resulted from predatory lending practices.~~ The Coalition for Responsible Lending (CRL) has been formed with representatives of governmental agencies, nonprofit advocacy agencies, nonprofit housing development agencies, and private lenders. The CRL has three standing committees: Research, Remedies, and Education/Outreach.

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Table 2.1
City of Seattle Housing Strategies

PRIORITY AREA	STRATEGIES	PROGRAMS
Homelessness	Provide additional transitional housing	~~Healthy~~Sound **Families Program:** $40 million towards 1,500 units and support services
		Seattle Housing Levy: significant proportion of funds used for under 30% of median income.
		Supportive Housing Operating Subsidy: operating assistance for housing serving under 30% of median.
Affordable Rental Housing	Produce affordable rental housing	**Seattle Housing Levy:** $~~86~~59.2~~11~~ million forever seven years. Over ~~2,000~~1,700 units produced by end of ~~2009~~1999.
		Impact Capital: new fund for housing production.
		Housing Opportunity Sites: surplus property used for housing.
		Bridge Loan Program: short-term funding for housing development costs.
		HOPE 6: Federal funds for public housing.
		rights benefits housing.
		South Lake Union: $2.25 million to develop affordable housing in this and nearby neighborhoods, from land sale proceeds.
	Preserve existing affordable rental housing	**Multifamily Rehabilitation Loan Fund:** $15 million ~~Fannie Mae~~ fund to assist with housing rehabilitation.
		~~**HOPE 6:** Federal funds for public housing.~~
		Incentive Programs: tax exemption and zoning bonuses encourage housing. New Housing Levy Program will provide another incentive for preserving housing units.
	Encourage private affordable rental housing	~~**TDR and Housing Bonus Programs:** sale of development rights benefits housing.~~
		Work with Chamber of Commerce to implement recommendations on reducing the cost of producing housing in Seattle
		Implement Ordinance which reduces the parking requirements for subsidized housing projects.
		Renter Property Tax Rebate: possible program would provide rebate to low-income/elderly renters.
	Help tenants	**Tenant-Based Rental Assistance:** Seattle has developed a program to use $350,000 to assist families and individuals who are homeless, secure housing, and provide eviction assistance to households at risk of losing housing.
		Tenant Information: City prepares information on tenant rights and responsibilities.

Homeownership		**Employer Assisted Housing:** innovative mortgage programs help employees purchase in-city homes.
	Encourage homeownership	**~~Downpayment~~ Financial Assistance Programs:** assist first-time buyers with downpayment and other assistance to help them purchase a home in Seattle~~costs~~.
		HomeSight Hope Loan Program: revolving loan program for homeownership.
	Assist current homeowners	**Minor Home Repair Program:** helps homeowners under 80% of median with small household repairs.
		HomeWise Homeowner Rehabilitation: low-cost loans for rehabilitation and weatherization.
		Freddie Mac Grant for Predatory Lending: Outreach and education to address unfair lending
		Accessory Dwelling Unit Development: assistance with creating in-home rental units.

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SEATTLE'S HOUSING CAPITAL PLAN FOR 2003~~1~~-2004~~2~~

The Comprehensive Plan set targets for Seattle's growth and development during the 20-year period between 1994 and 2014. It also established affordability targets for Seattle's housing stock~~:~~.

For Additional new units produced:

- *20% of additional units in the City should be affordable to households earning at or below 50% of median income, and*
- *17% of additional units should be affordable to households earning between 50% and 80% of median income.*

For all units that exist in the City:

- **25% should be affordable to households earning at or below 50% of area median income**

Analyzing what has actually happened during the five years since the Comprehensive Plan was adopted points to a growing jobs/housing imbalance that places even more importance on the City's housing strategy. For while the ~~7,900~~16,344 new housing units that have been produced during 1994 to 2001~~the first five years of the Comprehensive Plan met~~exceeded the Plan's projected need for housing for 14,700~~7,700~~ new households, job growth between 1995 and ~~1998~~2000 was – at ~~50~~82,000 new jobs – ~~nearly double~~42% greater than the Plan's expectation of 57,600~~27,400~~ new jobs during that same time period. Meeting, and perhaps exceeding the Comprehensive Plan's housing production and affordability targets will be crucial over the next five years to respond to the changes in Seattle's economy. In addition, meeting another Comprehensive Plan housing goal – that of increasing homeownership within the city – will continue to be important.

~~The Comprehensive Plan projects the number of new housing units needed in 2001-2002: 7,900 units. The following shows what it would likely cost to produce those units that are needed for households with income between 0% and 80% of median. Expected City resources are shown, along with projected funding gaps for 2001 and 2002 (assumptions follow the chart):~~
Meeting the Comprehensive Plan's target of 25% of units affordable at or below 50% of area median income is critically important to achieving Seattle's housing goals. The chart below shows the number of additional units needed to meet the target in 2010:

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Table 2.2 Number of Housing Units Needed to Meet Affordability Goals		
	2000	2010
Total Households	258,499	300,000 (Estimated)
Total Housing Units Affordable at or below 50% Median Income	61,325	75,000
Gap Year 2000 to 2010 – 13,675 Housing Units Annual production of affordable units needed over 10 years – 1,368 Housing Units		

Comprehensive Plan targets and estimated number of households in Seattle in year 2010 suggest the need for 1,368 additional housing units per year affordable to households with incomes at or below 50% of median income. This number equals 2,736 units in the two-year period 2003-2004. The following table shows what it is likely to cost to produce these units. Assuming the current number of units available in 2000, or 61,325, stay available without City assistance. Experience has shown some number of these will need City funding; as a result, the 1,368 annual goal is the minimum number needed under a very optimistic scenario. Expected City resources are shown, as well as projected funding gaps for years 2003 and 2004.

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Table 2.3 ~~Table 2.2~~

Cost and Projected Funding Gap to Meet Comprehensive Plan Affordability Goals ~~Seattle Housing Targets, Expected Funds and Resources, Gaps and Unfunded Amounts~~

	~~2001~~	~~2002~~
~~Comprehensive Plan Target~~		
~~Production of Units at 0-80% of median income~~	~~1,480~~	~~2,058[1]~~
~~*Total Development Costs*~~	~~$192 million~~	~~$275 million~~
~~*Resources Expected from all sources*~~	~~$128 million~~	~~$135 million~~
~~Gap in all Funds~~	~~($64 million)~~	~~($159 million)~~
~~*City Portion of Development Costs*~~	~~$39 million~~	~~$59 million~~
~~*City Resources Expected*~~	~~$22 million~~	~~$23 million~~
~~Unfunded City Costs~~	~~($17 million)~~	~~($36 million)~~

~~[1] Includes Comprehensive Plan target for 2002 (1,443 units) plus carryover of units not produced in 2001 (615 units)~~

~~**Assumptions:**~~

- ~~*Comprehensive Plan housing unit target: Strategic Planning Office figures from Comprehensive Plan Land Use Appendix F (A25).*~~
- ~~*2001 unit projection (goal) is 1,480 (units affordable to households with income between 0 and 80% of median). Resources are expected to be available to produce 865 units, 615 units short of the goal. These 615 units not produced in 2001 are carried over and added to the 2002 goal: 1,443 units for 2002 + carryover 615 = 2,058 unit goal total in 2002.*~~
- ~~*Total Development Cost figures used are targets based on Office of Housing experience:*~~

~~*2001 $129,730*~~
~~*2002 $142,758*~~

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- *Total resources expected include two components: (1) All public and private funding sources expected for those units requiring public subsidy (all units 0 to 50% of median and 2/3s of units 50 to 80% of median); and (2) All funding to produce 1/3 of units 50 to 80% of median estimated to be produced by the private market. First component for 2001 is figure from sources shown in Capital Plan section; second component for 2001 is 1/3 of units (224 units) times TDC ($129,730) - total of both components for 2001 is $129 million.*

- *Total resources expected for 2002 consists of the 2 components identified for 2001: (1) Public and private funding sources: 2001 figure increased by 2% for 2002 ($102 million); and (2) 1/3 of units that the private market is likely to produce (219 units) times TDC ($142,758) - total of both components for 2002 is $133 million.*

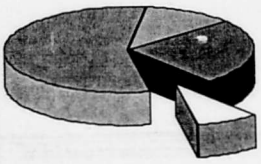
- *City portion of Total Development Costs = 24% of total project costs when public subsidy is required. In 2001, of the 1,480 unit goal, 1,256 need public subsidy; 24% of TDC for those 1,256 units = $39 million. In 2002, the City portion is estimated to be 24% of TDC for 1,709 units = $59 million.*

- *City resources expected are detailed in the Capital Plan section.*

Anticipated Resources and Funding Gaps

2001

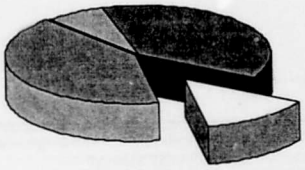
1480 Units - $192 million total development costs



- Non-City Funds Expected ($106 million)
- City Funds Expected ($22 million)
- Non-City Funding Gap ($47 million)
- City Funding Gap ($17 million)

2002

2058 Units - $275 million total development costs



- Non-City Funds Expected ($112 million)
- City Funds Expected ($23 million)
- Non-City Funding Gap ($104 million)
- City Funding Gap ($36 million)

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The following summarizes the City's planned production and affordability targets for 2001 and 2002, estimating the City funds required to produce the desired number of affordable units. Estimated costs are based on general assumptions utilizing recent Office of Housing project experience. Many different project types are assumed; figures are provided for illustration purposes. While the Consolidated Plan's Rental Affordability Policy applies only to multifamily rental City funding, it is used in the chart below for illustration purposes for all housing as the Comprehensive Plan does not distinguish between owner and rental units in its unit targets. Another Comprehensive Plan objective is to increase Seattle's rate of homeownership (47%) achieve King County's rate of homeownership (62%) in Seattle.

Table 2.3
Comprehensive Plan Housing Production and Affordability Targets / Gap

Budget 2001						
Affordability Category	Number of Units	Total Dev. Costs	Estimated City Cost	Estimated City Funds Available	City Funding Gap	
0-30%	330	$42,810,900	$14,023,813			
30-50%	470	$60,972,100	$14,023,813			
50-80% (2/3 subs.)	680	$88,216,400	$11,339,000			
Subtotal < 80%	1,480	$192,000,400	$39,386,626	$21,974,099	($17,412,527)	
80%+	2,520					
TOTAL:	4,000					
Actual units produced <80%:	865	$112,216,450	$21,974,099	$21,974,099		
Unfunded	(615)					

Budget 2002						
Affordability Category	Number of Units	Total Dev. Costs	Estimated City Cost	Estimated City Funds Available	City Funding Gap	
0-30%	440	$62,099,730	$19,780,548			
30-50%	640	$91,365,120	$19,780,548			
50-80% (2/3 subs.)	895	$127,768,410	$19,699,845			
Subtotal < 80%	1,975	$281,947,050	$59,260,942	$23,205,986	($36,054,956)	
80% +	2,457					
Total	4,432					
Actual Units Produced < 80%	867	$112,475,910	$23,205,986	$23,205,986		
Unfunded	(1,723)					

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~~Assumptions:~~

- ~~*Units can be produced either by preservation of existing units or by new construction.*~~
- ~~*City funding averages 20 to 24% of total development cost.*~~
- ~~*About 2/3s of units affordable to households with income between 50% and 80% of median are likely to need subsidy; costs provided above were calculated on 2/3s of the units in the 50% to 80% category.*~~
- ~~*Total Development Costs increase over time based on an estimated inflation factor.*~~
- ~~*Estimated unit gaps based on historical Office of Housing experience, projecting forward.*~~
- ~~*Due to the gap in projected funds sources, a unit production deficit of 615 units occurs in 2001, which is carried forward and added to 2002 production targets.*~~

~~It is estimated that about $82 million in City funding would be re, red to produce the 2,923 low-income (0% to 80% median) units in 2001 through 2002. It is estimated that the City will have available $45 million in anticipated program funding during 2001 and 2002, only 55% of the amount needed to reach the Comprehensive Plan's housing affordability targets. New budget initiatives tied to the City of Seattle's Key Housing Strategies would add approximately $7.4 million to the City's funding resources in 2001 and 2002. If these new budget initiatives are funded, the City will have a grand total of about $45.4 million available, moving from 46% of the amount needed to reach Comprehensive Plan targets to 55%.~~

Table 2.3

Cost and Projected Funding Gap to Meet Comprehensive Plan Affordability Goal

	2003	2004	2-Year Total
Number of Housing Units to Meet Goal	1,368	1,368	2,736
Average Redevelopment Cost Per Unit	$94,646	$94,646	
Total Development Funds Needed to Meet Goal	$129,475,728	$129,475,728	$258,951,456
Projected City Funds Available	$28,351,441	$27,401,441	$55,752,882
Projected Other Funds Available	$59,098,880	$59,048,880	$118,147,760
Funding Gap	$42,025,407	$43,025,407	$85,050,814

Clearly, the City of Seattle needs to continue to explore every opportunity to bring in additional resources. In addition to those key housing strategies outlined in the Consolidated Plan, new

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strategies will continue to be identified during ~~2001~~ 2003 and ~~2002~~ 2004 to help boost resources in ~~2003 and 2004~~ the future. ~~In particular, planning for a housing levy renewal ballot measure, to be placed before voters in 2002, will need to focus on increasing revenues available for housing, using the increase to leverage creative new private funding partnerships.~~

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Funding Expected

The figures shown below provide an estimate of total capital funding likely to be available for low-income housing from public and private sources for ~~2001~~ 2003.

Estimated Housing Capital Investment Funds
From Federal, State, City and Private Sources
Available to Address Comprehensive Plan Targets in 200~~31~~
(For Households at or below 80% of Median Family Income)

Federal Capital Funds to the City	**Amount**
McKinney Capital Funds	$250,000
HOPWA Capital Funds	$347,000
Subtotal Federal Capital Funds	***$597,000***

Federal Capital Funds to Other Entities	**Amount**
SHA - HOPE VI	$8,751,880
Subtotal Federal to Other Entities	***$8,751,880***

State Capital Investment Funds	**Amount**
WA State Housing Trust Fund (est. avg/yr)	$6,500,000~~$6,404,547~~
WSHFC Multifamily Bond Program (est. avg/yr)	$9,200,000~~$7,400,000~~
WSHFC Homebuyer Program	$5,500,000~~$11,000,000~~
Subtotal State Capital Funds	***$21,200,000~~$24,804,547~~***

Private Housing Capital Investment	**Amount**
Gates Foundation	$10,000,000
Bank Loans to Owner/Developer	$19,000,000
Owner Equity	$3,000,000
Estimated Charity	$3,500,000
Equity from Tax Credits	$12,000,000~~$17,800,000~~
Subtotal Private Capital Funds	***$28,500,000~~$43,300,000~~***

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City Capital Investment Funds	Amount
'02 City Levy, Rental Preservation	$8,014,286
'02 City Levy, Neighborhood Housing Opportunity Fund	$1,028,571
'02 City Levy, Homebuyer Assistance	$1,114,286
TDR/Bonus Programs	$1,000,000
MF CDBG Multifamily Housing C pital	$701,369
MF CDBG Program Income	$128,088
SF CDBG Program Income	$526,000
MF HOME Funds	$2,646,125
SF HOME Funds	$926,075
SF HOME Program Income (reprogrammed to MF)	$187,200
Weatherization Grants	$3,741,441
South Lake Union	$2,250,000
Rental Rehab Program Income	$450,000
'95 Levy SF Loan Repayments	$450,000
Levy Bridge Loans	$5,000,000
Subtotal City Housing Capital Funds	***$28,163,441*** ~~***$21,974,099***~~
TOTAL HOUSING CAPITAL FUNDS	**$87,212,321** ~~**$99,427,526**~~

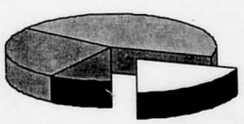
Following are the assumptions used to generate the anticipated fund sources:

- ***Levy***...*Seattle's ~~1995~~2002 Housing Levy will continue to provide funding through 2009~~2001-2002; a levy renewal ballot meas.re will be submitted to voters in 2002.~~*
- ***Federal CDBG and HOME***...*~~Resources assumed to continue at approximately their year 2000 levels in 2001-2004~~. CDBG and Home resources assumed to continue at approximately their 2002 level in 2003 and 2004.*
- ~~***General Fund***...*Will continue to fund the Growth Fund Program in 2001-2002.*~~
- ***Loan Repayments***...*Single Family Homeowner Rehabilitation Program prior loan repayments are estimated for CDBG and HOME funded loans. Single Family Program repayments are used each year to fund additional loans. Current multifamily portfolio loans are largely deferred, non-amortizing loans.*
- ~~*SHA expects to receive $11.1 million in public housing capital funds for housing preservation.*~~

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The chart below illustrates the makeup of the total housing capital funds anticipated to be available for use in the City of Seattle during 2001.

Total Housing Capital Funds 2001



~~In addition to the expected City of Seattle funding listed above, Credit Enhancement strategies will be expanded and used to leverage $8 million to $10 million in private funds in 2001-2002 to provide bridge and permanent funding for multifamily projects. The City retains the right to reserve anticipated revenues, subject to program guidelines and funds available.~~

ESTIMATED CITY OF SEATTLE FUNDS FOR AFFORDABLE HOUSING INVESTMENT: 2001 AND 2002

Fund sources are shown below split between Rental and Homeowners (including homebuyer) programs:

RENTAL:

	20013	20024
▫ **Levy** (Source: ~~A and F Plan~~Proposed 2002 Levy)	$8,014,286~~$6,284,998~~	$8,014,286~~$7,552,450~~
▫ ~~**Growth Fund**~~**Levy - Neighborhood Housing Opportunity Fund** (Source: ~~Budget~~Proposed 2002 Levy)	$1,028,571~~$714,000~~	$1,028,571~~$714,000~~
▫ ~~**Growth Fund Interest**~~**South Lake Union** (Source: ~~Estimate~~Reprogrammed Cumulative Reserve Funds)	$2,250,000~~$50,000~~	$2,250,000~~$50,000~~
▫ **HOME** (Source: Con Plan)	$2,646,125~~$2,711,475~~	$2,646,125~~$2,711,475~~
▫ **CDBG**	$701,369~~$690,195~~	$701,369~~$666,439~~

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(Source: Con Plan) ❑ ~~Levy Interest~~**HOME Loan Repayments** (Source: Estimated)	$187,200~~$404,267~~	$187,200~~$384,827~~
❑ ~~Mitigation~~**Rental Rehab Program Income** (Source: Estimated)	$450,000~~$100,000~~	$250,000~~$100,000~~
❑ **TDR/Bonus** (Source: Estimated)	$1,000,000	$1,000,000
❑ **CDBG Loan Repayment** (Source: Estimate)	$128,088	$128,088
Subtotal Rental:	**$16,405,639~~11,450,668~~ 2,083,023**	**$13,955,639~~13,253,33~~ 4**
HOMEOWNER		
	20013	**20024**
~~**Rehabilitation:**~~		
❑ **'95 Levy Loan Repayments** (Source: ~~A and F Plan~~Estimated)	$450,000~~$536,492~~	$450,000~~$549,732~~
~~**HOME**~~ ~~(Source: Con Plan)~~	~~$451,913~~	~~$451,913~~
❑ **CDBG Loan Repayments** (Source: Con Plan)	$526,000~~$810,000~~	$526,000~~$810,000~~
~~**HOME Loan Repayments**~~ ~~(Source: Con Plan)~~	~~$187,200~~	~~$187,200~~
❑ **Weatherization Grants** (Source: Budget)	$3,741,441~~$2,647,813~~	$3,741,441~~$2,683,294~~
~~**I-90 Program Income**~~ ~~(Source: Budget)~~	~~$50,000~~	~~$50,000~~
Homebuyer:		
❑ **Levy** (Source: ~~A and F Plan~~Proposed 2002 Levy)	$1,114,286~~$655,746~~	$1,114,286~~$668,601~~
❑ **HOME** (Source: Con Plan)	$926,075~~$451,912~~	$926,075~~$451,912~~
Subtotal Homeowners:	**~~$5,791,076~~6,757,802**	**~~$5,852,652~~6,757,802**
INTERIM SOURCES		
❑ **Bridge Loans** (Source: Budget)	$5,000,000~~$4,100,000~~	$6,500,000~~$4,100,000~~

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GRAND TOTAL ANTICIPATED FUNDS:	**$28,163,441~~$21,974,099~~**	**$27,213,441~~$23,205,986~~**

Following are the assumptions used to generate the anticipated fund sources:

- ***Levy***... 2002 Levy funding will be available for projects in 2003 and 2004
- ***Federal CDBG and HOME***...*CDBG HOME at same funding level.*
- **Loan Repayments**...*Single Family Homeowner Rehabilitation Program prior loan repayments are estimated for CDBG and HOME funded loans. Single Family Program repayments are used each year to fund additional loans. Current Multifamily portfolio loans are largely deferred, non-amortizing loans.*

~~***Levy***...*Seattle's 1995 Housing Levy will continue to provide funding through 2001-2002; a levy renewal ballot measure will be submitted to voters in 2002.*~~

~~***Federal CDBG and HOME***...*Resources assumed to continue at approximately the year 2000 levels in 2001-2002.*~~

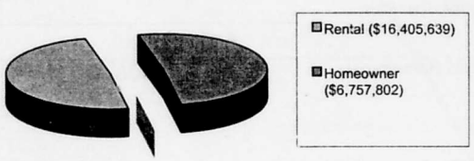
~~***General Fund***...*Will continue to fund the Growth Fund Program in 2001-2002.*~~

~~**Loan Repayments**...*SingleFamily Homeowner Rehabilitation Program prior loan repayments are estimated for CDBG and HOME funded loans. Single Family Program repayments are used each year to fund additional loans. Current Multifamily portfolio loans are largely deferred, non-amortizing loans.*~~

In addition to the expected City of Seattle funding listed above, Credit Enhancement strategies, including use of future HOME appropriations, will be expanded and used to leverage $8 million to $15 million in private funds in 2001-2002 to provide bridge and permanent funding for multifamily project development.

The chart below shows the makeup of City of Seattle funds ~~(including new budget initiatives)~~ estimated to be available in 200~~1~~3.

Use of City Housing Funds 2003



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HOME Submission Requirements

HOME funding allocation to the City of Seattle is estimated to be $4,358,0004,017,000 in 20031 and $4,358,0004,017,000 in 20042. Table 5.4 summarizes 20031 and 20042 estimated HOME allocations.

Table
2001-2002 HOME Program, Estimated Allocation

Program	Households Served	Funding Level 20012003	Funding Level 20022004	User of Funds
Renters				
Rental unit preservation and development	Small and large families & single individuals	$2,361,4752, $2,646,125	$2,361,4752, $2,646,125	Nonprofits and private developers
Rent Assistance	Families and individuals	$350,000	$350,000	Nonprofit Developers
Rental Total 75%		***$2,711,475$ $2,996,125***	***$2,711,475$ $2,996,125***	
Owners				
Homebuyer ~~and Homeowner Rehab Programs~~	Homebuyers ~~and owners~~	~~$903,825~~$92 6,075	~~$903,825~~$92 6,075	Homebuyers ~~and owners~~
Owner Total 25%		***~~$903,825~~$92 6,075***	***~~$903,825~~$92 6,075***	
Administration	HUD allows 10%	~~$401,700~~$43 5,800	~~$401,700~~$43 5,800	
GRAND TOTAL		**$4,358,000$ 4,017,000**	**$4,358,000$ 4,017,000**	

Use of HOME Program Resource

HOME Program funding will be used as collateral to leverage additional other funding when possible. Anticipated HOME dollars may be reserved for future project funding, consistent with program rules.

Recapture and Resale Provisions

The following provisions apply to any HOME-funded ~~Downpayment~~ Homebuyer Assistance Program.

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The City of Seattle has ~~two~~ three homebuyer assistance programs funded in part with federal HOME funds: the Downpayment Assistance Program (D~~H~~AP), the Development Cost Program, and the Development Buy Down Program.

A. The Downpayment Assistance Program will require a promissory note and deed of trust for each unit purchased with DAP funds to ensure recapture of the HOME-funded subsidy upon resale, refinance, or change of use or ownership of the property, or if the housing does not continue to be the principal place of residence of the family. Recapture funds will be used to finance additional first-time homes purchased by income-eligible households. The DAP will provide for the recapture of the funds by either the City or a subrecipient.

B. The Development Costs Program will initially require a letter of agreement with the developer. As the development is completed and units are sold to eligible homebuyers, the HOME funds will be converted to downpayment assistance. A Promissory Note and Deed of Trust will be required for each unit purchased with DAP funds to ensure recapture of the HOME-funded subsidy upon resale, refinance, or change of use or ownership of the property, or if the housing does not continue to be the principal place of residence of the family. Recapture funds will be used to assist additional first-time homebuyers.

~~B.~~C. The Development Buy Down program will require:

1. Initial sale and resale of subsidized units to low-income households, defined for HOME purposes as households with incomes at or below 80 percent of the HUD-defined median household income, as adjusted for household size.
2. The resale price during the applicable affordability period will be limited based on the purchase price increased in proportion to the increase in median income, with further adjustments for capital improvements and/or depreciation if deemed appropriate to ensure a fair return to the homeowner consistent with continued affordability.
3. Recorded Deed of Trust, Promissory Note, deed restriction or land covenant, option or right of first refusal.

Tenant-Based Rental Assistance

Seattle will use $350,000 of ~~1999 2000~~ 2003 HOME funds for tenant-based rental assistance to assist families and individuals who are homeless secure housing and prevent households at risk from losing their housing and becoming homeless. Tenant-based rental assistance will provide short-term (up to one year) transition and eviction avoidance assistance. Households will be assisted within the City of Seattle, with the exception of victims of domestic violence. For safety reasone, victims of domestic violence may be assisted outside the City Of Seattle but within the greater Seattle area. Homeless households unable to locate suitable housing within the City of Seattle may, with approval, use their assistance in the greater Seattle area.

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Need

The need for rental assistance in Seattle is great. The three primary factors which demonstrate the need for HOME tenant-based rental assistance funds are:

- The number of individuals who are homeless;
- The "cost burden" or extent to which gross housing costs exceed 30% of gross household income; and
- The number of households on the Seattle Housing Authority's waiting list for subsidized housing.

The most recent data addressing the scope of these factors in Seattle is presented in later sections of this Consolidated Plan.

Feasibility

Tenant-based rental assistance is feasible in Seattle where the housing stock is in good condition. Despite an overall low vacancy rate ~~of approximately 2 percent~~, vacancy rates vary from neighborhood to neighborhood, indicating that rental housing would be available.

Appropriateness of Rental Assistance as an Activity/Consolidated Plan Consistency

Tenant-based rental assistance will be used to assist households with incomes at or below ~~8~~50% of median income and who are homeless or at risk of becoming homeless. This is consistent with the Seattle Consolidated Plan priority to provide safe, habitable permanently affordable, rental housing primarily to very low-income Seattle renter households most in need.

The Seattle Tenant-based Rental Assistance program was developed by the City in coordination with the Seattle Housing Authority and others experienced with rental subsidy and eviction avoidance programs. The rental assistance program is one part of the City's overall homelessness prevention strategy. The program model emphasized flexibility to foster coordination with other homelessness prevention programs, as well as with other fund sources dedicated to rental assistance and eviction avoidance. Administration of the program will include responsibility for rent reasonableness,~~;~~ Housing Quality Standard (HQS) inspection,~~;~~ processing of payments to landlords/tenants,~~;~~ and developing terms for rental assistance contract~~s~~.

Tenant Selection Procedures

~~Tenants will be selected to receive HOME funds who are:~~

~~- Currently living in shelters and need short-term rent assistance to move into and stabilize in permanent housing;~~
~~- Permanent housing;~~

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At least 50% of the households assisted will qualify, or would qualify in the near future without tenant-based rental assistance, for one of the three federal preferences:

- Occupy substandard housing including households that are homeless or living in a shelter for homeless
- Households paying more than 50% of annual income for rent, or
- Households that are involuntarily displaced.

The remaining households selected to receive HOME funds will meet one of the following:

- Currently living in permanent housing but at risk of becoming homeless;
- Currently living in ~~public housing~~shelters and need short term rent assistance to move into and stabilize in permanent housing. ~~transition to other housing.~~

Subsidy Amounts

The City will use HUD ~~established existing housing~~ published Fair Market Rents (FMR) ~~to develop~~ as the rent payment standard for units. ~~The rent standard will not be less than 80% of FMR.~~ Tenants will be required to contribute at least 30% of monthly-adjusted income for rent. ~~The minimum contribution is the greater of 30% of adjusted monthly income as the applicable tenant paid utility allowance~~. The minimum tenant contribution is the greater of 30% of adjusted monthly income ~~as~~ or the applicable tenant paid utility allowance.

Other Forms of Investment

At this time, Seattle anticipates using a combination of forms of investment included in HOME Program regulations.

Women and Minority Business Enterprise (W/MBE) Outreach

For projects with HOME or CDBG funding, borrowers are required to comply with 24 CFR, Part 85.36 by taking all necessary affirmative steps to provide opportunities for women and minority business enterprises in procurement and contracting. Such efforts may include, but will not be limited to:

- Identifying and placing these firms on formal and informal solicitation/bid lists;
- Encouraging these firms' participation through direct solicitation or bids or proposals whenever they are potential sources;
- Advertising in minority and women's publications;
- Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by such firms.
- Encouraging contractors and subcontractors to subcontract with qualified WMBEs; and
- Using the services and assistance of the U.S. Small Business Administration (SBA), the Northwest Minority Supplier Development Council (NWMSDC), and the Minority Business Development Agency of the Department of Commerce.

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The City does not require any minimum level of WMBE subcontractor participation as a condition of awarding any contract and does not require the borrower to give any preference to a bidder or proposer for its WMBE utilization or WMBE status. However, the City encourages the utilization of WMBEs in contracts funded by the City.

Borrowers of City funds are expected not to create, nor permit contractors or bidders to create, barriers to open and fair opportunities for WMBEs to participate in contracts for projects, and to obtain or compete for contracts and subcontracts as sources of supplies, equipment, construction and services. Borrowers will be required to maintain records of all bids or proposals from general contractors for the projects and relevant records and information necessary to document levels of utilization of WMBEs and other businesses as subcontractors and suppliers on the project.

In addition, all recipients of HOME rental housing production program funds will be required to comply with the City's Open Housing and Public Accommodations Ordinance, Seattle Municipal Code (SMC) 14.08. City policy prohibits an owner from refusing to sell, rent, or lease because of a person's race, color, creed, religion, ancestry, national origin, age, sex, marital status, sexual orientation, parental status, political ideology, possession or use of Section 8 certificate, or the presence of any sensory, mental or physical handicap.

~~Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) requires that employment and other economic opportunities generated by HOME and CDBG construction shall be directed to (1) low-income persons, particularly those who are recipients of government assistance for housing, and (2) businesses which provide economic opportunities to low- and very-low-income persons.~~

~~In 1997-98, HUD set targets for communities which receive CDBG funds that for all construction contracts of over $100,000 the City will seek to have 30% of all new hires be lower-income persons or businesses which provide economic opportunities to lower-income persons. During 1997-98, the City implemented its Section 3 plan and will provide technical assistance to contractors and City construction managers.~~

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~~F.~~

The City of Seattle promotes the availability and accessibility of housing to all persons. HOME program funds will be administered in accordance with the Federal Fair Housing Act and all other federal legislation governing equal opportunity and nondiscrimination.

~~In addition, all recipients of HOME rental housing production program funds will be required to comply with the City's Open Housing and Public Accommodations Ordinance, Seattle Municipal Code (SMC) 14.08. City policy prohibits an owner from~~or refusing to sell, rent or lease ~~because of a person's race, color, creed, religion, ancestry, national origin, age, sex, marital status, sexual orientation, parental status, political ideology, possession or use of Section 8 certificate, or the presence of any sensory, mental or physical handicap.~~

Section 3 Requirements

Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C.1701u) requires that employment and other economic opportunities generated by HOME and CDBG construction shall be directed to (1) low-income persons, particularly those who are recipients of government assistance for housing, and (2) businesses which provide economic opportunities to low-and very low-income persons.

~~In 1997-98, HUD set goals for communities which receive CDBG funds that, for all construction contracts of over $100,000, the City will seek to have 30% of all new hires be lower-income persons or businesses which provide economic opportunities to lower-income persons. During 1997-98, The City implemented its Section 3 plan and will provide technical assistance to contractors and City construction managers.~~

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MISSION STATEMENT: SEATTLE OFFICE OF HOUSING

The Seattle Office of Housing invests in and promotes the development and preservation of affordable housing that offers the opportunity for our city to thrive.

The Role of Local Government in Housing– The Office of Housing and its Mission

Seattle citizens have on a number of occasions demonstrated their commitment to provide affordable housing for people left behind by the market. Seattle voters have approved three temporary property tax increases since 1980 to fund affordable housing for households with incomes below 80% median income and homeless people. Seattle's most recent housing measure, a $59.2 million levy passed in 1995, has already helped produce ~~some 1,700~~ approximately 2,000 affordable housing units.

~~Mayor Schell and the City Council share this commitment to affordable housing. In 1998, the Mayor worked with residents from every neighborhood in Seattle to prepare the Housing Action Agenda. Since then, an array of initiatives, designed to help people in need of housing, have been developed and implemented.~~

~~One of the results of the Housing Action Agenda was the creation of the Seattle Office of Housing in January 1999 to coordinate City government's efforts on housing.~~ The Office of Housing works with builders, City departments, community groups, lenders, and homebuyers to increase the supply of affordable housing through creative strategies that strengthen neighborhoods and help people at all income levels. More specifically, the Office of Housing strives to:

- **Produce affordable housing for people in need**, in partnership with builders, landlords and tenants, and faith-based and community groups. Using funds from the Seattle housing levy and State and Federal governments, the Office of Housing acts as a lender to help nonprofit and for-profit developers build affordable rental units for people with low or moderate incomes.
- **Preserve existing affordable housing**, working with community groups and private building owners and tenants.
- **Increase the supply of high-quality, well-designed, market-rate housing** throughout the city, working with neighborhood groups, builders, architects, and the City's Department of Design, Construction and Land Use (DCLU).
- **Help tenants**, who account for over half of Seattle's population. To make sure tenants and their landlords understand their rights and responsibilities, the Office of Housing, ~~is~~ working with tenant and landlord groups, ~~to~~ prepared an accurate, up-to-date information booklet about renting. Other City departments also work with landlords, tenants, and community groups to resolve safety or housing code problems in individual apartment buildings. The City also provides weatherization services to single family and multifamily rental units and provides emergency rent assistance through issuance of emergency rent vouchers.
- **Help moderate-income families buy their first home,** in partnership with nonprofit developers, local lenders, and community organizations.

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- **Help seniors and families with incomes below 80% median income stay in their homes** by providing grants and low-interest loans for major home repairs and weatherization.
- **Create housing opportunities** for homeless people, families, seniors, and others who need help accessing affordable housing, in partnership with people and organizations throughout the city.

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CHANGE DYNAMICS

One of the first things staff at the Office of Housing did after the Office was created in 1999 was to study the changes that have occurred in the Seattle housing market and have affected low- and moderate-income households over the last few years. These "change dynamics" can be summarized as follows:

A growing jobs/housing imbalance has led to increasing housing prices and decreasing vacancy rates. The region's strong economy has spurred the creation of some 50,000 jobs in Seattle from 1995 through 1998. In contrast, only 7,900 housing units were permitted from 1994 through 1999. A shortage of suitable in-city sites for new development, more stringent environmental regulations for production and preservation, and upward pressure on the market have compounded the problem.

Increasing housing prices and gentrification in inner-city neighborhoods have particularly hurt those with low incomes. Many people who used to be able to find housing they could afford can no longer do so without assistance. They are often forced out of the city when prices in their neighborhoods increase beyond what they can afford. People who earn the minimum wage or below are hard-pressed to find any unsubsidized housing in Seattle they can afford.

Increasing need for project operating support from local fund sources to support housing for people with income at or below 30% of median. One need expressed by sponsors of housing for the extremely low-income is a need to identify additional fund sources that support services to tenants for housing units created for households with income below 30% of median income. Federal McKinney program funding has been used in the past to subsidize new units; now it is essentially only available for renewals and not for new projects. Creating additional housing for households with income below 30% of median income will put a strain on the existing sources for operating support.

Increasing housing prices have also hurt people, who increasingly need help with housing. The City's role in housing has traditionally been focused on those most in need. However, rapid increases in housing prices have expanded the City's housing constituency to families with incomes below 80% median income, who now find themselves priced out of many housing options.

Traditional resources are shrinking at the same time rising housing prices are creating increased pressure for affordable housing. Both capital and operating funds have become more difficult to obtain, putting pressure on the City to provide greater amounts of assistance for the production and preservation of affordable housing.

Nonprofit development capability and expertise is underutilized as housing production costs skyrocket and resources do not keep up at the same pace. Nonprofit capacity has expanded significantly over the last ten years, providing an invaluable production resource. Lack of financing, increasing land prices and limited availability, increasing construction costs, and financial resources continuing at the same amounts year after year are increasingly producing underutilized nonprofit capacity.

During the past two years, 2,000 housing units have been converted from rental units to condominiums. In addition, the median price for a condominium increased from $140,000 to

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$186,250, or a 33% increase. While condominiums continue to be an affordable home ownership option, the median price is increasing at a faster rate than single-family home sales.

OFFICE OF HOUSING BUSINESS PLAN

The Office of Housing has developed a business plan to respond to the changing housing needs of Seattle's citizens. At the same time, it has pursued a number of overarching changes in the way it conducts business. The Office of Housing has sought to:

- *Influence and form partnerships with key regional players to develop low-income housing around the region;*
- *Build public support for affordable housing for lower income families and individuals;*
- *Work with neighborhood planning groups around the city to help them focus their planning for affordable housing;*
- *Improve its own operating systems and business practices to become more efficient and businesslike; and*
- *Work with housing nonprofit organizations to build capacity to enable them to become stronger partners.*

To meet Seattle's housing challenges and implement its capital plan, the Office of Housing has developed a Business Plan with a single Line of Business: Housing. This single Line of Business is focused around three operational programs:

- *Multifamily Production and Preservation Program*
- ~~*Single-family Production and Preservation Program*~~
- *Homeownership and Sustainability Program*
- *Community Development Program*

Within those three program areas, the Office of Housing will pursue a combination of strategies to produce, preserve and rehabilitate affordable housing throughout the city.

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MULTIFAMILY PRODUCTION AND PRESERVATION PROGRAM

The purpose of the Office of Housing's Multifamily Production and Preservation Program is to develop, rehabilitate, and maintain affordable multifamily rental housing so that the supply of housing for Seattle residents is increased and affordability remains sustainable. To meet this goal, the Office of Housing will manage the Seattle housing levy and other fund sources, lending funds to for-profit and nonprofit developers of affordable housing.

The Office of Housing will meet these multifamily goals through a range of program strategies. These strategies include:

MULTIFAMILY REHABILITATION LENDING AND INVESTMENT SERVICE. ~~Through this service, the Office of Housing provides loans and technical assistance and supports partnership opportunities to increase the supply of affordable housing.~~ The Office of Housing provides financing to develop and rehabilitate multifamily rental units.

~~640 multifamily rental housing units will be produced during 2001-2002.~~

PRESERVATION OF ASSISTED HOUSING SERVICE. ~~This service was created to assist in the preservation of expiring subsidized affordable housing projects in Seattle.~~ OH works to preserve the existing affordable housing stock, including projects with expiring Section 8 contracts, HUD financing, tax credits or other affordability restrictions.

- ~~447 multifamily rental housing units will be preserved during 2001-2002~~.

ASSET MANAGEMENT SERVICE. ~~Through this service, the City~~ The Asset Management Program provides portfolio management ~~of~~ for the City housing investments and operational support to housing providers ~~so that the current supply of affordable housing is preserved~~.

- ~~500 new housing units will be added to the OH loan portfolio during 2001-2002~~.

TAX EXEMPTION PROGRAM SERVICE. The Tax Exemption Program was created in 1989 to provide a property tax exemption to stimulate housing development by primarily the private market in certain targeted Seattle neighborhoods so that more affordable housing choices are available. The program sunset on December 31, 2001, but an evaluation is underway and legislation reauthorizing the program will be taken to City Council for consideration in the 1st or 2nd Quarter of 2003.

~~Tax exemption services will stimulate 11 housing projects with 650 units in targeted neighborhoods during 2001-2002.~~

TRANSFER OF DEVELOPMENT RIGHTS (TDR) AND HOUSING BONUS PROGRAMS SERVICE. This service provides ways for commercial developers to achieve ~~maximum~~ additional ~~building~~ density for office and hotel developments ~~and height~~ in ~~the~~ Downtown ~~area~~. Commercial developers may purchase TDR from housing sites (the proceeds are used to preserve low-income housing) or earn housing bonus by making a contribution to mitigate a portion of the impacts of additional

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commercial density on affordable housing in Downtown[1] ~~contributions to earn TDR and Bonus Program "credits" are used to preserve and build additional housing Downtown~~.

~~150 housing units will be preserved through TDR sales.~~
~~120 housing units will be funded through Bonus Program~~.

SOUND FAMILIES SERVICE The Sound Families Initiative is a regional effort with the Bill and Melinda Gates Foundation to house homeless families

SOUTH LAKE UNION AFFORDABLE HOUSING FUND. OH will administer approximately $2.25 million to facilitate production of low income, work force housing in the South Lake Union area.

INTERNATIONAL DISTRICT/PIONEER SQUARE MULTIFAMILY REHABILITATION PROGRAM. OH will use tax-exempt bond proceeds, working in partnership with the Washington State Housing Finance Commission, to make loans to private dilapidated or earthquake damaged multifamily housing in these neighborhoods.

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~~SINGLE FAMILY PRODUCTION AND PRESERVATION~~ HOMEOWNERSHIP AND SUSTAINABILITY INITIATIVES PROGRAM

The purpose of the Office of Housing's ~~Single Family Production and Preservation~~ Homeownership and Sustainability Initiatives ~~Program is~~ to ~~provide resources for~~ assist Seattle residents in becoming ~~, so that they can become~~ homeowners and/or preserveing and improveing their current home. To meet this goal, the Office of Housing will use City of Seattle levy funds and other private and public funding sources and work with local partners to create a range of programs designed to help low and moderate income current and potential homeowners.

The Office of Housing will meet these ~~single family~~ homeownership and sustainability goals through a range of program strategies.

These strategies include:

~~REHABILITATION LENDING AND INVESTMENT~~ ENERGY CONSERVATION AND RENOVATION SERVICE. Through this service, the Office of Housing provides rehabilitation and weatherization services to Seattle residents so they can repair, preserve, and improve their homes and reduce their energy costs. The Office provides particular focus on emergency health and life safety emergency system repairs and minor home repair.

~~- 200 rehabilitation loans will be made for single-family households at or below 80% of median during 2001-2002.~~
~~- 1,450 single-family units will be weatherized during 2001-2002.~~

~~HOMEOWNERSHIP~~ HOMEBUYER ASSISTANCE SERVICE. The Homeownership Assistance Service was created to provide financial ~~down payment~~ assistance ~~funding~~ and counseling to eligible Seattle households so that they may become homeowners.

~~- 400 households participating in homeownership assistance services will become homeowners during 2001-2002.~~

~~MINOR HOME REPAIR SERVICE. This service completes small home repair jobs for Seattle homeowners with income at or below 80% of median so they may continue to live in their homes safely and comfortably.~~

- ~~2,430 households will benefit from Minor Home Repair services during 2001-2002.~~

EMPLOYER ASSISTED HOUSING PROGRAM SERVICE: OH has established the nationally recognized HomeTown Home Loan Program, in partnership with HomeStreet Bank to provide favorable financing to employees of the city, UW, Seattle U, several hospitals and a total of 14 employers. The Location Efficient Mortgage (LEM) is a part of the HomeTown Home Loan Program.

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COMMUNITY DEVELOPMENT PROGRAM

The purpose of the Office of Housing's Community Development Program is to provide strategic planning, program development, and vacant land redevelopment to increase housing opportunities for Seattle residents.

The Office of Housing will meet these community development goals through a range of program strategies.

These strategies include:

2002 HOUSING LEVY. Implementation of the 2002 Housing Levy including an Administrative and Financial Plan and other program development work.

- Develop Homebuyer Program guidelines; identify new strategies to meet goals
- Develop Neighborhood Housing Opportunity Program: define economically distressed communities
- Develop Rent Assistance guidelines
- Explore new multifamily programs: housing easements/credit enhancement
- Develop O & M Program guidelines – develop linkages with Section 8 program

REDEVELOPMENT SERVICE. ~~Through this service, the Office of Housing will enable developers to redevelop surplus sites in Seattle in order to create housing units and strengthen neighborhoods.~~ OH handles disposition of remaining redevelopment parcels and fosters housing development on surplus land.

- ~~75 housing units will be in pre-development and 100 housing units will be under construction or completed at 5 sites by the end of 2002~~.

~~EMPLOYER ASSISTED HOUSING SERVICE. The Employer Assisted Housing service was created to facilitate homebuyer assistance in Seattle and bring homeownership closer to employment so that homeownership rates increase within the City of Seattle.~~

~~400 households will purchase homes through Employer Assisted Housing during 2001-2002.~~

HOUSING ~~PLANNING AND RESOURCE~~ PROGRAM AND POLICY DEVELOPMENT SERVICE. This service provides strategic planning, policy development, and new program resources to Office of Housing staff and other agencies so that housing resources and programs ~~are expanded, enabling the production of more housing units for Seattle residents.~~ can be used effectively and expanded.

- $10-$20 million additional resources will be provided to support new and existing housing programs.
- ~~South Lake Union Multi-family Development - $2.25 million~~
- ~~Multifamily Rehabilitation Loan Program in partnership with a private lender - $10 million~~
- ~~FHLB for Sound Families technical assistance - $100,000~~

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- ~~Freddie Mac for Predatory Lending - $25,000~~
- Coordinate major city housing policy through the Housing Element of Con Plan, the Comprehensive Plan, and Levy Administrative and Financial Plan
- Re-evaluate Con Plan SOA guidelines
- Identify ways to link housing, economic development, and public infrastructure to implement Neighborhood Plan strategies
- Develop information and support for teacher housing initiatives, artist live/work initiatives, and other targeted populations

DEVELOPMENT INCENTIVES. Seattle has been a leader in using incentives to increase affordable housing production by for-profit and nonprofit developers.

- Identify housing incentive strategies with center City neighborhood groups
- Prepare evaluation report on the Tax Exemption Program and prepare reauthorizing legislation for City Council in the 1st or 2nd quarters of 2003.
- Improve inter-depart coordination on housing permits and infrastructure related issues

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GROWTH MANAGEMENT AND PLANNING POLICY GUIDELINES

The City of Seattle's work on housing issues is guided by policies which were developed through three community planning efforts: the Seattle Comprehensive Plan, which was adopted in 1994 in response to the State of Washington's Growth Management Act; the 38 neighborhood plans developed in Seattle neighborhoods as their response to the Comprehensive Plan; and the Human Development Framework, which was created in collaboration with other local governments, community members, human service providers, and funders.

Seattle Comprehensive Plan

The Comprehensive Plan set projections for Seattle's growth and development during the 20-year period between 1994 and 2014. These projections were established to help Seattle accommodate growth and maintain affordability while encouraging housing diversity and quality. See more on Comprehensive Plan projection and resources expected to be available in the Strategies and Capital Plan in Section 2.

The Comprehensive Plan estimated that employment in Seattle would grow by 146,600 new jobs by 2014, with ~~27,400~~ 82,000 of those jobs created between 1995 and ~~19992~~2000. ~~And, i~~It estimated that Seattle's housing stock would ~~need to be~~ expanded to accommodate 60,~~3~~000 new households over the 20 year period, with ~~7,700~~ 16,500 new households needing homes ~~within the first five years of the plan~~ between 2000 and 2005.

In addition to its overall goals for housing production, the Comprehensive Plan also established affordability goals to ensure that Seattle provided housing affordable to low and moderate income households. Specifically, these goals commit Seattle to ~~ensure that~~ plan for:

—20% of additional units in the city that are affordable to households earning at or below 50% of
median income; and

- *17% of additional units that are affordable to households earning between 50% and 80% of median income.*

Neighborhood Plans

Following the adoption of the Comprehensive Plan, neighborhood groups throughout Seattle began their own planning process, examining how the Comprehensive Plan's overall goals for housing, open space, infrastructure, and human services would be met in their communities. Many of these plans focused a great deal of attention on the need for affordable housing, and many communities proposed innovative solutions in their plans: from relaxing parking requirements for housing in neighborhoods served by transit to encouraging innovative and affordable housing designs.

Taking into account the neighborhood plans, Seattle's housing strategy will unfold differently in each community, tailored to the specific needs and desires of each neighborhood.

~~Human Development Framework~~

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~~The Comprehensive Plan and neighborhood plans have recently been joined by a new plan, Seattle's Human Development Framework. The Human Development Framework was designed to clarify the City's vision, goals, and priorities for human services and human development activities. The Framework was developed in collaboration with King County and a variety of community partners. The Human Development Framework contains five major goals:~~

- ~~Food to Eat and a Roof Overhead~~
- ~~Supportive Relationships Within Families, Neighborhoods and Communities~~
- ~~A Safe Haven From All Forms of Violence and Abuse~~
- ~~Health Care to be as Physically and Mentally Fit as Possible~~
- ~~The Education and Job Skills to Lead an Independent Life~~

~~The housing initiatives and strategies described in Seattle's Consolidated Plan are intended to "put roofs overhead." Housing investment priorities during 2001-2002 will be designed to meet that goal to the largest extent possible.~~

~~These three plans, taken together, have impacted our housing strategies for 2001-2004. The Comprehensive Plan's overall goals for housing production and affordability combined with the community-specific strategies outlined in the neighborhood plans and the larger human services context of the Human Development Framework give us a clear picture of what is needed.~~

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CITY-WIDE HOUSING FUNDING POLICIES

In addition to the overarching policies described above, the City of Seattle has developed a number of housing-specific policies designed to guide the implementation of its housing assistance programs.

City Rental Affordability ~~Policy~~Policies

Affordable rent for low-income tenants means annual rent not exceeding 30% of 80% of median income; affordable rent for very low-income tenants means an annual rent not exceeding 30% of 50% of median income; and affordable rent for extremely low-income tenants means an annual rent not exceeding 35% of 30% of median income.

~~Effective for funds appropriated in 2001 and thereafter, t~~The following Rental Affordability ~~Policy~~ Policies shall apply to Seattle Office of Housing sources ~~identified in the Capital Plan~~ that provide ~~a~~ capital subsidies~~y~~ to produce or preserve rental housing.

(1) Permanent capital fund sources, excluding 2002 Levy Funds, are subject to the following affordability policy in the 2003-2004 biennium:

- *At least 50% of rental program funds shall be used for housing affordable to households with incomes at or below 30% of median income;*
- *Remaining rental program funds shall be used for housing affordable to households earning ~~between 31 and~~less than 50% of median income, except for:~~;~~*

- *Rental households with incomes at or below 80% of median income may be served in the Central Area SOA, the Southeast SOA, the Southwest SOA, and the Pioneer Square and International District of the Downtown SOA for the purposes allowed in the SOA policies, or within half a mile of a light rail station or major transit center located outside of downtown. Only CDBG and HOME funds may be used for this purpose.*

(2) 2002 Levy Rental Preservation and Production Program funds are subject to the following alternative affordability policy during the 7-year levy term (2003-2010):

- At least 59% ($33.1 million) of rental program funds shall be used for housing affordable to households with incomes at or below 30% of median income;
- Up to 10% ($5.6 million) of rental program funds may be used for housing affordable to households with incomes at or below 60% of median income;
- A target of 31% ($17.4 million) of rental program funds shall be used for housing affordable to households with incomes at or below 50% of median income. The actual amount will be determined based on the amount of funds used for housing units affordable to households up to 30% and 60% of median income, as shows above.

(3) 2002 Levy Neighborhood Housing Opportunity Program funds are subject to the following alternative affordability policy during the 7-year levy term (2003-2010):

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- At least 25% of program funding shall be used for units serving people with incomes at or below 30% of median income;
- Up to 75% of program funding may be used for units serving people with incomes t or below 80% of median income.

~~The Rental Affordability Policy applies to all applicable Office of Housing administered fund sources combined and not to individual fund sources (see applicable fund sources on next page).~~ The ~~Policy~~ Rental Affordability Policies apply ~~applies~~ to funding available in the City of Seattle biennial budget cycles (i.e. ~~2001-2002,~~ 2003-2004). Funding that does not meet the Rental Affordability ~~Policy~~ Policies in the first year of a biennium must be brought into compliance by the end of the second year. The Rental Affordability ~~Policy~~ Policies does not apply to programs where the City leverages other funds through credit enhancement strategies, or to other City funds sources (such as the South Lake Union Fund) where specific affordability guidelines are adopted by legislation.

Bridge loans are also not subject to the policies set forth above, and funds used only for a bridge loan shall not be included (in numerator or denominator) in calculating percentages for purposes of those policies. To the extent that a bridge loan from a source in one of the three above categories is repaid or converted to long-term financing during the biennium, the use of the funds repaid, or the housing financed by the converted loan, as applicable, shall be included for purposes of all percentage calculations for the applicable fund source category, as if such funds had first been available during the biennium.

~~The 1995 Seattle Housing Levy's Rental Production Program restricts all funding to production of units affordable to households with incomes at or below 50% of median, with the exception of a small component of program funding (less than 6%) for households with income between 50% and 65% of median. This program component was established specifically to create housing for people with incomes between 50% and 65% of median in distressed community areas (defined as Special Objective Areas). With that small exception, Levy Rental Production Program funding is subject to the Rental Affordability Policy.~~

~~Programs for homeowners, including both homeownership and rehabilitation programs, target households at or below 80 percent of median income.~~

Rental Housing Priorities: 2001~~3~~- 2002~~4~~

Rental housing priorities will be as follows (not listed in order of importance–all are important priorities):

- Family Housing (defined as units containing two or more bedrooms);
- Neighborhood Plans – projects that implement strategies identified in City-accepted Neighborhood Plans;
- Senior Housing;
- Transitional or permanent ~~H~~housing for people who are homeless and/or disabled;
- Section 8 Preservation and Expiring Use Projects;
- Housing units for households at 30% of median income or lower; and
- Transit-Oriented Development projects located within ½ mile of a light rail station or major transit center which incorporate pedestrian uses and transit access into the design.

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Homebuyer Assistance Policy

The City has had a Homebuyer Assistance program in place since 1997. This program ~~has provided~~ provides down payment assistance loans to first time homeowners. The program is supported by HOME funds and 1995 Housing Levy funds. ~~The Levy supported loans are available only for homes purchased in the Special Objective Areas as defined in this plan.~~ All program participants are required to complete a homebuyer education program and be certified by the agency providing the education. Potential borrowers must be first-time homebuyers with incomes at or below 80% of median income and be able to financially qualify for a first mortgage with a participating lender. First time homebuyers are defined as "any individual who has not owned a home during the three year period prior to the purchase of a home, except that a) any individual who is a displaced homemaker may not be excluded because that individual, while a homemaker, owned a home with his or her spouse or partner; and b) any individual who is a single parent or guardian of a minor child may not be excluded because that individual, while married, owned a home with his or her spouse or partner." Priority will be given to borrowers who live in Seattle, are public employees working in Seattle, or are other households with at least one person employed within the City of Seattle.

Loans will be provided up to a maximum loan amount of $35,000 per borrower. All loans will be secured with a deed of trust and promissory note. Repayment terms shall be subject to Office of Housing approval and shall specify an interest rate which generally shall not exceed 3% simple interest, a loan term which generally shall not exceed 25 years, and the period of deferred payment or share of appreciation, if any. All funds loaned through this program will be recaptured and used to fund additional down payment assistance loans to income eligible households. The Office of Housing will have the authority to revise the maximum loan amount if increases in interest rates or sales prices create difficulty in qualifying low-income households as homebuyers in Seattle. The Director of the Office of Housing may increase the maximum loan amount after five-(5) working days' notice to the Mayor and City Council. The final decision of the OH Director will be made with responses from the Mayor and City Council taken into account. The 1995 Levy supported loans are available only for homes purchased in the Special Objective Areas as defined in this plan.

~~HomeBuyer assistance will be available to first time buyers. First time homebuyers are defined as "any individual who has not owned a home during the three year period prior to the purchase of a home, except that a) any individual who is a displaced homemaker may not be excluded because that individual, while a homemaker, owned a home with his or her spouse or partner; and b) any individual who is a single parent or guardian of a minor child may not be excluded because that individual, while married, owned a home with his or her spouse or partner." Priority will be given to borrowers who live in Seattle, are public employees working in Seattle, or are other households with at least one person employed within the City of Seattle.~~

2002 Levy Homeownership Program: Home Buyer assistance funded through the 2002 Levy may be used for downpayment and closing cost assistance, and interest rate buydowns. Funds must be focused primarily in economically distressed areas and areas with a homeownership rate below the citywide rate, to be defined in the Administrative and Financial Plan. Additional eligibility limits apply to these funds, as follows:

- At least 50% of program funding shall be used for units serving people with incomes at or below 60% of median income;
- Up to 50% of program funding may be used for units serving people with incomes at or below 80% of median income.

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~~For the 2002 Levy Homebuyer Assistance Program, loan terms and limits will be included in the 2002 Levy Administrative and Financial Plan.~~

Homeowner Rehabilitation Policy

The ~~mission~~ purpose of the HomeWise Program is to:

- *Provide healthy, safe housing for low-income households*
- *Improve energy efficiency of the housing stock;*

HomeWise repair priorities are:

- *Health, safety, and structural deficiencies;*
- *Energy efficiency upgrades;*

There have been various homeowner rehabilitation programs available in Seattle during the past 30 years. Currently the Office of Housing administers the HomeWise program, which provides low interest rehabilitation loans, and weatherization services on a grant basis, to income eligible owners. The HomeWise program focuses on preserving single-family homes, maintaining the City's supply of low and moderate income housing, enhancing neighborhoods and building communities. Rehabilitation loans are only made to households that are at or below 80% of median income and the home must be their principal residence. The maximum individual rehab loan is $45,000, with a waiver allowing up to $10,000 additional (for an overall total of $55,000) ~~for health or safety related work~~. Interest rates generally are set at 3% simple interest. Depending on the circumstances of the individual household the loan may be amortized or deferred. The program prioritizes ~~places a priority on~~ loans for health, safety, and code violations. ~~repairs for health and safety related work. Some of the measures allowed for loans include: electrical repairs and replacement, plumbing repairs and replacement, roof repairs and replacement, interior and exterior painting, and rehabilitation or creation of Accessory Dwelling Units~~. Weatherization loans will be made for weatherization-related repairs in homeowner single family homes and eligible rental properties occupied by renters with income at or below 60% of area median income.

~~A pilot Accessory Dwelling Unit (ADU) program will be developed and implemented to assist in the creation of ADUs through the HomeWise Program. A maximum of $300,000 will be used for the pilot program in 2001-2002. HomeWise Program loan limits apply to the ADU pilot program. OH will present the proposed ADU program design to the Housing, Human Services, Education and Civil Rights Committee for review and comment by January 1, 2001. OH will complete a report that identifies the barriers (including regulatory, technical assistance and financial barriers) to ADU development in the City and shall incorporate the findings/recommendations of this report in the proposed design of the ADU pilot program. OH will provide a report to the Council on implementation of the ADU pilot program upon reservation of the full $300,000 or January of 2002, whichever comes first.~~

Bridge Loan Policy

Bridge lending offers a significant opportunity to stretch City housing resources further to assist development of additional low-income housing. Bridge loans will be made utilizing any OH-administered fund sources determined to be appropriate by the OH Director. Bridge loans are intended to provide funding to permit housing projects to proceed in advance of the availability of permanent project funding and will be available for all types of housing projects. ~~The term of a bridge loan will be two years or less. OH will provide an annual report to the City Council regarding the bridge loan program, beginning no later than September, 2001~~. The term of a bridge loan will be two years or less. OH will provide an annual report to the City Council regarding the bridge loan program beginning no later than September, 2001.

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OTHER CITY-WIDE HOUSING POLICIES

Dispersion Policies

Dispersion Requirements. A ~~D~~dispersion requirements ~~have~~ has been developed to ensure that subsidized rental housing is not over-concentrated in small areas. The dispersion requirements ~~are~~ is generally intended to limit the proportion of subsidized rental housing units in a block group to no more than 30% of the total existing units.

The basic rule is that the Office of Housing will not fund, or certify as consistent with this Plan, a project that will add units of subsidized rental housing or convert existing units to subsidized rental housing. The number of subsidized rental housing units in the block group then would exceed 30% of the total number of housing units previously existing in the block group.

The dispersion requirements ~~are~~ is based on U.S. Census block groups, each of which contains approximately 500 housing units. Block groups provide information on the overall number of housing units in an area; the City's database of subsidized rental housing is then used to determine the current number of subsidized rental housing units in that area.

Dispersion Implementation Guidelines. The City's Office of Housing administers these dispersion requirements using the following guidelines:

- *The dispersion ~~policy~~ requirement will be applied based on a review of the percentage of subsidized rental housing units within a given census block group at the time of the proposed project siting on a case-by-case basis as applications for funding or Consolidated Plan consistency requests are received.*
- *The density-based dispersion requirements do not apply to mixed income developments, homeownership projects, and tenant-based Section 8 voucher or certificate programs.*
- *Dispersion requirements do not apply with the Downtown Special Objective Area (the Downtown SOA is on the west side of I-5). However, a number of census block groups span I-5. For such census block groups, projects on the west side of I-5 within the Downtown SOA shall not preclude location of new projects on the east side of I-5 unless the 30% density limit has been met within the portion of the census block group on the east side of I-5.*
- *Dispersion decisions will be made on the basis of the most current census data available. The City's subsidized rental housing inventory will be updated annually. Updates of the City's subsidized rental housing inventory will include most recent information from local, county, state and federal databases.*

Dispersion Requirement Waivers. The Director of the Office of Housing may review proposed projects and grant an administrative waiver from the applicable subsidized rental housing density limits for projects that meet all other Consolidated Plan requirements in the following cases:

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- *When natural or constructed boundaries between existing subsidized rental units and a proposed subsidized rental housing development substantially lessen the cumulative impact of the assisted housing.*
- *When existing and/or proposed subsidized rental units are predominantly subsidized rental elderly projects.*
- *When a proposed subsidized rental project qualifies as a neighborhood-supported project. For detailed definition of a neighborhood-supported project, look in the glossary attached to the Consolidated Plan. To qualify for a waiver, a project must be broadly supported by immediate neighbors. There would also need to be public notification and consultation with neighborhood groups.*
- *When the proposed site or building to be developed has historic preservation designation, which is defined as a site listed in the national Register of Historic Places, the state historic register, or designated by the City Landmarks Preservation Board and approved by the City Council.*
- *When a neighborhood plan or planned residential development that includes a deliberate concentration of subsidized housing that would exceed dispersion criteria limits, indicates that more market rate housing is anticipated within the area in the next five or so years, and market-rate housing activity is beginning to happen, although low- and moderate-income housing may constitute more than the dispersion requirements allow.*
- *When there are anomalies within or at the boundaries of the block group which result in peculiar density calculations.*
- *When a subsidized project is intended to improve conditions in the private housing market either as a leader for more development in the future or to eliminate a problematic site impeding community development.*
- *The Director of the Office of Housing or a designee may grant a waiver of dispersion requirements after five working days' notice to the Mayor and City Council. Final waiver decisions will be made with Mayor and City Council responses taken into consideration. The basis on which waivers may be granted is detailed in the preceding section.*

In addition, if the City's Comprehensive Plan, as amended, or a City Council-accepted neighborhood plan, authorizes a number of housing units for homeless and/or low-income persons in a specific area, then any project in that area that does not cause the total of such units to exceed the authorized number shall be considered consistent with the location criteria in this Plan.

Notification Policies

The City's notification requirements for the siting of subsidized rental housing are known as "Good Neighbor Guidelines." When a housing provider plans to locate a program in a neighborhood, neighbors may have questions or concerns. The Office of Housing (OH) believes that the best interests of the providers, neighbors, and customers will be served if a positive dialogue and long-term relationship is established early on. The objectives of the Good Neighbor Guidelines are to help facilitate discussion and to see reasonable adjustments for addressing identified concerns.

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Under the *Good Neighbor Guidelines*:

- *Notification should begin as soon as control over a site is obtained. Establishing a positive relationship with neighbors begins with a well-organized notification process.*
- *The extent of outreach is largely dependent on the type and size of the project and its actual or potential impacts on the surrounding community. Immediate neighbors, local businesses, and community councils should be the first to be notified.*
- *Complete information should be provided about the history of the organization, design of the facility, clients served, how the facility will be operated, secured and maintained, how the neighbors can be involved and who can be contacted with questions and concerns.*
- *Community acceptance and support are further developed through community involvement with the development and operation of the project. Citizen advisory committees can provide that connection. Also, nonprofit organizations should consider seeking a board member from the surrounding neighborhood.*

Residents, the City and housing developers may at times disagree about the potential impact of a proposed project and the extent to which concerns may be addressed. It is OH policy that ~~assisted~~ subsidized rental housing should be permitted and supported in all neighborhoods except where a high concentration of subsidized housing already exists. OH will not deny funding to a project solely on the basis of community-identified concerns, if that project has adhered to all location and siting guidelines. Community support of a project is not required.

Relocation Policy

All City programs and projects should minimize displacement. When displacement is necessary, the City's goal is to minimize the impacts. The City is currently drafting City-wide relocation policies that will provide assistance to all eligible persons permanently or temporarily displaced as a result of City-funded activities.

~~Under current City policies,~~ City law generally requires that a tenant households ~~earning~~ with an income less than 50% of median income must be paid relocation assistance if ~~they~~ it must move because ~~their~~ its unit is being demolished, changed in use or substantially rehabilitated, or because federal use restrictions are being removed from the building. Relocation assistance payments total $2,000 per household, with half paid by the City and half paid by the owner/developer. ~~R~~This relocation assistance is generally required to be paid to eligible tenant households unless it will be paid under some other program.

In addition, City law requires the owner of a building to give ALL residential tenants 90 days notice of the owner's intent to demolish, change the use of, substantially rehabilitate, or remove use restrictions from a building. With some exceptions, this law applies to all housing, whether in private, public, or nonprofit ownership.

Any housing development project (acquisition, rehabilitation, demolition, conversion) that receives federal HUD funding will be required to comply with applicable federal rules, including those under the Uniform Relocation Assistance and Real Property Policies Act (URA) and with the City's Residential Antidisplacement and Relocation Assistance Plan (RARAP) where applicable.

~~The agencies' work the award honors has included quarterly training for the housing industry; a quarterly publication which is distributed to the housing industry, local governments, advocacy organizations and~~

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the public; educational seminars and fair housing month events; regular sharing of information; and other collaborative efforts. The goal is to eliminate housing discrimination through education, using the team approach to increase effectiveness and efficiency.

Fair Housing Policies

The Federal Fair Housing Act (FHA) prohibits discrimination in housing on the basis of race or color, national origin, religion, sex, familial status, and disability. The City of Seattle's housing policies serve to affirmatively further fair housing in accordance with the Act. The Seattle Unfair Housing Practices Ordinance is substantially equivalent to the FHA, and offers additional civil rights protections to individuals.

City of Seattle Fair Housing Audit.

The Seattle Office for Civil Right's (SOCR) mission is to promote equal access to services in Seattle, and to enforce anti-discrimination laws in housing, employment, public accommodations and contracts. SOCR works with the HUD Office of Fair Housing Enforcement to ensure that local housing providers comply with both federal and local fair housing laws. An audit is a way to assess the level of compliance in a community.

In 1999, the City of Seattle's Office for Civil Rights contracted with the Fair Housing Center of Puget Sound to conduct an audit of Seattle's rental housing market. The audit took place between October and December 1999. The Fair Housing Audit was a controlled analysis to evaluate the city's general level of compliance with federal and local fair housing laws. The audit compared the difference in content, quality and quantity of information and services provided to paired testers who presented themselves to landlords as prospective renters. The paired testers had similar renter profiles in every respect, except that one tester was a member of a protected class.

The audit tested for discrimination on the basis of race (African American) and parental status (presence of children). While over half of the testing conducted showed no evidence of any discrimination, evidence of discrimination was found on both the bases of race and family characteristics.

- *Race:* In the tests for race-based discrimination, 23% of the tests showed discrimination against Black home seekers. The discrimination included (1) Availability of Units – presence of vacant units, (2) Differences in rent levels and amount of damage deposit required and (3) The number of questions about income and ability to pay.

- *Parental Status:* In the parental status tests, 13% of the tests showed discrimination against families with children. The discrimination against families with children included: (1) Being told the unit rented for a higher rental rate; (2) Not being allowed to make an appointment to view the units and (3) Receiving different information about when a unit was available.

SOCR conducted the audit to identify the types of educational material and training needed for Seattle's rental market. Audit results were published and distributed with the goal of influencing the property management community to take seriously the need to improve its response to housing applicants who are members of protected class groups. In addition, SOCR provided two training seminars on fair housing practices for property management professionals. One seminar was held in April 2000; the second one during July 2000. The U.S. Department of Housing and

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Urban Development sponsors these training seminars, with assistance from SOCR and other local fair housing enforcement agencies.

SOCR continues to work with leaders in the housing community. It provides training and information to property owners and property management employees to assure that all housing applicants receive equal treatment. SOCR plans to conduct further testing in the future. If properties which tested positive for discrimination in the 1999 audit do not show improvement, SOCR may take further action, including filing cha. es based upon the results of future tests.

In additional to specific training seminars, the Seattle Office for Civil Rights responds to requests for training specific to particular buildings, owners or management staff. The Fair Housing Center of South Puget Sound is also available to assist owners in testing for discrimination among their own rental properties.

The City recognizes that Seattle's tightening low-income housing market increases the likelihood that housing discrimination will occur. The Seattle Office for Civil Rights has been charged with monitoring compliance with fair housing laws. The Office for Civil Rights was recently awarded the HUD Best Practices Award of Excellence, jointly with the King County Office of Civil Rights Enforcement, the Tacoma Human Rights and Human Services Department, and the Washington State Human Rights Commission. The award, established in 1999, honors 100 projects throughout the country which demonstrate leadership and initiative in affirmatively furthering fair housing.

The agencies' work the award honors has included quarterly training for the housing industry; a quarterly publication which is distributed to the housing industry, local governments, advocacy organizations and the public; educational seminars and fair housing month events; regular sharing of information; and other collaborative efforts. The goal of the group is to eliminate housing discrimination through education, using the team approach to increase effectiveness and efficiency.

The Office for Civil Rights currently has three pending grant proposals for HUD Fair Housing Program Funds.

- **The Congress of National Black Churches, Inc. (CNBC),** as a HUD National Intermediary, is charged with enhancing the capacity of faith-based organizations to provide comprehensive housing counseling services to persons who need additional help to become homeowners. In May 2000, the CNBC applied for funding under HUD's Super NOFA Grant, "Fair Housing Initiative and Housing Counseling Program (FHIP)." Through this grant, CNBC plans to implement housing counseling and fair housing counseling in the City of Seattle.

- **The Fair Housing Center of South Puget Sound** (Fair Housing Center) proposes to use HUD's Fair Housing Initiative Program (FHIP) Fair Housing Partnership Component funds in partnership with the Northwest Fair Housing Alliance and the four public Fair Housing Assistance Program agencies in Washing State to include the Washington State Human Rights Commission, King County Office of Civil Rights, Seattle Office for Civil Rights and Tacoma Human Rights and Human Services Department to provide education and out reach on fair housing laws to new immigrant population s and other undeserved populations throughout out the State of Washington.

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Education on Fair Housing issues

The Seattle Office for Civil Rights (SOCR) provides comprehensive, accessible information to Seattle residents concerning the City's laws against discrimination. SOCR prepares and distributes brochures, cards and other printed materials in English and numerous other languages, and responds to press and citizen inquiries. SOCR also provides training, educational programs and forums to residents and property managers about Seattle's laws against discrimination. In addition, SOCR participates in a quarterly training for landlords, sponsored jointly by HUD, SOCR and other regional fair housing agencies. SOCR also attends and staffs information booths and educational tables at local community fairs, summer events, educational gatherings, etc. to inform residents about Seattle's fair housing laws.

SOCR promotes a broader social justice agenda through sponsorship of the annual Seattle Human Rights Day celebration and the CityTalks! Race Discussion series, an ongoing opportunity for City Employees to talk about how to create communities free of discrimination.

In the wake of the events of September 11, 2001 SOCR has worked to ensure protection from discrimination for all people. SOCR partnered with community groups such as Hate Free Zone to reach every community in Seattle. In 2003 and 2004 SOCR will conduct 50 presentations and workshops about fair housing, focused on immigrant, minority and refugee communities

SOCR has developed TV ads that focus on housing discrimination and discriminatory lending practices. Starting in late 2002, these ads will air in the Seattle and Tacoma viewing areas with an added "800" number to report fair housing violations. SOCR and Tacoma Human Rights Human Services have joined forces for this campaign and to route calls to the appropriate fair housing enforcement agency.

Focus on Responsible Lending Practices

Predatory lending practices can wreak havoc in a community. They lead to foreclosures and instability in homeownership. Predatory practices also deplete assets the City provides to homeowners through mechanisms such as block grant and energy assistance programs. SOCR and the Office of Housing are participating with the Seattle/King County Coalition for Responsible Lending to study the extent and nature of predatory lending practices in our area. Through the Coalition, SOCR and OH also are working on community education projects, and increasing our ability to assist residents who fall victim to predatory practices.

The Seattle Office for Civil Rights currently has a pending grant proposal for HUD Fair Housing Initiatives Program funds. The funds would allow SOCR to prepare brochures and an educational presentation for the public in 2003 on avoiding predatory lending practices. The brochures and multi-media presentation (entitled "Danger! Your Home May Be At Risk") would be translated into several languages, and marketed throughout the city, including sites that serve immigrants and non-English speaking populations.

Enforcing Fair Housing Laws

The Seattle Office for Civil Rights (SOCR) promotes equal access to services within the City of Seattle by enforcing city, state and federal anti-discrimination laws. SOCR investigates complaints to eliminate discrimination in housing, employment, public accommodations and contracting. We project that in 2003–2004 we will accept filing of approximately 100 fair housing complaints, and complete approximately 100 fair housing investigations. We anticipate that about 80 of those investigations will be conducted under SOCR's cooperative agreement with HUD's Office of Fair Housing Enforcement. The remainder of our fair housing

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investigations will address issues unique to Seattle's laws, such as housing discrimination based on participation in a government housing subsidy program, or based on sexual orientation.

Fair Housing Audits and Testing

Rental audits and testing programs obtain data about the prevalence of potentially discriminatory practices in the housing rental market. Some property owners and managers conduct their own tests to ensure that their employees are not engaging in questionable activities. SOCR will be working with the Fair Housing Center of South Puget Sound (FHCSPS) to conduct some fair housing tests in 2003 and beyond.

SOCR and FHCSPS currently are working under a grant with HUD, which will end in February 2003. Under this grant, SOCR has contracted to complete a series of tests to determine whether Seattle's Hispanic, Cambodian, Vietnamese and Middle Eastern immigrants experience discriminatory practices in their searches for rental housing.

SOCR and the Fair Housing Center of South Puget Sound will conduct at least 20 tests for discrimination based on race in Seattle in 2003. SOCR will publicize the results of tests at the end of the program. In cases of clear discrimination, SOCR will file a director's charge against anyone found to discriminate, and will work to correct the discriminatory practices.

~~NEW HOUSING CONSTRUCTION POLICY~~

~~The City of Seattle will continue to seek to fund new units in mixed-use, mixed-income projects. New housing construction will, in particular, be funded taking into account Neighborhood Plan goals and objectives.~~

NEIGHBORHOOD-BASED HOUSING STRATEGIES

This section of the Consolidated Plan brings together the neighborhood-based housing strategies that have been developed through:

- the development and acceptance of **Neighborhood Plans**
- the designation of **Special Objective Areas**
- the **Neighborhood Revitalization Strategy Areas** designations

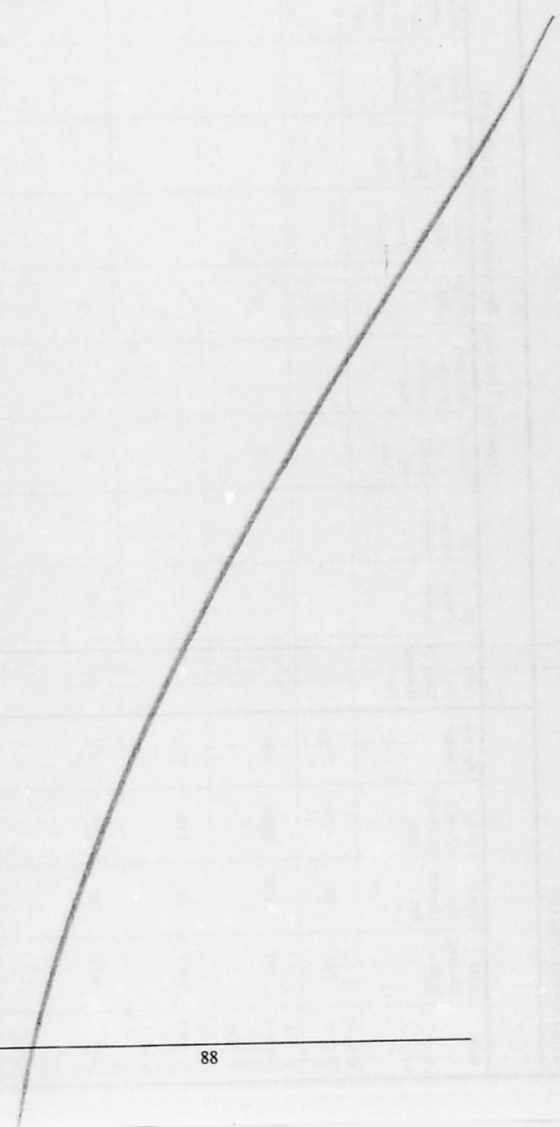
Neighborhood Plans

As part of its comprehensive planning process, the City of Seattle initiated a neighborhood planning program. Under the direction and support of the former Neighborhood Planning Office, individual city neighborhoods engaged in a multi-year community visioning and planning effort. The result is a collection of planning documents that describe the activities needed to implement both the neighborhoods' visions and the overall development direction of the Comprehensive Plan.

The following chart summarizes the housing element of each of these neighborhood plans. The chart includes the number of housing units in the neighborhood in 1994 and the growth estimate for 2014, the last year of the twenty-year period of the Comprehensive Plan. The shaded squares on the chart indicate general housing programs and/or strategies mentioned in the housing element for that particular

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neighborhood plan. The neighborhoods are broken out by the six geographic sectors utilized by the City for Neighborhood Plan Implementation.



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Southwest Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Admiral District	798	340	1138	43%											
W. Sea. Junction (CA & Alaska)	1568	1100	2668	70%				X		X	X				
Morgan Junction (CA & Alaska)	1104	300	1404	27%							X				
Del-ridge (25th Ave & SW Barton)	1654	700	2354	42%	X	X		X	X	X	X		X		
South Park	997	350	1347	35%		X	X		X				X		
George-town												X			

TOTAL SW Sector	5323	2450	7773	46%											

Southeast Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
North Beacon Hill	1844	550	2394	30%				X							
Rainier Ave. @ I-90	2043	1200	3243	59%		X	X	X	X		X	X			
MLK Way @ Holly	1247	800	2047	64%		X	X		X	X	X	X			
Colum-bia City	1639	740	2379	45%		X	X		X	X	X	X			
Rainier Beach	1482	740	2222	50%		X	X		X	X	X	X			
TOTAL SE Sector	26345	7190	33535	27%											

East Sector

Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	General Housing Programs and Strategies: City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Capitol Hill / First Hill															
Capitol Hill	12450	1980	14430	16%		X	X		X	X	X	X	X	X	
First Hill	5896	2550	8446	43%					X	X	X	X			
Pike-Pine	2349	720	3069	31%					X	X	X	X			
Central Area Residential Villages															
Madison Miller	1486	400	1886	27%	X	X	X	X	X	X	X	X	X		X
23rd & Jackson	3186	900	4086	28%	X	X	X	X	X	X	X	X	X		X
TOTAL East Sector	25387	6550	31317	23%											

West Sector

Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	General Housing Programs and Strategies: City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Downtown Urban Center															
Denny Regrade	5700	6500	12200	114%					X	X	X	X	X	X	X
Comm. Core incl. Mkt	1450	1300	2750	90%					X	X	X	X	X	X	X
Denny Triangle	525	3500	4025	667%					X	X	X	X	X	X	X
Intl. District	1530	1370	2900	90%					X	X	X	X	X		
Pioneer Square	905	1620	2525	179%					X	X	X	X	X		
Uptown Queen Anne	3138	1360	4498	43%	X		X			X	X	X		X	X
Upper Queen Anne	1063	300	1363	28%		X	X	X	X	X					X

South Lake Union	401	1620	2161	369%	X							X			
Eastlake	2423	380	2803	16%	X	X	X			X	X	X	X	X	X
TOTAL West Sector	17195	17950	35225	105%											

Northeast Sector

					General Housing Programs and Strategies										
Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
University Urban Center															
Univer-sity NW	4324	1830	6154	42%		X	X	X	X	X	X	X			
Universi ty Village	973	480	1453	49%		X	X		X	X	X	X			
Roose-velt	1007	340	1347	34%		X	X	X	X		X	X			
North-gate	3291	3150	6441	96%							X	X			
North District Lake City	2740	1400	4140	51%				X	X	X	X				
TOTAL NE Sector	12335	7200	19535	58%											

Northwest Sector

Areas	1994 Housing Units	1994-2014 Growth Est.	Total 20-year Housing Goal	Percent Change	General Housing Programs and Strategies										
					City/ SHA Land for Housing Dev.	SF Owner Rehab	SF Renter Rehab	Access-ory Dwell-ing Units	Increase Home-owner-ship	MF Apt Rehab	Build New MF Owner/ Rental	Mixed-Use Housing Comm. Dev.	Artist Live-Work Housing	Increase Subsid-ized Units < 80% MFI	Special Needs Units
Crown Hill	929	310	1239	33%		X	X	X			X	X			X
Ballard	4279	1520	5799	36%		X	X	X			X	X	X	X	X
Green-lake	1439	400	1839	28%		X	X	X	X		X	X		X	X
Green-wood	1283	350	1633	27%		X	X			X	X	X			X
Aurora Licton Springs	2160	900	3060	42%	X						X	X	X		X
Broad-view, Bitter Lake, Haller Lake	2271	1260	3531	55%	X	X		X			X	X			X
Fremont	3766	820	4586	22%	X	X	X	X	X	X	X	X	X		X

Walling -ford	1973	200	2173	10%		X	X	X	X		X	X	X	X	X	
Eastlake	2423	380	2803	16%					X	X	X	X	X			
TOTAL NW Sector	18100	5760	23860	32%												

Special Objectives Areas

For certain areas, the Office of Housing has formulated specific investment strategies and created particular combinations of programs to address identified housing conditions and community development goals. These neighborhoods are Special Objective Areas (SOAs). In general, the SOA designation is limited to low-income neighborhoods with a moderately high concentration of assisted housing, but where a particular type or scale of housing may help address that area's specific housing problems.

Impact Areas are subareas of SOAs. They exist where careful and focused targeting of housing programs, in combination with community development programs, is needed to revitalize neighborhoods.

SOAs have been selected based upon the following general neighborhood conditions.

- Low-income areas with median household incomes at 50 percent or less of the Seattle average income as defined by the 1990 Census.
- High crime rate: areas rated as significantly above average in one or more Part 1 Offenses in the Seattle Police Department's Annual Report.
- Below average housing conditions: substantial portion of housing stock (both single and multifamily) in need of minor repairs or major rehabilitation.
- High rental housing vacancy rates: vacancy levels above city average in multifamily complexes.
- Weak market for housing sales: average single-family home sale price at 80 percent or less of city average.
- Concentration of subsidized housing: the percentage of subsidized housing substantially higher than citywide.

Based on these general criteria, four areas are designated SOAs: Southwest Seattle, Southeast Seattle, Central Area and Downtown. Maps showing location of these areas follow. These SOAs are established along with all related policies for the duration of the Consolidated Plan.

The following policy applies to the development of mixed-income projects within an SOA. If private financing for non-subsidized units in mixed-income development is not available, City discretionary funds may be used to provide additional subsidy for low-income units ~~assist acquisition and rehabilitation of up to all units~~ as necessary for feasibility. Affordability levels in such properties shall be set so that no more than half of the units are affordable to households earning less that 50 percent of median income. In the remaining subsidized unit, rents shall initially be set at the prevailing market rate and shall be allowed to grow at local market rates as long as the units remain affordable to households earning no more the 80 percent of median income.

SOA boundaries and strategies/prohibited uses remain essentially unchanged from the 1999-2000 Consolidated Plan. The Office of Housing plans to review and update these strategies/prohibited uses with affected community residents and groups in 2002 and early 2003. An emphasis will be placed on identifying proactive strategies communities want to further housing objectives and implement Neighborhood Plan goals. In particular, identifying ways to achieve more market-rate and mixed-income housing in distressed community areas will be explored.

The following table outlines Proactive Strategies and Prohibited Uses within the four SOA areas.

City funding for new housing projects must recognize the prohibitions shown on the table on the next page.

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SPECIAL OBJECTIVES AREAS AND IMPACT AREAS: PROACTIVE STRATEGIES AND PROHIBITED USES		
Area	**Proactive Strategies**	**Prohibited Uses**
Southwest Special Objectives Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ CDBG and HOME funds may be used to provide assistance to renter households at or below 80% median income consistent with Rental Affordability Policy.	▪ New construction of assisted housing, except for mutual housing or neighborhood-supported projects. ▪ Acquisition or acquisition/rehabilitation, which converts owner-occupied property from private market use to subsidized rental use.
Southeast Special Objectives Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ CDBG and HOME funds may be used to provide assistance to renter households at or below 80% median income consistent with Rental Affordability Policy.	▪ New construction or acquisition/rehabilitation of assisted housing, except for mutual housing or neighborhood-supported projects.
Rainier Valley Impact Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council.	▪ New construction or acquisition/rehabilitation of assisted housing, except for mutual housing or neighborhood-supported projects. ▪ Acquisition or acquisition/rehabilitation which converts property with less than 5 units from private market use to subsidized rental use.
Central Area Special Objectives Area	▪ Preservation and stabilization of neighborhood housing through rehabilitation and minor home repair assistance for homeowners and renters. ▪ Increased opportunities for homeownership. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ CDBG and HOME funds may be used to provide assistance to renter households at or below 80% median income consistent with Rental Affordability Policy.	▪ New construction or acquisition/rehabilitation of assisted housing, except for mutual housing, mixed income housing development, senior assisted living projects, or neighborhood-supported projects. ▪ Acquisition or acquisition/rehabilitation which converts property from private market use to subsidized rental use, except for mutual housing, mixed income housing, senior assisted living projects, and neighborhood supported projects.
Downtown Special Objectives Area	▪ Refocus the Bonus Program and TDR Program on housing, consistent with 2001	▪ Downtown SOA is exempt from density-based dispersion

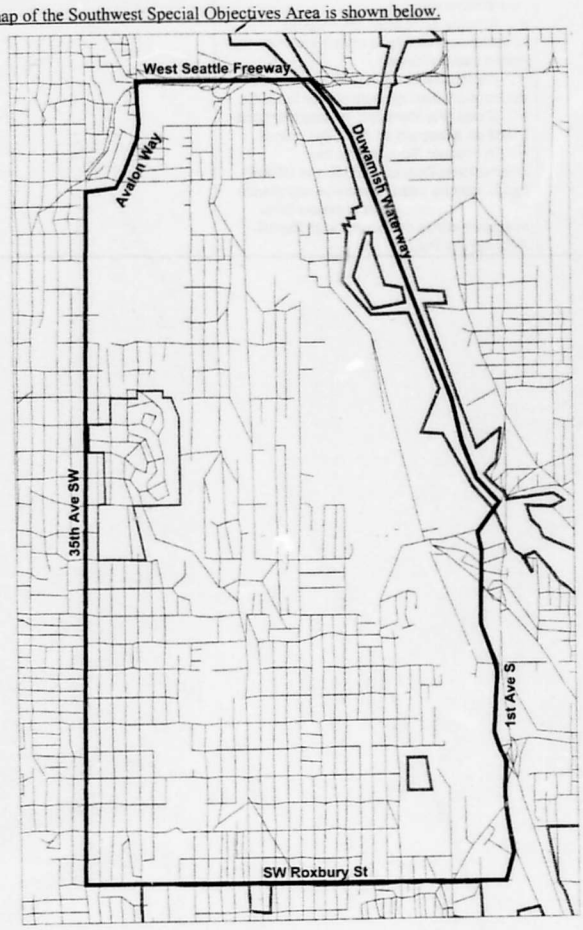
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	City Council decisions on program changes. ▪ Increased opportunities for homeownership. ▪ Provide increased low-income housing opportunity in mixed-income, mixed use buildings. ▪ Rehabilitation of vacant commercial or residential buildings suitable for housing. ▪ Strategies identified in Neighborhood Plans as accepted by the City Council. ▪ In Pioneer Square and the International District, CDBG and HOME funds may be used to provide assistance to renter households at or below 80% median income consistent with Rental Affordability Policy.	requirements.

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Southwest Special Objectives Area Boundaries

A map of the Southwest Special Objectives Area is shown below.

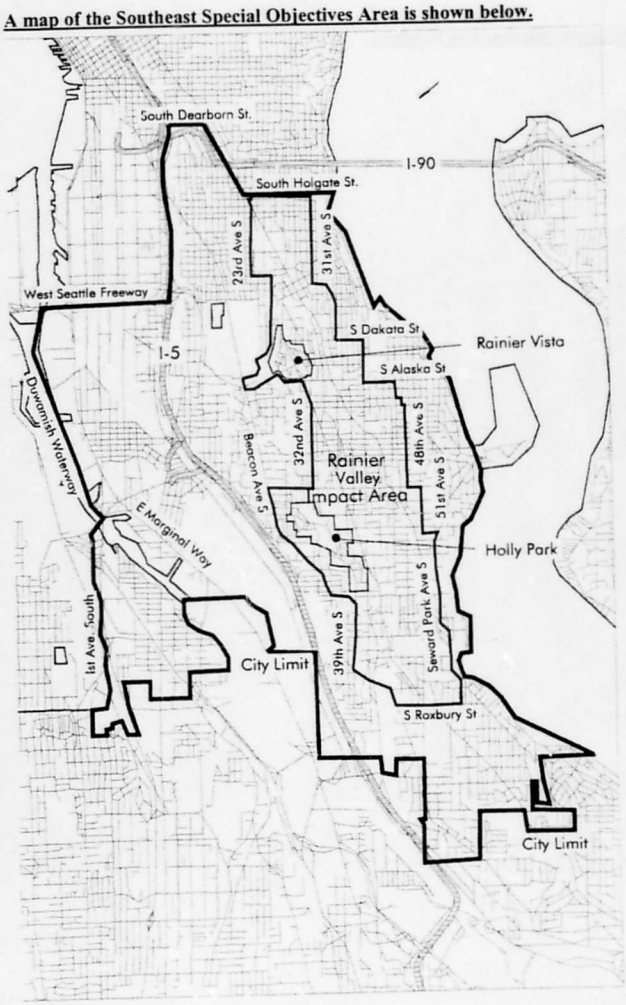


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Southeast Special Objectives Area Boundaries

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A map of the Southeast Special Objectives Area is shown below.

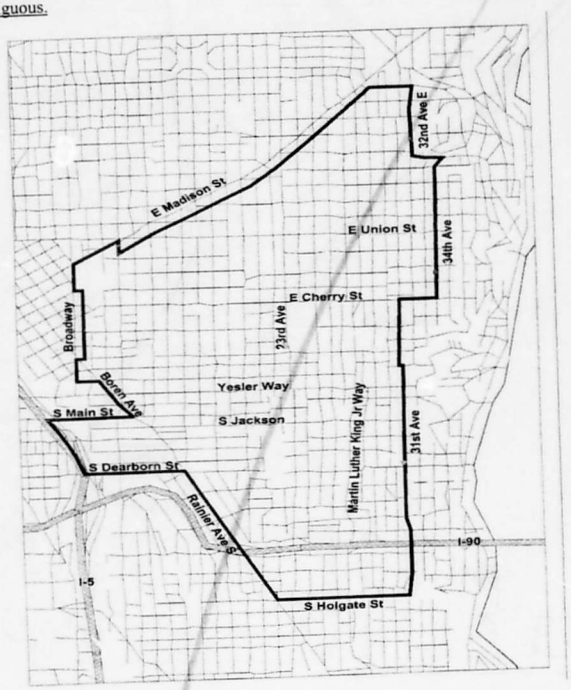


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Central Area Special Objectives Area Boundaries

A map of the Central Area Special Objectives Areas is shown below. The Madison Street boundary of the Central Area SOA is drawn along the center of Madison Street between Broadway and 12th Ave. and along the south property line of properties located on the south side of Madison Street between 12th Ave. and East Republican Street. The west property line of the Central Area SOA is drawn along the center of Broadway between Madison Ave. and East James St. and between Alder and Fir Streets. The western boundary between James Street and Alder is drawn along the south property line of properties located on the east side of Broadway.

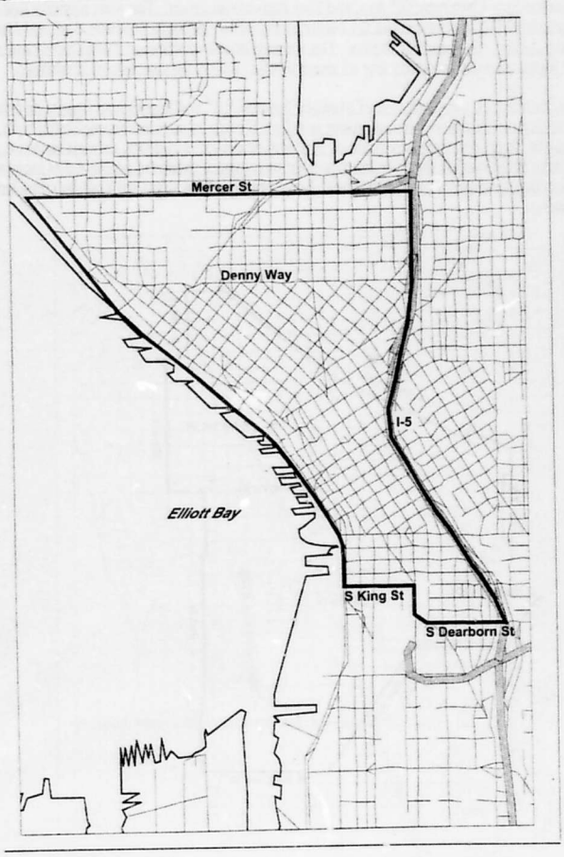
If a lot, fronting on the south side of Madison between 12th and Republican Streets or fronting on the east side of Broadway between Alder and First Streets, is in common ownership with a contiguous lot or lots extending south of Madison or east of Broadway, than all such lots shall be considered to be outside the SOA boundary for purposes of proposed projects that incorporate all such lots in a single plan of development. Lots separated by a street shall not be considered contiguous.



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Downtown Special Objectives Area Boundaries

A map of the Downtown Special Objectives Area is shown below.



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Neighborhood Revitalization Strategies

The City, in consultation with individual neighborhood planning groups and community-based development organizations (CBDOs), developed revitalization strategies for certain neighborhoods that meet HUD criteria. Neighborhood Revitalization Strategy (NRS) areas must be primarily residential. The census tracts and blocks within each area, when taken together, must have more than 62 percent of the population falling in the low- and moderate-income categories.

The neighborhoods that have been selected as NRS areas are the Central Area, Southeast Seattle, Delridge/High Point, Pioneer Square, and the Chinatown/International District. There is some overlap between the SOAs and the NRS areas.

The NRS tie five-year outcome-based (quantifiable) benchmarks to Community Development Block Grant (CDBG) funding decisions. They are designed to ensure that there is a proper integration of physical and service improvements necessary to provide economic opportunities to residents.

In NRS areas, HUD will allow public agencies and CBDOs enhanced flexibility in undertaking activities with CDBG funds. For example, within an NRS area:

- *any job creation effort will meet the CDBG low-/moderate-income area benefit requirements without specific tracking of incomes of job applicants and recipients*
- *the affordability of scattered assisted housing units can be tracked as a single project, meaning that 51% if the scattered units can be affordable to low/moderate income households rather each site being required to meet the 51% affordability requirement*
- *public services carried out as part of the strategy by a CBDO are not subject to the City's public service cap*

The NRS will be used to help prioritize CDBG spending and will help community providers design programs and services that are best done on a smaller geographic basis. The designation of a NRS area does not mean that the City will receive additional CDBG funds, or that the NRS areas will receive a higher percentage of the City's existing pool of CDBG funds.

Neighborhood Revitalization Strategies are printed in their entirety in Appendix B.

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Continuum of Care: Gaps Analysis Chart

Individuals including Youth and Young Adults				
		Estimated Need	Current Inventory	Unmet Needs & Gaps
Beds/units	Emergency Shelter	2056	1741	315
	Transitional Housing	1659	1134	525
	Permanent Supportive Housing	3440	1638	1802
	Total	4509	3217	1292
Supportive Services Slots	Employment/Job Training	1980	1510	470
	Case Management	2250	750	1500
	Substance Abuse Treatment	1800	211	1589
	Mental Health Care	1307	217	1090
	Housing Placement/Stabilization	6188	1350	4838
	Language Barriers/Translation	769	15	754
	Life skills Training	1950	750	1200
Sub-populations	Chronic Substance Abusers	843	211	632
	Serious Mental Illness	464	179	285
	Dually Diagnosed	1140	14	1126
	Veterans	438	98	340
	Persons with HIV/AIDS	629	459	170
	Victims of Domestic Violence	105	34	71
	Youth	329	289	40
	Physical/Developmental Disability	1300	57	1243
Persons in Families with Children				
		Estimated Need	Current Inventory	Unmet Needs & Gaps
Beds/Units	Emergency Shelter UNITS	317	231	86
	Transitional Housing UNITS	672	482	190
	Permanent Supportive UNITS	541	183	358
	Total UNITS	3576	2448	1128
Supportive Services Slots	Employment/Job Training	660	547	113
	Case Management	2250	300	1950
	Child Care	1368	339	1029
	Substance Abuse Treatment	490	115	375
	Mental Health Care	1380	92	1288
	Housing Placement/Stabilization	1145	562	583
	Language Barriers/Translation	733	20	713
	Life Skills Training	650	300	350
Sub-populations	Chronic Substance Abusers	320	155	165
	Serious Mental Illness	587	92	495
	Dually Diagnosed	237	92	145
	Veterans	219	98	121
	Persons with HIV/AIDS	132	85	47
	Victims of Domestic Violence	296	43	253
	Need Acute Health/Respite Care	326	14	312

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Data Source and Methods and Methodology Used in Gaps Analysis Chart

Data Source	Method	Date of Data Collection	Street Count (√ box)	Shelter Count (√ box)
Seattle/King County Coalition for the Homeless 23rd Annual One Night Count of People who Homeless in King County, WA	Street Count & Shelter /Transitional Housing Survey – Mail Survey with before and after follow-up phone calls	10/19/2001	1,454 un-duplicated people were in City, an estimated # of 1,300 in the balance of the County	4,671 individuals in 164 Programs at 64 different agencies
Health and Human Services Community Assessment and Planning Areas, Year 2000-2002, United Way of King County	Statistical Data Collection, Public Forums, Key Informant Surveys by Phone and Mail, Focus Groups, Providers and Clients	10/15/2001		
Health Care for the Homeless Network Assessment 2002: Homelessness and Health in Seattle-King County, Washington	Review of Statistical Data & Studies, Questionnaire, Public Forums, Focus Groups with Homeless People, Key Informant Interviews, Needs Assessment Survey	February, 2002		
Local Mainstream Service Providers (G, MH, SA, DV, Vets, Youth, HIV/AIDS)	Service Utilization Reports	FY 2001/2		
2002 Refugee Service Delivery Plan for King County Prepared by staff from the Seattle-King County Workforce Development Council for the King County Refugee Planning Committee	Review of Statistical Data Focus Groups with Immigrant & Refugee Groups, Advocates, Providers, Administrators	March, 2002		
2001 Report on HIV/AIDS Housing In Seattle-King County Prepared by: AIDS Housing of WA	Planning Retreat, Research Analysis, Housing and Homeless Data, AIDS Housing Inventory, Focus Groups with Case Managers, Housing Advocates and Providers	March, 2001		
Snohomish County HIV/AIDS Housing Prepared by: AIDS Housing of WA City of Seattle handles the Ryan White and HOPWA funds and planning for them	Planning Retreat, Research Analysis, Housing and Homeless Data, AIDS Housing Inventory, Focus Groups with Case Managers, Housing Advocates and Providers	November, 2001		
2001 Impact Report Consolidated Annual Performance Evaluation Report, City of Seattle	Managing for Results strategic planning and budget process is used as the framework to outline performance measures, emerging trends, and strategies for The 2001 – 2004 Consolidated Plan	March 30, 2002		
Inventory of Homeless Units Seattle/King County	Twice a year update of our Continuum of Care inventory – Phone Survey	April 8, 2002		✓

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Data Sources and Methods Explained

(1) Our primary tool/method for collecting data for our gaps analysis is the "One Night Count" (ONC). This is supplemented by focus groups (provider and consumer) that provide us with information that is qualitative, or otherwise not acquired through the Count (i.e.: ESL populations). The One Night Count is comprised of a 'street count' as well as a survey of shelter and transitional housing programs conducted on the same night. On October 19, 2001 volunteers counted women, men and children who were homelessness. Individuals were found in one of the following places:

- The streets of downtown Seattle and surrounding neighborhoods
- Emergency shelters throughout King County
- Transitional housing programs throughout King County

Our community recognizes that the Count results in a non-scientific estimate, but it does give us a snapshot of homelessness in our community, and is useful for shedding light on trends in homelessness in Seattle and the balance of King County.

History of the One Night Count

The One Night Count of homeless people in the Seattle/King County area has been conducted annually for the past 23 years. The Seattle/King County Coalition for the Homeless (SKCCH), a partnership of not-for-profit and government agencies that collaborates to address the needs of homeless people, assumes oversight of this event which has 2 main components:

- the 'street count'
- the shelter and transitional housing survey.

Street Count

The Seattle/King County homeless street count consists of a 'moment in time' unduplicated tally of people living 'on the street' in downtown and outlying neighborhoods in Seattle. Operation Nighwatch, an active member of SKCCH, leads it. Because homeless people go to great length to protect themselves from view in an effort to survive another night, the street count does not reflect the exact number of people unsheltered in our city. Given this, the count is intended to foster an understanding of the patterns of survival for people who sleep in publicly accessible areas. The Street Count does not capture data about homeless people living in abandoned buildings, sleeping on private property, or people who have managed to find some security hidden within bushes under the freeway. The coalition is planning to expand the count to limited areas within South King County in 2002. Anecdotal evidence has shown that people are currently surviving unsheltered in a variety of situations in the Balance of the County. These situations include people: under bridges in North Bend, in forested areas throughout the Snoqualmie Valley and along the White and Green Rivers in South King County; sleeping in cars at state parks in Issaquah, in business parking lots in South King County, living in barns in Northeast King County, or riding the bus all night long.

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Shelter and Transitional Housing Survey

The annual One Night Count also includes a survey of Seattle/King County's sheltered homeless community. This component of the count is carried out with administrative

support from the City of Seattle's Human Services Department, an active participant in SKCCH. On the same night as the Street Count, the staff of homeless programs complete a survey which offers a profile of homeless people staying in emergency shelters, transitional housing, Safe Havens, as well as those utilizing motel voucher programs throughout King County on that particular night. The survey produces unduplicated data that serves to identify trends in service use and provision. We have chosen and continue with the One Night Street Count as the best method available to us to get a snapshot of homelessness in our community, and to begin to quantify those homeless who are not benefiting from the services of our continuum. We will revisit the program survey portion of the ONC as we develop our HMIS (software selection and customization scheduled for this fall), which will also inform our gaps analysis by increasing our ability to access and analyze data regarding our homeless population and their access of homeless and mainstream services.

It should be noted that the information reported in the survey solely reflects the number of individuals and households receiving service at a targeted program at one particular point in time and does not reflect individuals in the homeless community who are not accessing services. Our current estimate of the number of homeless peoples living on the streets or other places not meant for human habitation has two components. In addition to the ONC, which represents actual homeless individuals observed living on the streets of the City of Seattle, we have an estimate of the number of homeless individuals living in the balance of the County, which is not covered by the street count. This figure is based on turn-away data, information from other mainstream systems (i.e.: County Sheriffs, mental health providers), and other efforts to quantify homelessness in the balance of county (i.e.: work done by local jurisdictions).

Our Community's Plan for Conducting Regular Counts of the Homeless

We plan to continue conducting a yearly One-Night Count. Planning for each ONC begins in June prior to the fall's (mid October) annual ONC. It is the goal of the Seattle-King County CoC to continue to expand the geographical areas of the count, both outside the City of Seattle and within "new" neighborhoods, new being defined as neighborhoods that have not been included in past One Night Counts. United Way of King County "Out of the Rain Initiative" staff and volunteers are spearheading this effort in the balance of King County. Planning is well underway for the October ~~2002~~ 2003 count. Teams of counters survey assigned areas between 2 and 5 am, making note of individuals they find sleeping in doorways, bushes, etc. On the same night, shelters and transitional housing programs complete a survey regarding their capacity and clientele. The data is tabulated and analyzed, and then used in the planning processes of our continuum. ~~In December of 2002, a phone survey will be conducted by planning staff to up date the inventory of shelters, transitional housing, and permanent supportive housing and supportive services. Again,~~ As we develop our HMIS we will make adjustments to our survey and inventory methodology as appropriate.

Our Community's Continuum of Care System Under Development

The Seattle/King County Continuum of Care has a history of working jointly to pull together different systems, elements, and people united under one banner, to end homelessness in the community. We understand that first and foremost commitment from a broad sector of the community is required to generate the resources necessary to give local communities the tools to see homelessness end in 10 years. Work is done in collaboration with nonprofit providers and increasingly mainstream service

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systems. We are also working to expand the participation of funders, businesses, and other members of the broader community.

Eight founding groups including King County, North King County Human Services Alliance, Eastside Human Services Alliance, South King County Council of Human Services, City of Seattle, United Way of King County, Seattle-King County Coalition for the Homeless and the Church Council of Greater Seattle came together in a unified effort to realize the vision to end homelessness in King County by the year 2012.

The vision to end homelessness and to bring this vision to fruition is grounded and rooted in a strategic approach that links several mainstream systems together…shelter, housing, foster care, employment, mental health, education, chemical dependency and criminal justice to improve the coordination of and access to services and benefits within these systems for homeless and chronically homeless individuals and families.

All parties believe that significant progress can be made in working together to develop a region wide approach that will result in a considerable reduction of homelessness within the region, if not the end of homelessness by 2012.

Specific outcomes to this regionwide approach include improvement in our ability to collect data about homelessness. Information on who is homeless, why and how they became homeless, where they are homeless regionwide and locally, which neighborhoods and demographic information on whom they are. Again, this information can be used to improve services and access to services. A tool will be provided to help inform public policy, funding and to educate the public on the issues, repercussions and costs of homelessness. This information will be able to help us shape the local community response in solving the problems of homelessness within our locale.

Each founding organization ~~has~~ have nominated two representatives to serve on the CEH. Additionally, each organization is committed to provide resources and senior staff support for the work of the CEH. A staff team is helping to oversee the effort of expanding and broadening the participation of the CEH from two representatives from each group to thirty members through the addition of at-large members. During 2002, the CEH's work was supplemented by a grant from The Paul G. Allen Foundations of $50,000.

The City of Seattle and King County share the lead for the region's CoC planning process. The support of local government, through financial and staff contributions, has been a critical factor in the development of the area's Continuum. Both the City and the County have made extensive financial investments into the Continuum. The City of Seattle General Fund for 2002 to combat homelessness was $9,964,117 annually, supplemented by $3.2 million from King County. ~~The staffing commitment from the two entities currently represents 18 FTE's.~~

Joining us in this partnership is United Way of King County with an on going annual contribution of $6.3 million dollars in homelessness funding which is often used as the match dollars for many of the programs represented in the McKinney annual application to the federal government.

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Ending Chronic Homelessness

Overview

The Seattle-King County CoC recognizes that within the Continuum there are those individuals who are and remain chronically homeless. Ending homelessness for this group will require different strategies than for those who are homeless episodically. Those individuals who are chronically homeless are in need of multiple services including but not limited to, access to benefits, housing, employment and skills training, health care, substance abuse treatment and case management. The multiple needs of the chronic homeless are greater than the response of any one single system. Furthermore, we understand that those who are chronically homeless experience numerous obstacles to accessing services, housing and health care. These barriers quite often render the chronically homeless; who are significantly overrepresented by people of color, invisible on the streets, while at the same time being in the majority. As resources are limited and finite with systems uncoordinated, cultural needs go unmet as providers focus on basic and core services. We know for certain, there is a high societal cost to chronic homelessness. The chronic homeless quite often are experiencing homelessness in tandem with mental illness or substance abuse. Chronic homelessness creates for the individual their own personal nightmare and odyssey and for the multiple systems and institutions ongoing escalating financial and human cost.

Seattle-King County's CoC Strategy for Ending Chronic Homelessness

The CEH will build and strengthen its ongoing and evolving relationships with other organizations and systems to accomplish its work. We want our strategy to result in changing all the systems that allow chronic homelessness to be sustained and flourish. The potential work of the CEH is to develop and adopt a strategic guide to end chronic homelessness. The guide will:

- Create a forum for linking mainstream systems such as housing, employment, and training, mental health, health care, dental care, education, chemical dependency, and income support to services for the chronically homeless.
- Improve discharge planning for homeless people leaving criminal justice settings, hospitals, and treatment programs as a prevention tool for ending chronic homelessness.
- Assist in directing investments, leveraging resources both public and private, integrating, coordinating and streamlining funding in the fight to end chronic homelessness.
- Provide a focus for developing the Seattle-King County's CoC response to chronic homelessness and give assurance for quality service, an appropriate level of monitoring and evaluation.
- Engage broad and diverse sectors of the community as advocates to wage war against chronic homelessness in the Seattle-King County CoC.

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Specific future-oriented goals to end chronic homelessness and specific action steps to be undertaken over the next 18 months in carrying out a strategy to end chronic homelessness is identified by the following goal.

Goal To end Chronic Homelessness	Action Steps	Responsible Entity	Target Dates
Goal 1: To end chronic homelessness and promote stability for those most at-risk-of long-term homelessness.	Develop a plan with specific outcomes for serving the chronically homeless; gather better data to identify the numbers, who they are and what services would best meet their needs.	➢ CEH, local jurisdictions	➢ ~~2002 to~~ 2004
	Within the chronic homeless population, identify & assess the number & needs of the veteran population, assist in connecting them to benefit & resources for which they are entitled. Aid them in breaking from the cycle of homelessness and unemployment to improve their lives.	➢ Veteran Programs	➢ ~~May,~~Summer 03
	Create a forum for linking mainstream systems such as Chemical Dependency, Mental Health, and Criminal Justice to chronically homeless persons. Facilitate greater integration among these systems.	➢ CEH & Mainstream Systems	➢ ~~May, 03~~Fall 2003
	~~Fund the participation of the chronically homeless in the design & development of all policy initiati~~ es and strategies.	➢ ~~SKKCH & CEH~~	➢ ~~Fall, 03~~
	Assist in leveraging resources and funding to provide case management services for chronically homeless individuals with substance abuse disorders.	➢ CEH Partners	➢ Winter, 2004
	Train and educate care providers about the overrepresentation of people of color in the chronic homeless population; promote cultural awareness, and cultural competency in service delivery and practices.	➢ Public Sect Institutions/ Govt.	➢ Winter, 2004

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Other goals and specific action steps to end episodic homelessness that our CoC has developed in partnership with the community to address homelessness include the following goals.

Goal: Other Homelessness	Action Steps	Responsible Entity	Target Dates
~~Goal 1:~~Goal 2: To maintain a continuum of homeless services across crisis intervention, stabilization and prevention programs.	Continuum to fund the needs of vulnerable populations by funding food banks, emergency meal programs, shelter, rent assistance and transitional housing as core services within the homeless Continuum of Care. Give priority to funding these areas when faced with budget cuts and prior to the expansion of new programs.	➢ City, United Way & King County, All Funders	➢ January, 2003
	~~Secondary:~~ Ffunding ~~is to prioritize~~ supportive services to maintain housing including utility assistance, meal programs, and other social supports that help people successfully navigate critical life transitions and crises in the human experience, to aid those with disabilities, and to help facilitate graceful aging.	➢ Funders	➢ May 2003
	Utilize NAC, City/County/United Way training's to provide ongoing technical assistance to ensure the provider community has the capacity to deliver on services and that they engage in sound fiscal practices showcasing best practices, policies and service quality.	➢ SKCCH providers	➢ Late fall, 2003
	Support intervention services to homeless, at-risk youth, victims fleeing domestic violence, people with mental health concerns, substance abuse and addiction issues and those in need of case management services to help maintain their overall health, safety and well-being.	➢ City, United Way & King County	➢ ~~Fall,~~January 2003
~~Goal 2:~~Goal 3: Commit to a coordinated region-wide effort to realize the vision to end homelessness in King County by the year 2012 through the creation of the Committee to End Homelessness, a collaborative group of geographical, public, private, philanthropic, faith-based, non-profit and community leaders.	Create a Committee to End Homelessness (CEH) with geographical representation from eight founding groups who reflect countywide interests. Broaden and expand the participation of two representatives from each group to 30 members through the addition of at-large members.	➢ 8 Founding Partnering Orgs.	➢ ~~Sept. 31, 02~~Feb, 03
	Create a staff team comprised of senior staff from each group to support the work of the CEH.	➢ Partnering Orgs.	➢ ~~June,~~Nov. 2002
	Develop and adopt a strategic policy framework that guides the work of the CEH and results in a plan to address, prevent and end homelessness to ensure that every man, woman and child in the county has a roof over his or her head.	➢ Staff Team & CEH	➢ ~~January,~~Fall, 2003
	Provide strategic thinking on policy issues that tie the two basic concepts of "closing the front door" and opening the back door" together. Create a mechanism that impacts & measures the numbers of people that do not enter the homeless system, contrast this number with the those that leave the homeless system, use the information to begin to effectively work with those that remain in the homeless system.	➢ CEH & Staff Team	➢ ~~June~~Spring, 2004~~3~~
	~~Engage in contingency planning based on different financial predicaments. Develop a variety of plans/approaches taking different revenue projections and environmental factors into consideration.~~	➢ ~~CEH~~	➢ ~~October 31, 03~~
	Create a forum for linking mainstream systems such as housing, veteran administration, employment, mental health, education, chemical dependency and criminal justice to services for homeless persons.	➢ CEH & Staff Team	➢ ~~Winter,~~Spring, 2003~~4~~
	Initiate a public education/awareness campaign to be a voice, educator and advocate for ending homelessness.	➢ CEH & Staff Team	➢ Fall, 2003

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Goal: Other Homelessness	Action Steps	Responsible Entity	Target Dates
~~Goal 3:~~ Goal 4: Strengthen coordinated service delivery with other local, regional, state, federal, and private homelessness service efforts so that each will complement the programs and activities of the other.	Participate in joint monthly assessment meetings with other funders to analyze homelessness service trends and needs.	➢ King County & City of Seattle	➢ March 31, '03
	Use existing data, Safe Harbors and other on –going reporting mechanisms to assess effectiveness of the use of McKinney funds for both McKinney and non-McKinney funded programs.	➢ HCHN, Providers, Govt.	➢ June 30, 2003
	Leverage influence to ~~require~~ encourage Medicaid, Mental Health and Chemical Dependency systems to fund, enroll, support ~~and assist proportionately their share of the load in~~ the maintenance of the homeless Continuum of Care. Facilitate integration among these systems.	➢ Outcome Group, CPI Solutions Group	➢ October 31, '03
	Improve implementation process and coordination efforts to reduce barriers, link and improve access and coordination of services to those leaving Mental Health, Corrections, Foster Care and Substance Abuse institutions and facilities.	➢ Community Services Division, City & King County	➢ August 31, 2003
	Create a system to publicize and enable homeless people better access to Supplemental Security Income and other benefits.	➢ Access to Benefits Group	➢ Fall, 2003
	Form statewide, county and city coalitions of providers with systems administration to facilitate all individuals having equal access and benefits as permitted by law; form "one-stop shopping" for individuals so they don't have to go to multiple places to obtain benefits/services.	➢ Access to Benefits Group	➢ Winter, 2004
Goal 5: To design and implement an outcome-based, computerized system to facilitate timely, efficient, and effective access to needed services and supports for persons who are homeless in Seattle/King County to be known as the Safe Harbors System.	Complete the Data Conversion Strategy for those agencies that already have their own computerized tracking systems to interface with Safe Harbors software.	➢ Collaborate Partnership	➢ ~~August, '02~~ Spring, 03
	Release a competitive RFP for a qualified vendor to provide and customize software for the Safe Harbors system. Select vendor of choice.	➢ SH - Staff Team	➢ ~~October 31, '02~~Winter, 02
	Provide leadership and coordinates a structure for Safe Harbors work by holding regular Safe Harbors Advisory Committee and Executive Committee meetings to yield a final scope of work for all three levels.	➢ Project Manager & Advisory Committee	➢ ~~Dec. 31, '02~~Jan. 03
	Develop a system for implementing on going evaluation for each Safe Harbors component.	➢ Project Manager & Advisory Committee	➢ ~~October 31, '02~~Fall, 03
	Maintain and enhance existing levels of public and private funding for the Safe Harbors System.	➢ Collaborating Partners	➢ January 31, '03
	Initiate Safe Harbors project. Ensure that participating agencies reflect the full spectrum of populations and housing types of the CoC.		➢ ~~January 31, '03~~Winter, 03
	Facilitate a Deployment Plan as to when and how CoC agencies will enter Safe Harbors Customized plan completed.	➢ Collaborating Partners	~~Sept. 2002~~
		➢ Safe Harbors Team ➢ SH – Staff Team	➢ ~~Oct. '02~~Winter, 03

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Goal: Other Homelessness	Action Steps	Responsible Entity	Target Dates
Goal 6: To fund, develop, expand and educate agencies and providers on how to create and sustain programs that provide culturally accessible, appropriate and competent services and environments, to include staffing, policies, and procedures within the homeless CoC.	~~Provide~~Develop culturally appropriate shelter and transitional housing for refugee, immigrant, and communities of color to reflect a 20% growth over last year. Address adverse social condition that makes people of color more vulnerable to the crisis of homelessness. Train and educate providers on the institutionalized oppressions of poverty and racism. Reduce language barriers by hiring staff with language skills. Translate service support information into a variety of languages. Incorporate the principals of Undoing Institutional Racism and similar training's into ongoing meetings and workshops of providers, offer incentives and rewards for practices that treat people equally and fair. Educate homeless system to immigration issues, cultural norms, post traumatic stress syndrome, and religious beliefs enabling the system to be more responsive to needs. Work with housing developers, providers and local governments to create models of low-income housing and services that meets the special needs of large families and target population.	➢ City of Seattle, K C Consortium of Cities ➢ Funders ➢ City & King C. ➢ Providers, Govt. ➢ City & County ➢ Consultants, Universities & Colleges ➢ CDC's, Housing Developers, City Housing Office	➢ April, 2003 ➢ ~~June 2003~~ ~~Fall 2003~~ ➢ ~~May, 03~~ ➢ ~~Spring, 2003~~Ongoing ➢ ~~Fall, 2003~~Ongoing ➢ ~~Winter, 2004~~Summer, 02

Continuum of Care Accomplishments

Significant progress was made towards a number of goals. ~~, moving the entire CoC closer to the goal of ending homelessness during the past year.~~

- An increase in the amount of permanent housing for ~~the~~ disabled homeless people: as a backdoor out of homelessness. During 2001, more than 500 units of permanent housing for ~~the~~ disabled homeless people were developed.

- A plan to end homelessness: a group of 26 committed individuals from a variety of sectors – faith, business, public, non-profit and philanthropic – met regularly to research models and interview individuals from around the country. The Committee to End Homelessness (CEH) was formally instituted with a vision to end homelessness in King County by the year 2012. Senior staff from the founding eight group's supports the work of a diverse Committee their work supplemented by a grant from The Paul G. Allen Foundations of $50,000.

- Improve data collection about homelessness to improve services and access, inform policy and funding, and educate the public. Safe Harbors, our outcome-based computerized HMIS made great progress. Technical assessments were done for 75% of homeless assistance providers on their technology capacity and use. The Advisory Board and the partner organizations approved Workplans for Information & Referral, System Wide Information and Case Management/Sharing.

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- Improved coordination of and access to homeless and other mainstream services: Increased involvement of leadership of mainstream services in on going CoC planning. All systems agreed to ~~abandon their silos and to~~ work with the other mainstream systems of corrections, housing, human services, education, employment and income support to complement the others programs and activities.

- Prevention of homelessness and promotion of stability: case management to help residents maintain their housing; landlord-tenant mediation; translation services for non-English speaking people; information and referral for people searching for affordable housing stock and financial assistance such as short term rent, mortgage assistance and utility assistance. 495 unduplicated households received rent assistance, 765 unduplicated households remained permanently housed and 3,936 unduplicated households received utility assistance just within the Seattle corridor.

- Culturally competent / culturally relevant programs –and services: Through on going training and dialogues on race, skills were developed to assist providers about their behaviors, attributes and agency policies. Over 30 agencies and 120 individuals participated in the trainings.

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EMERGENCY & TRANSITIONAL SERVICES
STRATEGIC DIRECTION- HOMELESSNESS



GOAL: Provide emergency and transitional services and permanent housing to homeless and low-income persons in Seattle so they have a safe place to rest, nutritious food, and a path to stable permanent housing.

CHANGE DYNAMICS AND EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- An extremely active non-profit community supports the Seattle/King County Continuum of Care (CoC). There are more than 50 different committees and boards actively involved in planning for the needs of the homeless. Their efforts, plus a strong commitment of resources and staff from City and County government and local foundations, have created a homeless care system consisting of more than 4,500 beds and a comprehensive set of client-based services. The CoC meets often and works hard to address a wide variety of specific sub-issues the community faces. The overall aim is to increase resources and to improve the quality of existing programs.

- To improve the service delivery system, the Seattle/King County Continuum has undertaken major planning initiatives with on-going planning efforts involving providers and advocates. These planning efforts include The Advisory Committee on Homelessness (ACH), Safe Harbors, The Street Youth Task Force, The McKinney Steering Committee, The Community Shelter Board Feasibility Committee, and the Sub-Regional Planning Groups. The Seattle/King County Coalition for the Homeless membership participates in these efforts.

- The City's annual One-Night Count of the Homeless showed an increase of ~~18~~5 percent in the City's homeless population in the October 2002 street count: 2,040 individuals were found living on the streets. The annual street count in 2001~~0~~ was 1,~~085~~454; the count in 2000~~4~~ was 1,085~~454~~.

- There is increased demand for affordable housing, both subsidized and unsubsidized, resulting in the increasing cost of housing and increased difficulty for very low income persons, including working persons, to access housing. The high cost of housing in Seattle places tremendous strain on individuals and families seeking to advance up the economic ladder. Even persons with full time jobs need shelter and hygiene facilities because their jobs don't pay enough for housing. ~~In 2001, the Crisis Clinic received 9,402 calls from people seeking emergency shelter information. Through May 2002, the Crisis Clinic is on pace to receive 10,500 calls.~~As of October 31, 2002; the Crisis Center had received 7,682 calls for emergency shelter Assistance, 12,177 calls for eviction prevention, mortgage assistance and affordable permanent housing. In addition to these numbers the Crisis Center had received 23,324 calls by the end of October 2002 for housing assistance and information and referral for housing assistance.

- ~~Insufficient affordable housing, including transitional housing, affects youth, families with children, immigrant and refugee households, teen parents, and individuals with special needs. In 2001 the Crisis Clinic received almost 11,700 calls for eviction prevention, mortgage assistance, or affordable permanent housing. Through May 2002, it is on pace to receive over 15,000 such calls.~~
- The revitalization of neighborhoods, business districts, and community-building efforts will need to capitalize on the inclusion of human capital from all communities of color, immigrant, and refugees

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to improve race relations within Seattle and to reduce racial disproportionality in all sectors of the economy.

- The local Latino labor force has grown significantly in recent years. Many of the new arrivals need assistance in locating jobs; training opportunities and access to social services to insure that they are successful and are able stabilize their living situations. In the first six months of 2001, there were 421 persons registered to work at Casa Latina; for the first six months of 2002 624 persons were registered.
- Lack of understanding of the issues; domestic violence is often seen as a "female issue" and not a societal issue.
- DV crosses many service areas, such as, public health, education, public safety and religion.
- Language, poverty and cultural barriers make it difficult for many immigrant and refugee victims to leave their abusers.
- The root cause of domestic violence is a widespread societal problem with consequences reaching far beyond the family, yet it is often seen as a family issue. Many victims do not want to bring undue shame to their family unit.
- Domestic Violence is embedded in our social structures and customs and requires intense training and education to change attitudes and behaviors.
- Most federal dollars are earmarked for victim services, which makes it difficult to fund batterer's services.
- Shelter and victim services are essential to the safety net provided by the City of Seattle in collaboration with United Way and King County.
- API communities present special challenges; victims have a fear and distrust of service providers and authority figures. Victims are often reluctant to seek out or accept help and batterers may avoid treatment because of lack of cultural and language appropriate services.
- Poverty and family violence often go hand in hand and yet, but services to address the two sets of problems are rarely coordinated, due to restriction and regulations on many of the funding sources we have available to victims.

- Shelter space and limited resources for transitional housing continue to be challenges to assisting vulnerable people. Shelters are operating at capacity and report having to turn people away for lack of space. Due to increased operating costs and reduced funding, some nonprofit shelter and housing providers are faced with having to close or reduce current service level.

- Barriers within our service delivery system make access and coordination with other systems, such as Mental Health, Corrections, Foster Care and Substance Abuse difficult.

- There is limited coordination among funders who support homeless programs. Programs that provide shelter, housing and services to homeless people have asked for a streamlined reporting process and more alignment of outcomes among the various funders. Shared planning to identify needs and recommend strategies and better analysis of effectiveness and outcomes of homeless programs are needed.

- Needs among these populations vary significantly and pose difficulties in developing a cohesive service system. The needs of single adults and families with children are often quite different from the needs of homeless youth. However, some of the trends in this service area are common to all target populations:

  - There is a lack of appropriate housing, ranging from affordable and safe housing to sufficient shelter. This is particularly true for single adults who are not disabled,

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chronically mentally ill or dually diagnosed. The same holds true for victims of domestic violence, communities of color where language and cultural barriers exist, young adults between 18 – 24, veterans and people with special needs.

- There is also insufficient transitional housing, particularly for large families, single women/men, youth and young adults.
- There is limited public education about the nature and extent of homelessness.
- There is a system-wide need for better use of technology and improved coordination of intake and referral information to assist agencies and consumers in a model that is accountable and ensures privacy.

Certain dynamics within the service system pose particular obstacles to meeting the needs of single adults and families with children:

- There is a lack of timely access to mental health services and chemical dependency treatment for persons in shelter and transitional housing.
- More chronically homeless women are entering the shelter system.
- There is a high incidence of persons turned away from primary referral locations and increased calls to the Community Information Line.
- There is a lack of connection and communication as homeless families and individuals move from homelessness to permanent housing.
- There is also a lack of affordable permanent housing with supportive services once people in transitional housing are ready to move on.
- There are insufficient day services linked to skill development, mainstream services, and housing support for homeless families, women and men.
- There are no clear referral sites and places for homeless people to seek assistance or have a place to stay during the daytime hours.
- There is inadequate funding to gear up to levels necessary to shelter people during severe weather conditions.
- Persons are being released from the criminal justice system with no plan for housing and support services to help stabilize their lives.

Other dynamics pose obstacles that are unique to youth:

- There is a lack of mental health and drug and alcohol treatment services that are accessible and appropriate for homeless youth.
- There is limited emergency shelter available for young adults, ages 18–25, which are not appropriately served by the adult shelter system.
- Case management and other supportive services are not available for long term street youth, drug affected youth and youth with mental health needs.
- Culturally appropriate services for homeless youth of color and gay, lesbian, bisexual and transgender youth are limited. Gay, lesbian, bisexual and transgender youth often do not access shelter and transitional housing services due to safety concerns and intolerance.
- Clothing, laundry, bus tokens and hygiene supplies are difficult to obtain.
- There is a lack of services and activities for homeless youth on weekends.
- Low wages and lack of career development and training opportunities for staff leads to high turnover and a disruption of services to homeless youth. Although peer workers provide invaluable contribution to the homeless youth system, it is often at the expense of their personal career development.
- The complex shelter and housing referral system, lack of coordination and communication amongst community based providers combined with funding restrictions, results in both empty beds and unhoused youth.

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2003 STRATEGIES:

Provide single adults and families with children with:

- Emergency shelter and supportive services including: food, clothing, showers, hygiene assistance, and storage facilities;
- Confidential temporary shelter and transitional housing to women and children of domestic violence with services such as crisis intervention and supportive counseling;
- Transitional housing, case management and support services;
- Case management, rental subsidies, and other support services for homeless families;
- Mental health and chemical dependency counseling;
- Interpretation and translation services;
- Banking and protective payee services; and,
- Information, advocacy and referral to Spanish-speaking homeless persons.

Youth services include:

- Multi-service centers that provide outreach, assessment, information and referral, and case management services for homeless youth;
- Transitional housing and supportive services, including case management to youth, young adults, and teen parents, ages 16 – 21;
- Emergency shelter for homeless youth, ages 12 – 17; and,
- Employability services.

Domestic Violence

- Provide confidential, shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence.
- The Human Services Department will release a Request for Proposal in spring of 2003 to provide confidential shelter and crisis intervention services to victims of domestic violence and their children.

2003 PROPOSED ACCOMPLISHMENTS:

- 116,887 duplicated homeless people will receive hygiene services
- 30,000 duplicated residents will receive shelter and support services
- 665 Households at risk of housing loss will receive case management & eviction prevention services.
- 440 Households will receive rent or move-in assistance
- Increase coordination with other City departments to focus homeless and stabilization resources in a manner that is consistent with other strategies for neighborhood revitalization.
- Serve 400 low income people with AIDS through the existing HOPWA funded housing and services continuum
- Increase the inventory of affordable housing for women with children, families, immigrant households and others with AIDS
- Serve 400 women and children who are victims of domestic violence in emergency shelter. Objective: 120 adult victims of domestic violence will develop an individualized safety plan and will have a good or excellent understanding of the dynamics of domestic violence.
- Assist 50 women and children who are victims of domestic violence with housing. Objective: 10 families will transition into permanent safe housing and the mother will better understand the dynamics of domestic violence.

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Short-Term Community Development Objectives:

1. Continue to fund the needs of vulnerable populations by funding food banks, emergency meal programs, shelter, rent assistance and transitional housing as core services within the homeless Continuum of Care. Give priority to funding these areas when faced with budget cuts and prior to the expansion of new programs.
2. Prioritize supportive services to maintain housing including rent assistance, case management, meal programs, and other social supports that help people successfully navigate critical life transitions and crises in the human experience.
3. In an effort to aid in the revitalization of neighborhoods and communities, assist special needs populations, including chronic public inebriates, with case management and appropriate treatment services to aid them in their efforts to participate in the live of the community.
4. Support intervention services to homeless, at-risk youth, victims fleeing domestic violence, people with mental health concerns, substance abuse and addiction issues with case management to help maintain the health of the neighborhood in targeted geographical areas as identified in the Mayor's priorities.

Long-Term Community Development Objectives:

1. Utilize Safe Harbors system to strategically determine demands for homeless and housing services and deploy resources to meet critical areas based on data developed on shelter and housing utilization and outcome.
2. Create a Citywide staff team from impacted city departments comprised of senior staff members to support neighborhood and community efforts on creating economic opportunities, revitalizing neighborhood business districts, improving race relations and supporting community-building efforts.
3. Create a system to publicize and enable homeless and low-income people better access to mainstream services such as Supplemental Security Income and other benefits.
4. To improve race relations and strengthen the social fabric for Seattle's immigrant and refugee communities address the adverse social conditions that make communities of color, immigrants and refugees more vulnerable to the crisis of homelessness. Train and educate the public and providers on the institutionalized oppressions of poverty and racism.
5. Work with housing developers, and providers to create models of low-income housing and services that meets the special needs of large refugee and immigrant families.

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STRATEGIES FOR INCREASED/DECREASED FUNDING:

INCREASED

- Ensure the stability of the current homeless response system to maintain effective services and programs.
- ~~Support interpretation and translation resources to enable staff to respond to growing numbers of non-English speaking persons.~~
- Implement initial phases of the Safe Harbor system in partnership with King County, United Way and other funders.
- Support faith shelter development.
- Strengthen housing search assistance for families.
- Expand case management support linked to DSHS emergency resources for families.
- Develop day centers for single men and single women that incorporate an information and referral program with on site services, including hygiene, and linkage to shelter, housing, drug and alcohol treatment, health, employment and support service resources.
- Fund year-round shelter in the Municipal Building and provide resources for shelter support in extreme weather conditions.
- Support shelter, transitional housing and special needs housing to help meet gaps in the Continuum of Care.

DECREASED

Strategies that would respond to funding reductions include:

- Ensure basic emergency shelter and transitional housing capacity among sub-populations of homeless people - youth, single adults and families with children and among the different elements of the homeless Continuum of Care.
- Identify and reduce programs that may not serve as large a percentage of very low-income persons.
- Identify and reduce programs that do not have the capacity to leverage non-city resources.
- Funding reductions will be made in accordance and consistent with the Human Services Policy Framework.

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TENANT STABILIZATION

STRATEGIC DIRECTION-



GOAL:Keep people safely in their homes by providing rent assistance, utility assistance, and short- and long-term support to Seattle residents who are low-income or at risk of losing their housing.

CHANGE DYNAMICS AND EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- Community nonprofit organizations are impacted by funding reductions and increased operating costs.
- Culturally appropriate services are not accessible to communities of color, particularly non-English speaking communities.
- Rising rents and low vacancy rates in Seattle are leading low-income persons to pay a higher percentage of their income on rent.
- Federal housing policy issues have lead to losses in low income housing stock.
- Support services funding for special needs housing is limited, which also reduces the development of housing for special needs populations.
- Eligibility and access to programs and housing is inconsistent and often confusing to tenants.
- There is restrictive eligibility and a lack of coordinated and single point of access to prevention services. Goals for prevention programs that are linked with effective evaluation models are unclear.
- Case management or support services to address underlying causes of eviction are inadequate.
- There is a lack of comprehensive family supports.
- Housing search assistance is insufficient.
- Landlord-tenant support, mediation, and related counseling are not meeting the demand for services.
- There are limited resources for tenant support and case management.
- Chemical dependency and mental health services are restricted by tight eligibility guidelines and thus limit access for persons in need of assistance.
- Existing special needs housing projects are not able to provide case management, counseling and related support critical to helping tenants with chemical dependency and mental health issues stay housed.
- Staff is not adequately supported which has lead to resident turnover and inappropriate activities in buildings.
- There is a lack of employment assistance, particularly for special needs populations and limited support for non-English speaking homeless persons.

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2003 ANNUAL STRATEGIES:

- Case management to help residents maintain their housing stability;
- Increased rent assistance;
- Landlord-tenant services including mediation workshops and related counseling;
- Limited translation services for non-English speaking people;
- Information and referral for people who are searching for affordable housing; ~~and,~~
- Financial assistance such as short term rent or mortgage assistance linked to other support services, and,~~.~~
- Implement rental assistance provision of housing levy through development of rental initiatives that link to other services in coordination with other community supports like United Way's Housing Ready Program.

PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- Support stability of existing services proven effective in preventing homelessness and helping stability of tenants.
- Undertake a Request for Proposal process for housing services and eviction prevention with funding decisions to be implemented in 2004. Engage in a community wide process to identify appropriate outcomes and goals for service areas in the Request for Proposal.
- Increase case management related services in low income and public housing serving special needs populations.
- Assess and strengthen prevention efforts for effectiveness in stabilizing individuals and families who are at risk of homelessness.
- Advocate for additional funding to expand access to mental health and chemical dependency treatment systems.
- Provide short term rent or mortgage assistance linked to other services support, such as King County's Housing Stability Project and the HOME Rent Assistance Program.

STRATEGIES FOR INCREASED/DECREASED FUNDING:

Increased

- Help support stability of tenant stabilization services to maintain effective services and programs.
- Increase case management and resident support designed to increase length of stay for residents of special needs housing and to help ensure security of tenants.
- Broaden housing search assistance for persons at risk of losing their current housing and needing low-income housing.
- Increase service access to non-English speaking persons through translation and interpretation assistance.
- Provide short term financial assistance for low-income renters as a bridge to long term housing stability.
- Increase case management support linked to rent assistance for families leaving homelessness.

Decreased

Strategies that would respond to funding reductions include:

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- Ensure basic emergency shelter and transitional housing capacity among sub-populations of hot eless people - youth, single adults, families with children and among the different elements of the homeless Continuum of Care.
- Identify and reduce programs that may not serve as large a percentage of very low-income persons.
- Identify and reduce programs that do not have the capacity to leverage non-city resources.

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STRATEGIC DIRECTION- AIDS HOUSING

CHANGE DYNAMICS AND EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS):

Housing Market Pressures. There is an increased demand for affordable units, both subsidized and unsubsidized, which means there is more competition. The majority of units that meet cost limits for housing voucher programs are not in Seattle, where most services are, but in the balance of county.

Housing Continuum Gaps. A number of gaps were identifies along the housing continuum. Underlying all of these gaps are the issues of choice and expectations. In the past, the AIDS housing system has fortunately been able to offer a great degree of choice to consumers. As a result, consumers and providers have expectations about the types of available resources that may no longer be feasible. In general, the lack of permanent housing without services creates a backlog in the system for people who need permanent, subsidized housing but do not have significant social service needs.

Barriers to Accessing Housing. In response to the increased demand for all types of housing, landlords and other providers are screening more carefully than ever. Consumers who have always had difficulty obtaining housing are now facing even greater challenges. Criminal background, poor rental history, poor credit, and low or no income add to the barriers.

Expanding Populations in Need. Some populations continue to expand and face particular issues related to housing. These include younger adults, families with children, undocumented persons, people who are HIV-positive (but not AIDS diagnosed), among others.

Additional Issues. Working cross-systems (mental health, substance abuse, etc) to meet clients' needs remains a complex issue.

2003 STRATEGIES:

Current allocations of the Housing Opportunities for Persons with AIDS (HOPWA) programs for the Seattle EMA are used primarily to sustain, and as funding permits, to expand the existing AIDS housing and services continuum. This supports HOPWA policies of preventing homelessness among people with AIDS and promotes stabilization in permanent housing.

- Providing transitional housing assistance, tenant-based rental assistance, operating support, and housing supportive services to low-income persons with AIDS.
- Leveraging HOPWA with other capital resources to add units to the permanent inventory of AIDS-dedicated housing through the creation of set-aside units or new construction.

2003 PROPOSED ACCOMPLISHMENTS:

- 400 persons served by HOPWA funded housing assistance

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PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- Develop permanent affordable housing units by setting aside units in existing buildings and new projects
- Create three transitional (up to 24 months) two-to-three bedroom-housing units through long-term lease or development. Target these units to families with children who cannot be accommodated in existing transitional units.
- Ensure AIDS case managers have current information about housing programs and resources available through the homeless, chemical dependency, and mental health systems and other special needs or mainstream housing/service systems.
- Educate consumers and case managers about available housing options inside and outside of the AIDS housing system, including program descriptions, eligibility criteria, etc.
- Seek opportunities and develop mechanisms to support people seeking permanent housing through the AIDS system to consider currently underutilized resources in the balance of King County. Develop a marketing plan for these units, incorporating the education of case mangers and consumers regarding available resources and the involvement of volunteers for the community as possible.

STRATEGIES FOR INCREASED/DECREASED FUNDING:

Increased

If additional HOPWA funding becomes available, the following strategy would be proposed to the AIDS Housing Committee:

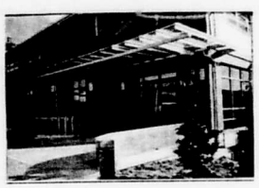
- Increase available funding to develop permanent housing and set-aside units

Decreased

- Small reductions should be distributed equally across program categories. If more than 5% is cut, funding will be allocated based on the priority of maintaining existing housing availability at current levels.

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COMMUNITY FACILITIES
STRATEGIC DIRECTION



GOAL: Provide ~~technical~~ architectural assistance and capital funding to community-based human service organizations to help them plan and develop facility projects.

CHANGE DYNAMICS AND EMERGING TRENDS

- Since 1990 the demand for community facilities financing has outstripped available resources by a ratio of 2.5:1. During the 2002 applications cycle, 17 agencies requested a total of $3.42 million against $1.38 million in available funds. In the previous year, 14 agencies requested $3.1 million, against $1.30 million in available dollars.

- In the summer of 2002 the The Mayor's Economic Opportunity Task Force recommendeds the development of annual work plans to address existing and emerging infrastructure needs of, among other things, social services agencies in targeted Neighborhood Business Districts and designated Manufacturing and Industrial Centers.

- The Economic Opportunity Task Force recommended prioritizing the wxpansion of job skills centers and job training providers. The Task Force also reaffirmed the Program's priority, since 2000, to fund child care centers that support low- and moderate-income families. These two areas of facilities development expansion and are critical to supporting Seattle's economic development priorities.

- Health and human services agencies have limited resources and must balance their needs for facilities with demands for services. Facilities often lose out in this balancing act; agencies routinely defer leasehold improvements and under-maintain the buildings they own. This in turn has negative impacts on the quality of a neighborhood.

- Many non-profit agencies, especially those incorporated to serve emerging and newly-established refugee and immigrant communities, have limited experience in undertaking a construction or remodeling project and require low or no-cost technical assistance to see one through. More City staff time work is being required to extensively with these agencies to provide support and technical assistance to these agencies critical to successfully developing projects and which meet complex CDBG regulatory requirements.

- Since program year 2000, the community facilities funding process has prioritized funding for child care centers that provide services to low- and moderate-income families such as Head Start and Early Childhood Education programs.

- Capital funding for community nonprofit organizations is limited. Many agencies, and even other funders, look to City Community Facility funds as a lead funder to support critical projects.

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Requests for City Community Facility funding is generally two to three times higher than available resources.

- The need to strengthen the social fabric for immigrant and refugee communities has been identified as a budget priority by the Mayor.
- The increasing homeless population in Seattle is increasing the demand for basic services such as day and hygiene centers. Current facilities that provide these services are operating at capacity.

OBSTACLES TO MEETING NEEDS

- CDBG funds are the only source of funds available at the City's disposal to meet these particular needs of social service providers. Funding for this program is being drastically reduced in the 2003 Adopted City Budget.
- Coordinating and balancing funding requirements and fiduciary security interests among a variety of public and private funding agencies and lenders is very complicated and can result in project financing delays.
- There are a limited number of agencies, especially among emerging or newly-established refugee and immigrant groups, that have the capacity to work through federal CDBG regulatory guidelines and requirements.
- The price of land and facilities within the Seattle City limits can prove to be prohibitive for the abilities of smaller community-or neighborhood-based social services agencies.
- City resources are often widely dispersed throughout the City and insufficient to make significant differences when trying to address community development objectives in particular areas.

2003 STRATEGIES:

The Community Facilities Loan Program will continue to contract with Environmental Works, a non-profit architectural firm, to provide technical and architectural assistance to nonprofit organizations throughout the year. Environmental Works was selected as a result of a competitive RFQ process that was conducted in the Fall of 2000.

With very limited funding in 2003, the City will conduct an open Request for Proposals competition for funds, consistent with the practice of previous years. Community Facilities staff and the non-profit architectural firm Environmental Works, under contract with the City of Seattle, provide technical and architectural assistance to nonprofit organizations throughout the year. During the annual Facilities RFP season, the demand for guidance is even greater. Proposals must meet the following basic requirements to be advanced for rating and ranking by the review committee.

- Any project chosen for CDBG funding must clearly and directly provide human service benefits to low and moderate-income people. Agencies are guided by staff to provide easily verifiable documentation that beneficiaries of the facility improvements are predominantly low/moderate income people.
- CDBG funds must be used to improve or expand space that is predominately used for the direct delivery of human services. "Direct delivery" generally means substantive client activities related to

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obtaining services. This is the sole way that expenditure of these funds can be shown to meet a National Objective as defined by HUD. Improving spaces for general administration, program administration or staff convenience does not meet a National Objective.

- All other relevant CDBG eligibility requirements must be met upon application, or if the service or facility is new, upon project completion.

All highly ranked projects will:

- Meet city human service priorities, especially projects whose proposed services are supported with other city funds;
- Be clearly outlined, well-planned, and demonstrate significant benefits for human service clients;
- Start promptly and be completed in a timely manner;
- Generally have other funds that are available or committed; and,
- Be sponsored by agencies that have the structure and capacity in proportion to the complexity of the project.

Also in light of very limited funding, we will aggressively monitor and enforce program requirements to expend funds in a timely manner. Projects not meeting timeliness requirements will be subject to having their fund reservations withdrawn.

2003 PROPOSED ACCOMPLISHMENTS:

- Provide services to 40 30 architectural design projects
- Initiate Fund ~~8-10~~ 74 community facility projects

SHORT TERM COMMUNITY DEVELOPMENT OBJECTIVES

We will continue to provide low-cost architectural assistance to qualifying non-profit social services providers.

We will engage in a Request for Proposals competition to allocate facilities and facilities planning funds. On the basis of the CDBG fund source requirements, needs, and human services area priorities, the following types of facilities and projects will be funded prioritized to receive funding in the short-term future (through 2003):

1. Launch the Small and Emerging Agencies Capital Assistance Program, focusing on providing financial and technical assistance to refugee and immigrant-based communities and agencies.
2. Focus social services facilities funding for aAcquisition, construction, renovation and rehabilitation of social services facilities within identified in Neighborhood Opportunity Areas.: Broadway, the "Ave" / University District, Pioneer Square / International District, Central Area (focusing on 23rd Avenue), South Park, South Delridge, South Lake Union, Northgate, and the neighborhoods identified within the Community Development Fund for light rail transit mitigation.
3. Projects which iIncrease the physical capacity of child care providers and job training / skills development providers and other social services that improve the employability of low- and moderate-income residents.
4. Acquisition, construction, renovation and rehabilitation of social service centers for refugee and immigrant groups to increase their social cohesion and community self-sufficiency and self-determination.

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In 2003, the Community Facilities Loan Program will also implement a pilot program to study ways to increase the accessibility of CDBG capital funds for agencies with limited capacities for developing facilities improvement projects.

Also in 2003, a special RFP competition will be implemented specifically for providers of day and / or hygiene centers for homeless persons for the purpose of maintaining or expanding such services.

LONGER TERM COMMUNITY DEVELOPMENT OBJECTIVES

1. Implement an allocations process that makes funds more accessible to smaller community-based agencies, particularly programs serving immigrant and refugee communities.
2. Decrease the time between the award of a loan reservation and the completion of a project.
3. Further align CDBG community facility funding with City neighborhood development, human services long term strategy, and economic development strategies.

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CHILD DEVELOPMENT
STRATEGIC DIRECTION



GOAL: Provide access to affordable, culturally relevant, high quality early care and education, and out-of-school time activities for children and families so that children can succeed in school and parents can remain or become economically self-sufficient.

CHANGE DYNAMICS AND EMERGING TRENDS

- Washington State now requires more training than ever before for licensed child care providers. As community standards for child care quality rise, so do program costs. Seattle's annual private fees are $11,000 for infants, $9,600 for toddlers, $8,400 for preschoolers, and $5,480 for school age children. Seattle's low and moderate wage earners cannot afford to pay the full cost of child care.
- Due to the slow economy, demand far exceeds supply. At mid- 2002, over 342 Seattle families (430 children) were on the waiting list for Comprehensive Child Care Program (CCCP) subsidies. 100 children waiting for subsidy are attempting to transfer to the CCCP from Working Connections, the DSHS subsidy program. Their families had their child care subsidies terminated by DSHS either due to the decrease in DSHS eligibility standards, or changes in family situation.
- As the economy has slowed, the CCCP serves a higher percentage of low income clients (as defined by HUD). Presently, one-third of our new enrollees earn less than 225% of the federal poverty level (less than 50% PMSA). All earn less than 80% PMSA.
- In an effort to improve race relations, all child care providers serving children subsidized by the CCCP receive training in culturally relevant anti-bias child care services. 7,000 children benefit.
- To address disproportionality, the CCCP and the Seattle Public Schools are jointly developing specific guidelines for kindergarten entry. The CCCP will continue to provide professional development opportunities for child care providers so that the guidelines will be met, children will develop optimally, and children of color will succeed in school. Research repeatedly demonstrates that children receiving high quality child care services do better academically, socially, and, eventually, economically. (The Perry Preschool Project, The North Carolina Abecedarian Project, The Chicago Parent-Child Center Study)
- The Comprehensive Child Care Program specifically conducts outreach in Amharic, Chinese, Khmer, Spanish, Somali, Tagalog, and Tigrinia, and collaborates with other community providers to recruit and train providers from Latino, South East Asian, and East African cultural groups.

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OBSTACLES TO MEETING NEEDS

Inadequate financing of the child care system continues to challenge children, providers, and families.

- Limited funds mean that the CCCP cannot meet the full community's need for child care subsidies, as evidenced by the large waiting list. Due to limited ability to enroll new clients, minimal outreach has been conducted, implying that the waiting list would be larger if more people knew about the program.
- Low wages persist, with the majority of child care providers earning incomes well below 80% PMSA.
- Providers who serve large numbers of state subsidized children are hard-pressed to meet quality standards with inadequate reimbursement rates. The state currently reimburses at the 50th percentile of the Year-2000-rates).

2003 STRATEGIES:

➢ Child care subsidies for children in 199 low-income families

2003 PROPOSED ACCOMPLISHMENTS:

- 256 child care subsidies provided to eligible families

PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- Subsidize more child care for families, so there is no waiting list for families who are homeless or who live in Seattle.
- Improve quality through TEACH scholarships for early childhood and out-of-school time providers.
- Improve quality through stipends, technical assistance, and incentives for accreditation and/or ECEAP service standards.
- Partner with school district to maximize children's success through the Community Learning Centers and school/out-of-school (OST) time linkages.
- Create a facility fund for larger grants to increase capacity for high quality licensed care.
- Increase child care specialist staffing level and professional development funding level to match the 42% increase in number of contracted sites.
- Create a new financing strategy that leverages private dollars, standardizes subsidy rates and family contributions, and rewards higher quality with higher rates.
- Increase state funding levels for ECEAP and homeless child care.
- Create support mechanisms for Family, Friends and Neighbors child care.

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YOUTH DEVELOPMENT
STRATEGIC DIRECTION



GOAL: Provide services to youth to support their developmental needs and facilitate their ability to gain the skills and assets necessary to grow into healthy, successful adults and contributing members of the community.

CHANGE DYNAMICS AND EMERGING TRENDS

- Homeless youth and young adult programs serve young people, ages 13-25, who range from newly on the streets to chronically homeless. Data shows that these youth come primarily from inside Seattle's city limits with about 20% coming from the balance of King County.

- In addition to having a safe place to sleep, homeless and street-involved youth are plagued with a number of challenges including poverty, lack of education, abuse, exploitation, violence, rape, predators, unemployment, hunger, lack of stability, alienation from family and community, substance abuse, mental illness, racism, homophobia, fear, and lack of accessible services to address these challenges. These youth and young adults are also gifted with great strengths such as resiliency, creativity, resourcefulnes spirituality, and perseverance. Homeless youth services are designed to build on these youth's strengths to help them overcome their challenges and transition off the streets.

- The most effective means for youth to leave the streets is through a continuum of services that includes street outreach; day centers that include case management, education, employment training, microenterprise opportunities, and hygiene services; emergency shelter; and transitional housing. CDGB funds are crucial in supporting the continuum of care for homeless youth and young adults and leverages an additional $3 million from other sources.

OBSTACLES TO MEETING NEEDS

- There is a lack of understanding about homeless youth that has led to fear and a tendency to blame the youth for their circumstances. In fact, youth homelessness is a symptom of larger problems including domestic violence, poverty, racism and homophobia. The combined impact of these conditions has led to project delays, service compromises, undue hardship on organizations, and a lack of services in some areas of the City. Most significantly this leads to daily abuse of youth on the streets by normally reasonable community members, a fragmented service system, and contributes to a youth's lack of trust for adults.

- State and federal laws and regulations such as reporting requirements outlined in the Becca Bill and statutes that prohibit youth who have committed some types of crimes from using services prevent some youth from accessing services.

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- Coordinating and balancing funding requirements among a variety of public and private sources is complicated and results in restrictive and underfunded services.
- Lack of interest about homeless youth has led to a lack of research and hard data available about the benefits of services to these youth and their impact on society.
- Finally, services are under-funded and with shrinking resources in the larger community, this will only get worse. We are still learning about this constantly changing population and as dollars shrink, room for innovation shrinks as well.

2003 STRATEGIES:

- **Homeless Youth Drop In Centers**: This strategy engages homeless youth in the service continuum through a number avenues and includes daytime, multi-service programs that provide neighborhood-based services including street outreach, information and referral, food, case management, education, employment training, microenterprise opportunities, social activities, and hygiene services to homeless and street-involved youth, ages 13-22.
- **Emergency Shelters:** These programs provide temporary, emergency shelter that keep youth safe at night until they are able to return home or move to more long-term care.
- **Transitional Housing:** These programs provide 18 to 24 months of temporary housing and case management and are designed to prepare youth for permanent housing.

2003 PROPOSED ACCOMPLISHMENTS:

Drop-In/Case Management Services
Serve: 819
Objectives: All youth will receive basic needs services and referrals to housing, employment, health care, education and other community resources.

Shelter Services
Serve: 386
Objective: All youth will be provided safe, temporary housing and connection to mainstream resources.

Transitional Housing

Objective: Twenty (20) youth will transition into permanent housing

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Short-Term and Long-Term Community Objectives

Short-Term Community Development Objectives:

- Assist currently homeless youth and young adults in their transition from the streets to safe housing and provide access to opportunities including employment, education and healthcare.
- Assist homeless youth in creating support networks and integrating into the larger community.
- Implement Human Services portion of Capitol Hill and University District Neighborhood Plans.
- Through the Street Youth Task Force planning process implement strategies for improved shelter efficacy and create stronger linkages in the continuum of care.

Long-Term Community Development Objectives:

- Minimize youth homelessness and thereby improve individual and public safety, contribute to revitalizing impacted neighborhoods, and help youth exit the streets, preventing them from becoming chronically homeless adults.
- Continue to improve and enhance a comprehensive system of services to homeless youth by ensuring that they secure stable housing and employment.

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CHILDREN AND YOUTH DEVELOPMENT:

STRATEGIES FOR INCREASED/DECREASED FUNDS:

Increased

Substantive increases will require a revisiting of the City's priorities for funding in light of the need for respective services. This would be done in consultation and collaboration with the community. Priority areas for consideration in the event of significantly large increases in funding may include, but are not limited to:

- Increasing the availability of subsidized child care slots to accommodate current wait lists and the needs of former TANF recipients who have transitioned from welfare to work.
- Restoring levels of support services that were reduced in the re-targeting of funding through the 1997 Families and Education Levy
- Increasing the availability of culturally and linguistically appropriate service options
- Increasing the availability of housing and services options for homeless youth

Decreased:

In the event of significant decreases in funding, current services and programs would be reviewed on an individual basis, taking into consideration such factors as the number of very low-income persons served, the extent to which the City is primarily responsible for the provision of the service, the extent to which programs have achieved their targeted outcomes, and the extent to which programs leverage non-City funding. This would also be done in collaboration with the community.

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HOME-BASED CARE
STRATEGIC DIRECTION



GOAL: Provide an array of home based services to elders and adults with disabilities in King County so they can remain in their own homes longer than they would without these services.

CHANGE DYNAMICS AND EMERGING TRENDS

- The proportion of the population that is elderly is increasing, especially the very old. In Seattle, the number of people over the age of 75 increased 14% between 1980 and 1990, and now makes up 15% of all residents age 65 and older. Many in this older age group have increasing physical, social, and psychological limitations that make them the "frail elderly." Many frail elderly remain in their homes with the help of support services, but others need assisted housing. Seattle Housing Authority is the primary provider of housing for low income elderly persons. Many SHA buildings – built over 20 years ago for elderly tenants – are now home to tenants whose average age is 74 years. As these residents "age in place," they increasingly need specialized support and medical services.

- People of color account for 58% of all SHA households. Although African-Americans comprise only 10% of Seattle's population, they make up 32% of all SHA tenants. Similarly, while Asian-Americans make up about 12% of Seattle's population, they make up 19% of all SHA tenants. There has been a steady increase in the number of Russian speaking immigrants in SHA buildings.

- Recent immigrants are becoming a larger proportion of households in low-income housing, resulting in demands for English-as-a-second-language programs, and culturally sensitive programs and services addressing the social, health and mental health issues.

- Households headed by persons with disabilities are the most common household type, making up 36.5% of all SHA households, with elderly households at 31%.

- The average annual income of households living in SHA housing was $9,842 in 1999. Over half of SHA households (54%) are supported by Social Security or Supplemental Security Income (SSI).

- Approximately 1,444 elderly households are on SHA waiting list seeking studio or 1-bedroom units.

- Many older adults and persons with significant disabilities are able to remain living independently in the community with the help of support services such as case management.

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OBSTACLES TO MEETING NEEDS

- SHA has limited funding to provide support services to assist residents who are frail elders or who have disabilities, to enable them to remain in public housing.
- Limited number of agencies with the capacity to coordinate the various federal, state and local entities for comprehensive funding of support services to those aging in place.
- The comprehensive SHA/Medicaid/CDBG housing support package of services has been in place for the past five years. Aging and Disability Services has been successful in applying for SHA housing support funds because we bring to bear CDBG as a local match, as well as leveraged Medicaid funds. The commitment of CDBG and Medicaid funds towards this comprehensive package of services was the primary reason SHA funds were made available to ADS. Should there be a loss of CDBG funds, the SHA funding as well the comprehensive services to low income seniors and people with disabilities may be jeopardized.

2003 STRATEGIES TO MEET AGING AND DISABILITY OBJECTIVES:

- **Homesharing** is an intergenerational alternative housing program to help older adults stay in their own homes.
- **Public Housing Case Management** offers support services to help those with multiple functional limitations stay in their homes.

2003 PROPOSED ACCOMPLISHMENTS:

- While all residents in the 53 SHA buildings are eligible for services under the Case Management project, we plan to enable over 500 frail elders and people with disabilities to retain affordable, safe and livable public housing with support services funded by CDBG. The support services will be provided by the ADS in-house Case Management Program, Asian Counseling and Referral Service (ACRS), and Chinese Information and Service Center (CISC).
- Of the total to be served, 43% will be ethnic minorities.
- Of the total to be served, 15% will be immigrant and refugee elders receiving culturally and linguistically relevant services that enable them to retain affordable public housing, through CDBG funding provided to ACRS and CISC.
- 85% of SHA elderly and disabled clients (est. 61 out of 72 people) receiving 10-day eviction notices will stay housed through the crisis debriefing, eviction prevention and intervention of the CDBG funded case managers.
- 65 persons will be housed in affordable housing due to the Homesharing Program, and 1,200 persons will receive housing counseling for seeking their own housing. Homesharing is operated through a subcontract with Senior Services of Seattle King County. Of the total to be served, 22% will be ethnic minorities and 25% will be people with disabilities

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PROPOSED STRATEGIES TO MEET EMERGING NEEDS:

- **Homesharing** - Expansion of the Homesharing Program was recommended during 2001-02 to increase homesharing matches by up to 42 older adults in Seattle and up to 90 older adults in King County.
- **Service Coordination for SHA Residents** – To increase the average length of stay of low-income elderly and adults with disabilities who live in subsidized housing sites.

STRATEGIES FOR INCREASED/DECREASED FUNDS:

Recommended strategies for increases or decreases in funding are determined by the Aging and Disability Services Advisory Council's Planning and Allocations Committee. Under the Area Plan on Aging development process, these recommendations are coordinated with the priorities developed for local allocation of federal and state aging funding.

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NEIGHBORHOOD & COMMUNITY DEVELOPMENT
STRATEGIC DIRECTION



GOAL: Provide operating, grant and loan, and project management support to neighborhood business districts and community based development organizations, and to special projects, so that Seattle has thriving neighborhoods and broadly shared prosperity.

CHANGE DYNAMICS, EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- The high cost of land creates difficulties for non-profit agencies. The need to layer subsidy sources requires non-profits to typically wait up to three years to assemble the requisite permanent financing. Non-profits frequently cannot maintain site control long enough to obtain all the financing needed unless they offer substantially above-market prices or if they agree to expensive non-refundable down payments, earnest money or option fees.
- There is a lack of financing for tenant improvements for commercial space in mixed-use buildings and for community economic development projects. Unlike housing, there are few sources of low-interest equity capital to cover the gap financing needs for commercial projects.
- Seattle's low-income residents are having increasing difficulty sustaining themselves and their families given the City's changing economy and neighborhood demographics. Housing prices and living costs remain high in City neighborhoods.
- Seattle's neighborhood plans are requesting additional funds and resources for community development corporations and for strengthening and improving the appearance of our commercial districts (i.e. façade improvement programs in low-income communities).
- City required infrastructure improvements continue to add costs for CDC real estate projects.
- Neighborhood Business Districts exhibit varying degrees of economic distress requiring strategic, focused City intervention to support private sector initiatives.
- Neighborhood Business Districts are in transition, with retail and housing markets in need of help to reach or regain competitive market advantage. Resources need to be brought together in new ways to leverage private resources, providing scale and focus necessary to make a significant positive difference.
- Light rail construction threatens the existence of as many as 300 businesses along MLK, many of them minority owned, and presents opportunities to strengthen the cultural diversity, long-term livability and economic opportunity for the people who live and work in the Rainier Valley.
- Development projects in distressed neighborhoods frequently require public support in the form of technical assistance or actual financing to make them viable.
- Entrepreneurs in economically disadvantaged neighborhoods are frequently unable to obtain financing or advice and technical assistance from conventional financial institutions.

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2003 STRATEGIES:

- Small Business Technical Assistance: Provide technical assistance to existing and startup businesses to develop and sustain small businesses in Seattle within low-income communities and create job opportunities for low- and moderate-income persons.
- CDC Technical and Project Assistance: Provide technical assistance to community development corporations in support of their efforts to strengthen low-income neighborhoods, including the development of housing, commercial and retail space, and community facilities.
- Rainier Valley Community Development Fund: lessen the impact of construction of light rail on Rainier Valley business and property owners and provide opportunities for the community to invest in affordable housing, retail and commercial development, small business development and facilities for community and cultural activities
- Community Development Equity and Lending: Provide forgivable loans for retail, commercial, mixed-use or housing development projects of community-based development corporations. These programs provide financing for projects that result in goods, services, and jobs in low-income communities.
- Community Development Float and Section 108 Program: Continue to promote the Community Development Float and Section 108 Program as a means to finance community development projects that provide needed goods and services in low-income communities and that provide jobs to low-income individuals.
- Neighborhood Business District Support: Finance facade improvements in targeted neighborhood business districts with a special emphasis on University Ave., Broadway, Pioneer Square, and the Central District. Provide real estate expertise to help structure deals within the targeted neighborhoods.

2003 PROPOSED ACCOMPLISHMENTS:

- Develop specific revitalization strategies for targeted neighborhood business districts with specific milestones and benchmarks to track outcomes.
- Establish Community Development Fund and complete at least 3 property advances with CDBG funds to develop or rehab sites to house businesses needing to relocate due to light rail construction. Provide business and technical assistance to 300 impacted businesses.
- Fund at least 12 façade improvement projects in neighborhood business districts.
- Close three float loans worth $6 million and approve three Section 108 loans worth $6,750,000 ~~7~~ million, with a focus activity within the Neighborhood Opportunity Areas
- Fund up to ~~36~~ acquisitions of property for development by Community Development Corporations in the Neighborhood Opportunity Areas
- Support Community Capital Development to close 40 loans and provide technical assistance to 300 clients.

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- Support Neighborhood Farmers Market Alliance to provide technical assistance for 10 farm vendors and operate two markets that provide goods and services to neighborhoods with a majority of low- and moderate-income residents.

SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES:

- Strengthen existing commercial neighborhood centers by sustaining and increasing the range of retail goods and other needed services, in part through a façade improvement program that improves the appearance of commercial business properties and encourages shoppers to frequent targeted business districts.
- Provide technical and financial assistance to non-profit organizations for neighborhood revitalization projects that will have a sizable impact on the decline of a specific neighborhood.
- Promote Community Development Float and 108 Programs to finance real estate projects in low-income communities to increase or preserve housing opportunities or create/retain jobs for low-income individuals.
- Minimize the impact of light rail construction on neighborhood business districts in the Rainier Valley, particularly those located along Martin Luther King, Jr. Way.

LONG-TERM COMMUNITY OBJECTIVES:

- Support community economic development projects that increase economic opportunities for low and moderate-income residents.
- Stimulate new business development and retain existing businesses to provide permanent jobs in economically disadvantaged neighborhoods.
- Provide financing tools to promote community development projects that address needed goods, services, and housing needs of low-income communities.
- Provide increased support to low-income neighborhood business districts, including support for facade improvement programs.
- Create and sustain a community based financial institution that helps preserve and strengthen cultural diversity, long-term livability, and economic opportunity for Rainier Valley residents, businesses, and institutions.

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WORKFORCE DEVELOPMENT

STRATEGIC DIRECTION

GOAL: Promote innovations in the workforce development system to place low-income residents in living wage jobs, support retention and upward mobility and contribute to

CHANGE DYNAMICS, EMERGING TRENDS - (OBSTACLES TO MEETING NEEDS)

- The regional economy is not creating enough jobs that pay workers enough to meet their basic needs of their families without resorting to public assistance and provide them a financial cushion to address emergencies.
- People of color are over-represented in low-paying jobs, are more likely to have personal earnings below a living wage, and are less likely to have education beyond high school.
- The economy is creating few opportunities for people who have no training beyond a high school diploma or GED. This group typically includes people of color, women, and single adults with children.
- Washington State's unemployment rate is among the highest in the nation. In the Puget Sound region alone, job losses total about 100,000 over the last two years, equal to almost a seven percent drop in employment.
- Despite the current economic downturn, there remain industry sectors that provide the best opportunity to create jobs that pay a livable wage, including construction, manufacturing, bio-tech/life sciences, and some services such as health services, specific business services and engineering/management services.
- The difficult economic times have provided impetus for new partnerships to improve service to low-income job-seekers, as public and non-profit agencies are searching for new, innovative and less costly ways to partner.
- A declining portion of workers can look to their employers to provide traditional benefits such as health insurance, retirement and paid holidays.

2003 STRATEGIES:

- Establish a private, non-profit organization that functions as an intermediary in the workforce development system to connect Seattle's low-income community residents to living wage jobs and provide employers the skilled workers they need.
- Once established, the new intermediary will employ the following strategies to accomplish its objectives:
  - Convene divergent parties to work toward a common result
  - Fund services for low-income job seekers and promote best practices in many service arenas
  - Organize workforce development stakeholders to improve the effectiveness and efficiency of their services to low-income job seekers and local employers

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- Encourage the alignment of multiple systems to achieve improved outcomes for low-income job seekers and local employers
- Identify and broker opportunities to leverage resources and maximize service impact
- Identify service gaps and work with partners to improve system services
- Promote high quality services among all workforce development system providers.

2003 PROPOSED ACCOMPLISHMENTS:

- Successful establishment of a private, non-profit organization that functions as an intermediary in the workforce development system to connect Seattle's low-income community residents to living wage jobs and provide employers the skilled workers they need.
- Placement of 500 low-income job seekers in jobs, with benefits, at an average wage of $9 an hour.
- Of those people placed, achieve a 60 percent job-retention rate one-year after placement.

SHORT-TERM COMMUNITY DEVELOPMENT OBJECTIVES:

- Represent the interests of low-income job seekers in Seattle through policy and program work with government agencies, employers, and non-profit agencies involved in the workforce development system.
- Provide recruitment, case management, skills training and job retention services to job seekers through collaboration with community-based organizations.
- Respond to the needs of employers through the delivery of training programs that prepare entry-level workers with necessary and appropriate skills.
- Negotiate agreements with employers to increase the access of low-income women and people of color to jobs that pay a living wage.

LONG-TERM COMMUNITY OBJECTIVES:

- Increase the access of low-income job seekers to the regional workforce development system by establishing ~~assisting~~ an active and meaningful role for community-based organizations ~~to establish an active and meaningful role~~ within the workforce development system.
- Improve partnerships among the community college system, the workforce development system, the City of Seattle, and other funders of human services through joint strategic planning and collaboration on funding strategies.
- Collaborate with the Workforce Development Council (WDC) on the implementation of a industry sector strategies ~~n Information Technology strategy~~ such that ~~will assist~~ low-income residents ~~to~~ develop the skills necessary to compete for positions in the targeted ~~Information Technology~~ sectors.
- Pursue strategies to address wage progression and skill gaps through collaboration with the WDC and other workforce development entities.

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Appendices

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APPENDIX A

COORDINATION AND INSTITUTIONAL STRUCTURE

Seattle has a solid institutional structure through which it carries out its housing and community development plan. Community-based organizations (CBOs) offer an efficient structure for delivering services, are flexible in developing/adapting programs, provide services in a culturally responsive manner, and have an in-depth understanding of the people they serve. Seattle housing developers bring a wealth of expertise and knowledge in the areas of development, construction and management. One major gap in this system is simply the lack of available resources to meet the growing demand of low-income housing. Throughout the next four years, the city will continue to strengthen partnerships with housing developers, non-profit and private entities and encourage creative approaches to address its housing and community development needs.

City departments allocate most funds for Consolidated Plan and services. Funds are distributed according to federal, state, and city funding program requirements. City departments also allocate funds according to administrative plans and budget directives from the City Council. Agencies responsible for administration of funds include the State of Washington, King County, City of Seattle, the Seattle Housing Authority, public development authorities, semi-public agencies, private nonprofit agencies and qualifying private parties.

Human Services Department (HSD): LEAD AGENCY

HSD finds and funds solutions for human needs for low-income, vulnerable people in greater Seattle. The Department provides a network of supports for older persons and adults with disabilities, children, youth and families. It also provides homeless intervention and prevention services. HSD administers over $60 million in local, state and federal resources for human service programs.

CDBG Administration in the Human Services Department: This unit provides centralized monitoring and support to CDBG programs delivered through HSD, ~~the Health Department~~, Parks Department, Department of Neighborhoods, Office for Economic Development, and the Office of Housing. The CDBG office assures the eligibility of proposed projects assists in periodic accountability review, and meets financial and oversight requirements of HUD.

The Office of Housing (OH): The Office of Housing provides resources so Seattle residents can become homeowners and/or preserve and improve their current home. Resources are also provided to develop, rehabilitate and maintain affordable multi-family rental housing. Strategic planning, program development and vacant land redevelopment is also provided to increase the housing opportunities for Seattle residents.

The Office for Economic Development (OED): The Office of Economic Development supports a healthy, diversified economic base and brings economic opportunities to all Seattle's citizens, especially it's most disadvantaged. OED provides outreach for the CDBG Float Loan Program and technical assistance to prospective borrowers. Funds are also provided to start-up businesses served by the

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Community Capital Development and other lenders. ~~Finally, OED administers the Seattle Job Initiative, a multi-year project designed to improve connections between low-income jobseekers and employers in high growth areas.~~

~~Seattle-King County Department of Public Health (SKCDPH):~~ ~~The Department of Public Health supports residents to live in a healthy environment, to be well- nourished, able to practice healthy habits, and to have good access to affordable health care. Programs funded with local Human Services Program dollars are designed to support primary medical, dental and access services, particularly for low-income populations having limited or difficult access to traditional sources of health care~~.

The Department of Neighborhoods (DON): DON manages the Neighborhood Plan Community Project which provides CDBG funds to implement community development projects identified in Seattle neighborhood plans.. ~~DON implements the Neighborhood Matching Fund using CDBG resources. This fund provides cash support to neighborhood projects that match community resources.~~

Seattle Department of Transportation: Seattle Department of Transportation is among the newest departments in Seattle City Government, although it has one of the oldest missions: "To maintain and improve the transportation system for the safe and efficient movement of people, goods and services

Seattle Department of Design, Construction and Land Use (DCLU): DCLU coordinates the City's land use and zoning code and facilitates the permitting of new and rehabilitated housing. It works in cooperation with the Office of Housing and other City departments to provide clear development rules for builders and neighborhood residents.

~~Seattle Strategic Planning Office (SPO):~~ ~~SPO carries out long-range planning for the city. It is the agency that developed and now monitors the Comprehensive Plan, which sets Seattle's housing goals from 1994 through 2014.~~

~~Seattle Planning Commission:~~ ~~The Seattle Planning Commission consists of 15 citizens appointed by the Mayor and confirmed by the City Council. It is an advocate and advisor to the Office of Housing on housing policies and strategies. It supports a strong city commitment to meeting the housing needs within the context of regional growth policies and in support of the Comprehensive Plan. The Commission plays an active role in the development of innovative housing strategies and increased efficiencies in city processes to promote the development of affordable housing.~~

Seattle Housing Authority (SHA)

The Seattle Housing Authority (SHA) is a unique housing development and policy-planning partner with the City of Seattle. As the largest public housing provider in the state, SHA has the ability to access special housing support service resources and has increased its commitment to providing and coordinating housing support services for its residents. SHA owns approximately 5,800 units of federally-funded public housing, administers a total of 5,000 additional units through the federal Section 8 Program, and administers about 1,000 units of locally-funded housing under the Seattle Senior Housing Bond Issue Program.

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STATE PROGRAMS

Over the past twelve years, the State has created housing programs that have significantly increased funding for local housing projects. The Washington State Housing Finance Commission (WSHFC) provides tax-exempt bond funds for multifamily rehabilitation and first-time homebuyers. WSHFC also administers the Low-Income Housing Tax Credit Program, which provides assistance to for-profit and nonprofit low-income housing developers. The State Office of Community Development (OCD) awards funding for affordable housing projects through the Housing Trust Fund program.

NONPROFIT ORGANIZATIONS

Many community-based housing and social support services organizations are currently providing services in Seattle to a wide range of populations. These agencies offer an efficient structure for delivering services, are flexible in developing/adapting programs, provide services in a culturally responsive manner, and have an in-depth understanding of the people they serve. Over the course of the next four years, HSD and OH will provide funding to over 125 of these agencies and worked with many additional programs in the community that serve Seattle residents through federal, state or private resources.

Non-Profit Housing Developers

Seattle is home to a growing network of community-based nonprofit organizations which provide a range of high-quality housing and human service opportunities for area residents in need. On the housing development side, about 20 nonprofit groups and Public Development Authorities (PDAs) have become major developers of subsidized housing in Seattle. In the mid-1970s, the City created and supported the formation of neighborhood PDA's and other nonprofit housing developers. Many of these groups were assisted in their formation by the City and continue to be partially City-funded through CDBG allocations and developer fees.

During the 1980s, an increasing number of church-sponsored and business-sponsored nonprofit groups were formed and have focused on low-income housing preservation and multifamily rehabilitation and new construction of affordable housing.

The Housing Development Consortium (HDC): is a trade association of non-profit housing developers in the Seattle-King County area. It is dedicated to preserving, developing and building affordable housing that benefits nearly every low- and moderate income population group from the working poor and homeless to seniors and children. HDC enables nonprofit housing developers to work collaboratively on ways to increase housing by developing comprehensive strategies that preserve affordable housing, and create more affordable rental and homeownership opportunities through innovative land use and financing.

The Distressed Communities Coalition (DCC): is an informal but active group of non-profit community development corporations (CDC's) working in Seattle's culturally diverse lower income and minority communities. Distressed Communities Coalition was formed to assist CDC's active in those neighborhoods to advocate for coherent

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community-based revitalization policies and projects. It also seeks to increase resources for community development, and to educate policy makers and funders about the critical role that CDC's play. DCC members bring together private and public investments that would otherwise be invested elsewhere and direct them in community development activities identified and supported by residents.

Members of both of these associations work with neighborhoods and residents to create and preserve affordable housing choices as an important part of healthy neighborhoods. The Office of Housing functions as a lender to these nonprofits, which then develop and manage housing units.

Human Service Providers

The Seattle Human Services Coalition (SHSC): is a community of human service providers and concerned individuals who work together to shape public policy in order to make Seattle and King County a better place for low-income, disenfranchised, and all underserved people. It provides a forum for coordination and linkages between human service areas. With fourteen service area coalitions and committees 176 non-profit a, and nearly 600 individuals, the Seattle Human Services Coalition's work is focused in three areas:

1) Advocacy efforts with local, state, and national government officials to insure inclusive public policy decisions;
2) Cooperation, coordination, collaboration among members and between service areas; and,
3) Capacity building efforts to its members and the larger community of human service providers.

The Minority Executive Directors Coalition (MEDC): brings together ethnic minority, private non-profit agency executives in King County to advocate for and to develop resources on behalf of minority constituencies in order to improve social and human services, increase funding, and expand the role of ethnic minorities in policy making.

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PROCESS USED TO DEVELOP THE 2003 UPDATE TO THE CONSOLIDATED PLAN

The City of Seattle used the following process to prepare the 2003 Update to the Consolidated Plan:

- City of Seattle Interdepartmental Service Lead Planning Team met over the course of 2002 to help shape strategies and policies and the public review process. This team is comprised of key staff representing various departments of the City of Seattle who receive Consolidated Plan funds.
- Consulted with the Seattle Housing Authority on their initiatives and needs of public housing residents.
- Consulted with Seattle's Office of Civil Rights on fair housing issues.
- Conducted the planning process for Continuum of Care Plan; worked with King County and the Homeless Advisory Group on the homelessness needs data, proposed homelessness objectives and accomplishments.
- Used the Human Services Department's newsletter entitled "Around the Block" to disseminate news on Consolidated Plan housing, human services and community development programs to over 1,000 Seattle residents and service providers.

Homeless Youth

- Three focus groups were conducted to gather the perspective of homeless youth on shelter and support services. 20 attendees. 45% of participants were youth of color. 20% female

Child Development

- HSD Budget Prep and CCCP Enrollment Priorities: 35 people in attendance at one hearing.
- School District Partnerships with school based early childhood partners: 3 public meetings attended by 70 people.
- STEPS (cash incentives to improve quality of child care providers in CCCP): several meetings held throughout city. Total attendance: 118 people.

Low-Income Housing Meetings

- February 20: Community Development Workshop, attendees included housing development and social service nonprofit agency staff and board, neighborhood residents involved with the Neighborhood Planning process, and City, County and state employees.
- February 21: Public Forum/Stakeholders meeting to discuss Enhanced Property Management and Financial Sustainability issue papers. Also reviewed schedule for remainder of Levy development and adoption process.

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- March 7: Citizens Advisory Committee, discussion of potential use of SOA boundaries for new Levy funded programs. Also reviewed Chamber of Commerce report on "Lowering the Cost of building Housing in Seattle", comments from the Housing Development Consortium, and the Rental Housing Association.
- March 14: Citizens Advisory Committee, discussion of all comments received including the Seattle/King County Coalition for the Homeless. Decision on final Levy recommendations from the CAC to the Mayor, and appropriate format for the report.
- March 21: Public Forum/Stakeholders meeting to review and comment on the final Levy recommendations from the Citizens Advisory Committee to the Mayor.

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INSTITUTIONAL STRUCTURE SUMMARY: Strengths and Gaps

INSTITUTIONS	STRENGTHS	GAPS	OVERCOMING GAPS
PUBLIC: City of Seattle	Innovative, progressive and experienced leaders. Staff work collaboratively to undertake projects and activities which provide decent, safe and affordable housing and human services.	Diminishing federal funds; conflicting funding regulations; several concurrent planning processes.	Continue to foster coordination in planning processes; increase efforts to forge public/private partnerships.
Seattle Housing Authority	Seattle's largest landlord, and State's largest housing provider, this agency administers low-income housing and Section 8 programs. Using a well-qualified staff the agency works with other entities to address resident concerns, resident choice, rent policies and the provision of support services for tenants. Successfully competed for HOPE VI grants.	Heavy workloads, client needs intensify due to welfare reform and shifts in demographics require changes in service need and gave created greater tension between some tenant groups. Funding shifts and length of time it takes to dispose of replacement units.	Agency will continue to coordinate with City agencies and implement Moving to Work strategies. Agency will also continue working closely with tenants.
King County	Provides funding and programs to address human service needs and housing.	Limited funding does not allow county to meet the increasing housing demand and human service needs.	Continue to partner in developing strategies to reduce homelessness.
NON-PROFIT: Seattle Housing Development Consortium Seattle Distressed Community Coalition	Most experienced and capable group of non-profit developers of low-income housing in the State.	Limited funding and increased construction costs, infrastructure costs, land costs and zoning issues limit their ability to meet the demand for low-income housing.	Continue partnership to increase access to non-city funding to expand housing and support services; better link housing to services.
SHSC MEDC Homeless Coalition	Committed and experienced nonprofit agencies; dedicated to meeting needs of the most marginalized communities.	Heavy, on-going demand for available services and staff. Staff turnover due to heavy workloads and low wages.	Better link housing production to services.
Other, often church based non-profit housing developers	Committed and enthusiastic; experienced in many of the housing support service areas.	May be less experienced in housing productions and management.	Expands the city's service/housing development and management capacity.

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INSTITUTIONS	STRENGTHS	GAPS	OVERCOMING GAPS
Mental Health Developmental Disabilities, Substance Abuse Systems	Strong capabilities and commitment to support vulnerable populations.	The better the needs become identified the more strain on resources. Limited funding affects the ability to serve dually and triply diagnosed.	Continue to conduct intra-agency meetings to foster greater collaboration and efficiency of service delivery. Meet regularly with providers.
PRIVATE: Lenders	Underwriting source of private funds.	Underwriting standards usually demand public up- front contributions for low-income projects.	Continue Communities Reinvestment Act opportunities.
Developers/ Contractors	Construction, project management experience	Relatively few are interested in low-income projects due to low profitability.	More public/private partnerships.
Businesses	Civic leadership, source of capital for public/private partnerships.	Not always knowledgeable regarding low-income housing needs and issues.	More public/private non-profit partnerships.
Funders	Infusion of $40 million to develop new transitional housing facilities and expand support services from the Bill & Melinda Gates Foundation.	Foundations cannot completely fill the gap of decreasing federal funds.	Continue to foster partnerships with funders.

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APPENDIX B

ALLOCATION SUMMARY

2003 Community Development Block Grant (CDBG) Revenue Outlook

The City of Seattle is undertaking a biennial budget process that includes a two-year CDBG allocation for 2003-2004. In the course of the 2003-2004 biennium budget process, the city shall make two-year allocations of CDBG resources based on certain revenue assumptions for each source of funding.

During the budget process, the Major and Council will decide the level of expenditures for CDBG including what increased funding will be allocated for priority funding options put forward in the Council's adopted Consolidated Plan. Final CDBG program allocations are subject to the appropriation levels set by the U.S. Congress and implemented by HUD.

Over the past five years, Seattle's CDBG entitlement has both risen and fallen slightly. In 2002, the City's CDBG entitlement award fell by2.6% from the 2001 level. This slight decline occurred after the city enjoyed a 3.6% increase in the award the previous year.

CDBG Revenue Estimates

As part of the 2003 Update to the Consolidated Plan planning process, each program area is recommending strategies for use of CDBG funds. The Plan also identifies options for the use of any increased or decreased funds The current Community Development revenue projection of funds available for allocation, $16,[illegible]90,640~~813~~ for 2003. The city's CDBG resources include prior year float loan interest and other miscellaneous sources of income.

Overall Allocation Guidelines

The 2003 funding allocations shall use the overall guidelines:

- The city will continue to allocate the maximum amount of CDBG revenue for human services allowed by federal regulations. Remaining CDBG resources shall be used to support physical development and City administration activities; therefore, the city will continue its policy that the priority for managing decreases in CBDG resources will be to reduce funding allocations in physical development and/or administrative activities and not in human services. Similarly, any increase in CDBG revenues will be distributed to the same. In addition, the city will continue to develop strategies to increase efficiencies that could potentially offset future CDBG funding reductions and will explore other funding options, Federal funding, private funding, and foundation funding to address anticipated funding reductions.
- ~~The city's HSP contribution will be used exclusively to support human service activities.~~
- Program income from the single-family program, the multi-family fund, and the SRO program, will remain within these revolving loan funds, unless the Mayor and City Council amend such policy through the substantial amendment public process and city's legislative process.

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- All programs funded by CDBG, whether they are operated by city departments or by community-based organizations, will be consistent with the goals of the Consolidated Plan.
- CDBG allocations for programs operated by city departments will be determined through the budget process.
- The city's policy is to limit CDBG administration funds to 10% of the annual CDBG expenditures, although federal regulations permit up to 20 percent for administration and planning activities. Also, federal regulations currently allow cities to set aside up to 10% of the CDBG grant funds as contingency for cost overrun.
- In the event that the projected revenues differ from the actual revenues, the CDBG Administrator will work with affected city departments and implement policies and strategies stated in this Plan. At the earliest possible time in the first quarter, prior to submittal of the revised action plan to the Council, the CDBG Administrator will present recommendations to the Mayor and Council on how to meet the actual revenues following the substantial amendment public process rules. Mayor and Council decisions will then be incorporated into the city's revised annual action plan submitted to HUD.
- Allocation of increases will be determined through departments administrating the service area through various competitive or negotiated processes. Nothing is guaranteed to a contractor except payment under a duly executed city contract. In making inflationary adjustments, departments will consider the following:
  - Shifts in non-city funding to various programs within the service area.
  - Agency performance in providing service
  - Impact of inflation on the cost of service
  - Inequities within staff compensation or other costs among programs providing similar services
  - Extraordinary costs which threaten the ability to deliver critical services.
  - Support for priority services as determined by the Consolidated Plan.

2003 ESG Revenue Outlook

ESG funds have been used in Seattle to improve the quality of emergency shelters; to support shelter initiatives to expand capacity; and to provide "essential services," non-maintenance, or security personnel to access supportive services to stabilize people in the community.

The City of Seattle is using an estimate of $544,000 in 2003.

ESG funds will be used to implement continuum of care initiatives identified in the Consolidated Plan, and to maintain current emergency shelter and homeless assistance services.

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2003 HOME Revenue Outlook

Refer to Housing Section.

2003 HOPWA Revenue Outlook

Funding estimate for the 2003 Consolidated Plan is $1,751,336

The proposed 2003 HOPWA allocations are as follows:

HOPWA Estimated Allocations

	Funding Category
	2003
RFP	1,639,165
Administration	$49,230
Total	$1,751,336

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CITY OF SEATTLE STRATEGIES FOR THE USE OF CONSOLIDATED PLAN FUNDS

STRATEGIES FOR THE USE OF CDBG FUNDS:

This section is to provide the city's overall strategies for using CDBG funds in accordance with policy priorities set forth by the Mayor and Council through various policy setting processes, including but not limited to, the budget process. Additionally, each program or planning area is recommending specific funding strategies for increased or decreased level of CDBG and HSP funds.

~~Human services and affordable housing remain among the top priorities of the Mayor and City Council. When dealing specifically with CDBG funds.~~ The Mayor is recommending to the City Council to maintain the city's current CDBG ~~and HSP~~ funding policies. That is to maintain the federally approved CDBG funding cap for human services at $4,790,800 plus 15% of the city's prior year program income. Given this CDBG spending cap on human services, any increase or decrease of CDBG funds will be applied to the physical development programs and planning/administration.

Increased Funds

CDBG Funds - In the event that CDBG revenues exceed the current estimates, the additional resources shall be distributed to: 1) mitigate the funding reductions currently applied to various CDBG physical development programs, grant administration, and planning efforts; 2) provide a comparable funding increase to the aforementioned program areas to the extent possible, and 3) increase funding for those physical development programs that leverage non-City revenues or that do not require on-going annual funding. To the extent possible, the City shall avoid development of a CDBG operating expense base that cannot be sustained if the federal government fails to maintain future CDBG funding at the current levels.

Decreased Funds

CDBG Funds - The following criteria shall guide funding reduction decisions:

- Human services continue to be a high priority for Seattle, and the city is committed to maintaining the current level of CDBG funding for human services. The federally approved CDBG funding level for human services will not reduced.

- The CDBG funding reductions shall be made in planning, administration, and physical development programs, including program delivery costs. They include Community Facilities, Economic Development, and Housing. One-time-only capital projects are most likely to experience reduced allocations of any CDBG revenue decrease. Funding reductions will be applied across-the-board among physical development programs below the projected levels

- The City will explore any other possible areas of savings or reductions that have a minimal impact on sustaining current levels of program operations and services. The CDBG Administrator shall work with affected City programs in identifying and capturing prior year CDBG under-expenditures.

- Through an interdepartmental process, the CDBG Administration Office will develop formal administrative policies and procedures for recapturing and re-allocating under-expenditures. The primary intent behind the policies and procedures is to promote an efficient and timely expenditure of grant funds.

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- In order to meet HUD's timely expenditure requirements and to ensure funds are expended in a deliberate and efficient process, the CDBG administrator shall, by no later than April 1 of each year, review CDBG allocations made to all entities. The CDBG administrator, in consultation with the affected City departments as well as the Executive department overseeing these entities, will evaluate the recapture of CDBG funds under the following conditions:

  1. Unexpended CDBG funds allocated to human services, planning, administration, and City's internal staffing and operating costs shall be recaptured at the end of City's fiscal year;
  2. Unexpended CDBG funds allocated to various technical and project assistance activities including those supporting the operations of non profit developers carrying out economic development and low-income housing development activities, shall be recaptured at the end of a one-year contractual cycle;
  3. Unexpended CDBG funds allocated to physical development activities including Low-income Housing, Community Facilities, Parks Upgrades, Neighborhood Matching Fund, Equity investment, and Façade Improvement shall be recaptured at the end of three years from the date of award notice or funding reservation letter from the City, unless these funds are encumbered by authorized and executed contracts, or unless substantial expenditure and progress on the project are documented, including substantial completion of design in the case of capital projects;
  4. Funds not otherwise covered under 1, 2 and 3 above that are not awarded or encumbered after three years shall be recaptured at the end of the City's fiscal year.

  The HSD Director shall, in the annual Action Plan or amendment to the annual Action Plan approved by Council, include a proposal for the use of recaptured CDBG funds. The recaptured CDBG funds shall be reallocated as follows:

  ✓ Each year's Action Plan is budgeted based on estimates of available funding. This estimated funding includes unexpended funds from the previous year(s) that are recaptured as described in this section of the Consolidated Plan. These recaptured funds will first be used to fund the current year's Action Plan to the extent necessary.

  ✓ In the event that the HUD Award is less than budgeted, any additional recaptured funds, if identified, will then be used to cover this CDBG shortfall.

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APPENDIX C

PUBLIC PARTICIPATION PLAN

I. Introduction

The City of Seattle is required by the U.S. Department of Housing and Urban Development (HUD) to have a detailed Citizen Participation Plan that contains the City's policies and procedures for public involvement in the Consolidated Plan process and the use Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) money.

The community involvement process has three main objectives:

- To determine how well our housing, economic and human development funding is meeting the needs of the community
- To determine what other types of resources and services are needed in the future
- To help develop priorities

ENCOURAGING PUBLIC PARTICIPATION

The City will provide community members with a reasonable opportunity to comment on the Citizen Participation Plan and on substantial amendments to the Participation Plan. The City will announce the availability of the Citizen Participation Plan in the Seattle Times and make copies available at libraries and Neighborhood Service Centers.

The Citizen Participation Plan encourages public participation by:



- Facilitating involvement of residents of public and assisted housing and of low and moderate-income people, especially those living in neighborhoods and areas where CDBG, HOPWA, ESG and HOME grants might be spent.
- Holding public hearings at all stages of the funding process. Hearings must give residents a chance to state community needs, review the proposed uses of funds, and comment on the past uses of these funds.
- Taking whatever actions are appropriate to encourage involvement from people of color, people who do not speak English, and people with disabilities.

The Role of Low-Income People

HUD declares that the primary purpose of the programs covered by this Citizen Participation Plan is to improve communities by providing: decent housing, a suitable living environment, and expanded economic opportunities -- all principally for low and moderate-income people. The amount of federal CDBG, HOME, ESG, and HOPWA money Seattle gets each year is heavily

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based upon the severity of poverty, substandard housing conditions, and the prevalence of HIV/AIDS. Hence, it is necessary that the Consolidated Planning process genuinely involve low-income residents who experience these conditions. Meaningful participation from low-income people must take place at all stages of the process, including: identifying needs; setting priorities among these needs, deciding how much money should be allocated to each high-priority need, and suggesting the types of programs to meet high-priority needs; overseeing the way in which programs are carried out; and, commenting on program performance.

The Various Stages of the Consolidated Plan Process

The policies and procedures in this Citizen Participation Plan relate to several stages of action mentioned in law or regulation. In general, these stages or events include:

1. Identification of housing and community development needs.
2. Preparation of a draft plan for use of funds for the upcoming year called the Proposed Annual Action Plan or a new Consolidated Plan. The final Annual Action Plan and Consolidated Plan are adopted by the City Council.
3. On occasion during the year, it might be necessary to change how the money already budgeted in an Annual Action Plan will be used, or to change the priorities established in the Consolidated Plan. In that case, a Substantial Amendment will be proposed, considered, and acted upon.
4. After a complete program year, an Annual Performance Report must be drafted for public review and comment and then sent to HUD.

The Program Year

The "program year" chosen by Seattle is **January through December.**

II. Citizen Comment Overview

The City urges community members to identify needs and share their housing and community development ideas. All comments and suggestions regarding the Citizen Participation Plan, Consolidated Plan, Annual Performance Report, and Section 108 Loan Guarantee Projects are welcome.

- Community members may comment on the **Citizen Participation Plan** for a period of **fifteen (15)** days from the date of the publication of notice announcing its availability by writing to "Citizen Participation Plan Comments," City of Seattle Human Services Department, 618 Second Avenue, 6th Floor, Seattle, WA 98104 ~~or submitting comments online at: http://www.ci.seattle.wa.us/hsd/ConsolidatedPlan/default.htm.~~

- Community members may comment on the **Consolidated Plan, and where applicable substantial amendment(s)** to these documents for a period of **thirty (30)** days from the date

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of the publication of notice announcing its availability by writing to "Consolidated Plan Comments," City of Seattle Human Services Department, 618 Second Avenue, 6th Floor, Seattle, WA 98104 ~~or submitting comments online at: http://www.ci.seattle.wa.us/hsd/ConsolidatedPlan/default.htm~~.

- Community members may comment on the **Annual Performance Report** for a period of **fifteen (15)** days from the date of the publication of notice announcing its availability by writing to "Annual Performance Report Comments," City of Seattle Human Services Department, 618 Second Avenue, 13th Floor, Seattle, WA 98104 ~~or submitting comments online at: http://www.ci.seattle.wa.us/hsd/ConsolidatedPlan/default.htm~~.

- ~~The Citizen Participation Plan, Consolidated Plan and Annual Performance Report are also available online at: http://www.ci.seattle.wa.us/hsd/ConsolidatedPlan/default.htm~~.

- Persons with hearing impairments may call **(206) 684-0274.**

- Non-English speaking community members and sight-impaired persons may call **(206) 386-1048** to make arrangements for translated materials and recordings.

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III. Public Notice

Public notice shall be provided once certain documents are available, such as the Proposed Annual Action Plan or Consolidated Plan, any proposed and final Substantial Amendment to the Action Plan or Consolidated Plan, and the Annual Performance Report. In addition, public notice shall be provided of all public hearings and all public meetings relating to the use of funds or planning process covered by this Citizen Participation Plan. Public notice shall be provided with enough lead-time for residents to take informed action. The amount of lead-time will depend upon the event.



When will Notices of Public Hearings be Published?

Notice of all public hearings will be published in non-legal sections of newspapers **fourteen (14)** days prior to the date of the hearings.

Where will Notices be Published?



The City shall publish public notices in the Daily Journal of Commerce and in the non-legal sections of community newspapers when possible.



To encourage involvement by people of color, people who do not speak English, and persons with disabilities, public notice will also be provided through flyers or letters to approximately 700 neighborhood organizations, public housing resident groups, religious organizations, and nonprofit agencies providing services to lower income people through mailing lists maintained by the City of Seattle Human Services Department and the Office of Housing. The contents will include the date, time, location and purpose of the meeting or hearing or a summary of the content of the newly available document. In addition, a public notice will be sent to any person or organization requesting to be on a mailing list.



~~Public notices will also be published online at: http://www.ci.seattle.wa.us/hsd/ConsolidatedPlan/default.htm.~~

Public Access to Records and Information

Seattle will provide the public with reasonable and timely access to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. The City requests that a person notify the City of the request to review documents at least 5 to 7 days in advance of when they want to review them, and when administratively reasonable, the City will attempt to make them available for review in less time.

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Access to Meetings

Seattle will provide the public with reasonable and timely access to local meetings relating to the Consolidated Plan process.

Availability of Standard Documents to the Public

Standard documents include: the proposed and final Annual Action Plan and Consolidated Plan adopted by the City Council; proposed and final Substantial Amendments to either an Annual Action Plan or the Consolidated Plan, Annual Performance Reports, and the Citizen Participation Plan.

In the spirit of encouraging public participation, copies of standard documents will be provided to the public at no cost and within a minimum of five working days of a request. No more than two free copies will be provided to those organizations and individuals that request them. These materials will be available in a form accessible to persons with disabilities, when requested.

~~Standard documents will be available online at: http://www.ci.seattle.wa.us/hsd/ConsolidatedPlan/default.htm and at the locations outlined on page 1.~~

IV. Public Hearings and Meetings

Public hearings are held in order to obtain the public's views. A minimum of two public hearings must be held. Hearings cover community needs, development of proposed activities and proposed uses of funds, and a review of program performance, i.e. to review what was accomplished with the use of funds spent during the past program year. To ensure that City Council members are able to hear the views of potential and actual beneficiaries of the funds, at least one of the public hearings will be sponsored by the City Council.

Access to Public Hearings

Public hearings will be scheduled at times convenient to most people who benefit or who might benefit from the use of funds and will be held at places accessible by bus. All public hearings will be held at locations accessible to people with disabilities. Provisions will be made for people with disabilities when requests are made at least five working days prior to a hearing. In addition, translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing.

Initial Public Hearing: The first public hearing on the Consolidated Plan will be held during the spring of each year. The first hearing will cover the following issues:

- A discussion of the Needs Assessment and Market Analysis.
- A review of annual performance from the prior year that assesses how well Seattle met its overall goals and objectives.
- A discussion of what programs or activities should be considered in the upcoming year.

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Second Public Hearing: The second public hearing(s) each year will be held in July. Community members will be provided the opportunity to review and to comment on the draft Consolidated Plan.

Stages in the Process

At least one public hearing will be held each year to obtain the views and opinions about housing and community development needs and the priority of those needs from potential and actual beneficiaries of the funds. In order to encourage public involvement, focus groups and small group meetings will be held prior to the first public hearing to help determine the specific needs and priorities identified by low and moderate income people. There will be a considerable effort to engage communities of color and marginalized communities. The meetings will be completed **thirty (30) days** before a draft Plan is published for comment so that the needs identified can be considered by the City and addressed in the draft Annual Action Plan/Consolidated Plan.

The second public hearing will be conducted by City Council at least **fifteen (15)** days after the Proposed Annual Action Plan/Consolidated Plan is available to the public. In addition, this public hearing will be held so that there is at least another **thirty (30)** days before a Final Annual Action Plan/Consolidated Plan is approved by the City Council so that the elected officials can consider the public's comments from the public hearing.

In preparing a final Annual Action Plan, careful consideration will be given to all comments and views expressed by the public, whether given as oral testimony at the public hearing or submitted in writing during the review and comment period. The final Annual Action Plan/Consolidated Plan will have a section that presents all comments, plus explanations of the City's response.

Annual Performance Report

Every year, Seattle must send HUD an Annual Performance Report within 90 days after the close of the program year. In general, the Annual Performance Report must describe how funds were actually used and the extent to which these funds were used for activities that benefited low and moderate-income people.

The City will provide public notice that an Annual Performance Report is available so that residents will have an opportunity to review it and comment on it. The following procedures apply specifically for Annual Performance Reports:

1. There will be a **fifteen (15)-day** comment period once the Annual Performance Report is made available to the public prior to submitting the report to HUD.

2. Copies of the Annual Performance Report will be available at libraries and Neighborhood Centers. ~~the locations indicated earlier in this Citizen Participation Plan on page 1.~~

In preparing the Annual Performance Report for submission to HUD, consideration will be given to all comments and views expressed by the public. ~~whether given as oral testimony at the public hearing or submitted in writing.~~ The Annual Performance Report that is submitted to HUD will have a section that summarizes all citizen comments or views, plus explanations why any comments were not accepted.

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Technical Assistance

City staff will work with organizations and individuals representative of low and moderate-income people who are interested in developing and submitting a proposal to obtain funding for an activity under any of the programs covered by the Consolidated Plan. ~~The~~ level and type of assistance will be determined by the City, but does not include the provision of funds to the group.

V. Substantial Amendments

The City of Seattle must specify the criteria it will use for determining what changes in the planned or actual activities of the Consolidated Plan constitute a substantial amendment to the Consolidated Plan. The following describes those criteria and the procedures for citizen notification and comment on such proposed substantial amendments prior to the implementation of such amendments.

Criteria

Changes in the City of Seattle's Consolidated Plan that constitute substantial amendments include only the following:

- A change in the use of CDBG funds from one eligible activity to another;
- Any changes in excess of $50,000 in the amount allocated to any project or activity as shown in the Proposed Annual Action Plan (or in any allocation list subsequently adopted by the City Council).

Procedure

Prior to adoption of any substantial amendment to the City's Consolidated Plan, the City shall publish in the Daily Journal of Commerce ~~Seattle Times and/or the Seattle Post-Intelligencer~~, a "Notice of Substantial Amendment to the Consolidated Plan," which will identify the activities involved and the nature of the substantial amendment to be implemented. The notice will advise citizens that they have a period of **thirty (30)** days to seek additional information or to comment on the change by writing to the address below.

Before adopting a proposed substantial amendment, the City shall consider the comments received in writing and oral comments at public hearings and make modifications to the proposed substantial amendment where appropriate. All substantial amendments shall be implemented only after the City Council has adopted the substantial amendment by resolution or ordinance. Amendments to the Consolidated Plan that are not substantial may be submitted for City Council approval at the discretion of the Human Services Department Director. The final adopted substantial amendment shall be made available to the public and a copy of the amendment shall be forwarded to the United States Department of Housing and Urban Development in the form of an amendment to the City's Consolidated Plan. A summary of the comments or views received, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the substantial amendment and submitted to HUD.

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Comments on Substantial Amendments to the Consolidated Plan may be directed to:

City of Seattle CDBG Administrator
City of Seattle Human Services Department
618 Second Avenue, 13th Floor
Seattle, WA 98104

Complaint Procedures

Written complaints from the public about the Consolidated Plan, amendments or the performance report will receive a meaningful, written reply within **fifteen (15)** working days. The public may write to:

" Con Plan Report Complaints"
CDBG Unit
City of Seattle Human Services Department
618 Second Ave., 13th Floor
Seattle, WA 98104

~~Complaints may also be submitted online at:~~
~~http://www.ci.seattle.wa.us/hsd/ConsolidatedPlan/default.htm.~~

Changing the Citizen Participation Plan

Substantial amendments to the Citizen Participation Plan can be made only after the public has been notified of intent to modify it, and only after the public has had a reasonable opportunity to review and comment on proposed substantial change. Substantial amendments to the Citizen Participation plan must be adopted by City Council.

VI. Section 108 Loan Guarantee Projects, Citizen Participation Plan

Technical Assistance

The City will provide technical assistance to groups who are developing proposals that may benefit from and be eligible for Section 108 Loan Guarantee Fund assistance. The City will provide assistance through the Office of Economic Development or through a contracted assistance provider. Technical assistance will include an initial review of the proposed project and a financial and regulatory feasibility assessment. The level and type of assistance will be determined at the discretion of the Office of Economic Development.

Public Hearings

Two public hearings will be held for the Section 108 Loan Guarantee Program, and an additional two public hearings will be held for each Section 108 Loan Guarantee application.

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Two public hearings will be held for the Section 108 Loan Guarantee Program for the purposes of obtaining the views of citizens and for formulating or responding to proposals and questions. The first hearing will be held in the spring in combination with the initial public hearing for the Consolidated Plan. The second public hearing will be held in July in conjunction with the second public hearing for the Consolidated Plan. Both hearings will address community development and housing needs, development of proposed activities (proposed Section 108 loans) and review of program performance. At the second hearing community members will be able to review and comment on the draft Consolidated Plan, which will include a description of the Section 108 program.

Two public hearings will be held for each Section 108 Loan Guarantee application. All Section 108 Loan Guarantee applications must be approved by the City Council. The public hearing for each Section 108 Loan Guarantee application will be held in conjunction with a Council Committee meeting/briefing regarding a Resolution that authorizes the application to be submitted to HUD. Based on input from the public and the Council Committee regarding the proposed application, the City will consider comments from the public hearing and modify the application if appropriate. The second public hearing will be held in conjunction with the City Council Committee that will vote on the Ordinance authorizing the contractual agreements to implement the loan proposal (after HUD's approval of the City's Section 108 Loan Guarantee application.)

For the Consolidated Plan hearings and for the Section 108 Loan Guarantee application hearings, the City will provide the appropriate accommodations if the project affects non-English speaking persons. Translators will be provided for people who do not speak English when requests are made at least five working days prior to a hearing. For public hearings specific to an application, the City will work with applicable community based development organizations to conduct outreach to non-English speaking persons. In addition, community members can call (206) 233-3885 to make arrangements for translated materials and recordings. The public announcement will also indicate services that are accessible for physically disabled individuals (print and communication access will be provided upon request).

Location of Hearings

The Section 108 Loan Guarantee application hearings will be held at the City of Seattle's Council Chambers. Every attempt will be made to schedule these hearings during evening hours. For public hearings the City will provide contact information that includes a phone number, address and an e-mail address for citizens that wish to provide additional feedback or for citizens who cannot attend the public hearing.

Notices of Public Hearings

Notices of Section 108 Loan Guarantee application public hearings will be published in the ~~Seattle Times, the Seattle Post-Intelligencer~~, the Daily Journal of Commerce and any applicable local or ethnic newspapers **fifteen (15)** days in advance of the hearing.

All notices will include the amount of guaranteed loan funds expected to be made available for the coming year *(including program income anticipated to be generated by the activities carried out with guaranteed loan funds)* and the amounts proposed to be used for activities that benefit low and
moderate-income persons.

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All notices for program applications will include:

- a description of the proposed activity, the amount of the guaranteed loan, and any program income to be generated;

- a citation of the National Objective *(benefit to low and moderate-income persons, elimination of slum and blight or urgent need)* and the activity eligibility (e.g. area benefit, housing, jobs, limited clientele, etc); and whether the activity will result in displacement. If the project displaces individuals, then the public hearing notice will either detail the City's displacement plans or provide information on how to access the displacement plan.

If substantial changes are to be made to the original 108 Loan application, a public notice of the hearing/application will describe the substantial changes that are being proposed. A substantial change to the Section 108 Loan Guarantee application is defined as any change to the borrower, loan amount, project activity, project location, fees, term and security.

Availability of Application

A proposed application and supporting documents will be made available to the public two weeks prior to the public hearing (Council Committee meeting) through either a direct request for information from the Office of Economic Development or through the City of Seattle's web-site, which will be enumerated in the public notice. In addition, copies of the application will be available at the list of libraries and neighborhood service centers listed on the first page of this Plan. A copy of the final application, as submitted to HUD, will be available to the public by request at the City of Seattle Office of Economic Development.

Grievances and Complaints

The Office of Economic Development will respond to any written citizen grievances or complaints within 15 days of receipt of such notice, where practicable. In all public notices and during the public hearings, the City will make available contact information for citizens who wish to express any grievances or complaints regarding the project.

Encouragement of Citizen Participation

The City encourages citizen participation, particularly by low- and moderate-income persons, through the means articulated under "Encouraging Citizen Participation" as found elsewhere in this Plan. In addition, the City will encourage citizen participation by using the City's network of community-based development organizations, which represent many of the geographic areas in which Section 108 projects are located.

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VII. Residential Anti-displacement and Relocation Assistance

Seattle will minimize displacement of families and individuals from their homes and neighborhoods as a result of projects discussed in the Consolidated Plan and projects that are funded through Section 108 Loan Guarantee assistance. For those projects that receive funds from CDBG (Community Development Block Grant), HOME (Home Investments Partnerships Program), UDAG (Urban Development Action Grant) or a Section 108 Loan Guarantee (funds awarded under section 108 of the Housing and Community Development Act of 1974) or funding from any program income that may accrue from these programs, the City has adopted a Residential Antidisplacement Plan and Relocation Assistance Policy that applies to such projects and that specifies the levels of relocation assistance available. (See Ordinance 119163). For projects included in the Consolidated Plan that do not receive funds from CDBG, HOME, UDAG or Section 108 Loan Guarantee funds, the City has other ordinances in place that may apply and that may require relocation assistance for any persons displaced as a result of certain projects. For any projects that involve City-funded acquisition of property that may also include state or federal funds, SMC chapter 20.84, which provides for relocation assistance in certain instances, applies and specifies relocation assistance available. For projects that do not involve state or federal assistance that involve demolition, change of use, substantial rehabilitation, or removal of subsidized housing restrictions that may result in displacement, SMC chapter 22.210 applies and provides for relocation assistance to low-income renter households. For projects that may involve displacement of renters from residential rental projects converting to condominiums, SMC chapter 22.903 applies and provides for relocation assistance to such persons.

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APPENDIX—D

2002 INCOME GUIDELINES

Gross Annual Income in $

By Family Size

	FAMILY SIZE							
	1	2	3	4	5	6	7	8
Very Low								
- 100% Federal Poverty	8,860	11,940	15,020	18,100	21,180	24,260	27,340	30,420
- 125% Federal Poverty	11,075	14,925	18,775	22,625	26,475	30,325	34,175	38,025
- 30% HUD PMSA	16,350	18,700	21,050	23,350	25,250	27,100	29,000	30,850
Low								
- 50% HUD PMSA	27,250	31,150	35,050	38,950	42,050	45,200	48,300	51,400
Moderate								
- 80% HUD PMSA	38,100	43,500	48,950	54,400	58,750	63,100	67,450	71,800

Note: *FY 2002 Median Family Income: $77,900*
HUD (U.S. Department of Housing & Urban Development)
PMSA (Primary Metropolitan Statistical Areas)

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Glossary

The terms listed in the glossary, have the meanings set forth below unless specifically defined otherwise in the Plan.

Affordable Housing: Affordable housing is generally defined by HUD as housing where the occupant is paying no more than 30 percent of gross income for housing costs, including utility costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Assisted Household or Person: For the purpose of specifying key results or goals for assisting households or persons, a household or person is assisted if, during the upcoming federal fiscal year, he or she will benefit through one or more programs included in the City's investment plan. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance. An existing homebuyer is benefited if he or she purchases a home or receives a home repair service during the year through one or more programs included in the City's investment plan. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once.

Assisted Housing: Owner-occupied or rental housing that is subject to restrictions on rents, rate of return, or sale prices as a result of one or more governmental subsidies provided with respect to such housing, including grants, loans, or rent subsidies from public funds ; housing bonus, transferable development rights programs or mitigation funds administered by the City; or tenant-based subsidies such as certificates or vouchers.

Consistent with the Consolidated Plan: A determination made by the City that a program application meets the following criteria. The Annual Plan for that fiscal year's funding indicates the City planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas specified in the plan; and the activities benefit a category of residents who are a priority for plan strategies.

Cost Burden: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden, Severe: The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

HOPE VI : HOPE VI permits expenditures for the capital costs of demolition, construction, rehabilitation and other physical improvements, development of replacement housing, and community & supportive services.

HSD: The Seattle Human Services Department, and any successor departments or offices of the City.

HSD Director: The Director of HSD, including any director or other head of any department or office that shall succeed to functions of HSD described in the Plan. If more than one such successor department or office than HSD Director shall mean the appropriate official according to the allocation of functions between or among such departments.

Disabled Household: A household composed of one or more persons at least one of whom is an adult (a person of at least 18 years of age) who has a disability. (See glossary definition, Person with a disability.)

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Extremely low-income family: Generally, a family whose income is between 0 and 30% of the median income for the area, as determined by HUD with adjustments for smaller and larger families.

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Family: For purposes of the City's Consolidated Plan and local policy interpretation, the term "family" includes non-traditional households including families made up of unmarried domestic partners. A family is a self-defined group of people who may live together on a regular basis and who have a close, long-term, committed relationship, and share or are responsible for the common necessities of life. Family members may include adult partners, dependent elders or children, as well as people related by blood or marriage.

The term "family" is often more accurately descriptive of a "household" comprised of related individuals. For example:

Family - Large Related: A household of 5 or more persons which includes at least one person related to the householder by blood, marriage or adoption.

Family - Small Family: Family of two to four persons.

Family - Large Family Unit: Unit of at least three bedrooms.

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services to enable participating families to achieve economic independence and self-sufficiency.

Fair Housing Act: The federal Fair Housing Act requires, among other things, that owners of rental housing generally not discriminate against potential tenants based on race, sex, color, religion, national origin, disability or family status.

Homeless Family with Children: A family without permanent residence which includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Person: According to HUD, a person is considered homeless if he/she is: sleeping in places not fit for humans to live (on the streets, in cars, in parks, etc.); or sleeping in homeless shelters; or about to sleep in one of the above places because they are being evicted/discharged and have no other place to sleep and have no resources and support with which to obtain housing.

The Seattle-King County 1999-2000 Homelessness Advisory Group recognizes that prevention is also a critical part of the continuum of care and, therefore, includes people living in overcrowded situations, those who are "couch surfing," and others who have a place to sleep at night but are at high risk of becoming homeless.

Homeless Youth: A person between the ages of 12 and 17 who is without stable housing with a parent, relative, foster parent or state contracted placement; or a person between the ages of 18 and 22 who is without stable housing.

HomeWise Program: A City of Seattle housing program designed for low to moderate income homeowners, renters and apartment building owners. HomeWise offers low interest home repair loans, weatherization grants and green grants for installing sustainable products. Income limits apply.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family".

Housing Problems: Households with housing problems include those that (1) occupy units having physical defects; (2) occupy units that meet the definition of overcrowded; or (3) meet the definition of cost burden greater than 30%.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

HUD: The United States Department of Housing and Urban Development.

Lead-based paint hazard: Any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact services that would result in adverse human health effects as established by the appropriate Federal agency.

LIHTC: (Federal) Low Income Housing Tax Credit.

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Low-Income Families: Families whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (for CDBG program purposes only, HUD defines "low-income" as equal to or less than 50% of median).

Managing for Results: The City of Seattle budget framework that demonstrates better government and a high return on investment.

Matching Fund Program: A multifamily low-income housing program. Projects must match City program funds at least dollar for dollar with non-City funds.

McKinney Homeless Assistance Program: This federal program is administered by the U.S. Department of Housing and Urban Development and consists of several component parts, including supportive housing for persons with disabilities, transitional housing, SRO Moderate Rehabilitation, Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), and special housing services for people with AIDS.

Mental Illness, severe: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Middle Income family: Generally, family whose income is between 80 percent and 95 percent of the median income for the area, as determined by HUD. (A HUD determined definitional category).

Mixed Income Development: A project in which units affordable to households with income at or below 80% of median are included with unrestricted units.

Moderate Income Family: Generally, families with income above 80% of median, except that for CDBG program purposes only HUD defines "Moderate income" as 80% of median.

Mutual Housing: either (a) a housing cooperative or other housing arrangement in which occupants share ownership; or (b) rental housing in which the owner has entered into, or has committed to enter into, a formal agreement with the tenants, a mutual housing association, or a tenant group, approved by a governmental agency providing or administering a subsidy to the housing project, by which the tenants participate in management of the housing project.

Neighborhood Revitalization Strategy: A comprehensive approach to address economic development needs in particular neighborhoods. These strategies tie 5 year outcome based (quantifiable) benchmarks to CDBG funding decisions and offer public agencies and CBDOs enhanced flexibility in undertaking activities with CDBG funds in these neighborhoods.

New Construction: The construction of housing on a vacant site or a site previously used for non-housing purposes, or the addition of housing units to a property, but does not include the rehabilitation or replacement of housing units on a site, whether vacant or occupied, without a material increase in the floor area used for housing.

Neighborhood Supported Project:: for purposes of a Director's consideration of waiver of the City's dispersion requirements or SOA requirements, means a project which the Office of Housing determines is supported by a reasonable number of immediate neighbors and/or affected neighborhood organizations. The Director's determination would be preceded by public notification, consultation with established community groups, public meetings, and/or such other means of community participation as such Director shall deem appropriate. The Director shall disregard, in evaluating support, any opposition that it appears may be based upon characteristics of the expected occupants (other than their need for subsidized housing).

Non-Elderly Household: A household that does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled Overcrowded: A housing unit is overcrowded if it contains more than one person per room. (U.S. Census definition)

OED: The Seattle Office of Economic Development, and any successor departments or office of the City.

OH: The Seattle Office of Housing, and any successor departments or office of the City.

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Owner: A household that owns the housing unit it occupies. (U.S. Census definition)

Owner-Occupied: a property is considered owner-occupied if it consists of fewer than five housing units, at least one of which is occupied by, or within the previous six months was occupied by, a person with an ownership interest in his or her unit, as such person's principal residence.

Person with a Disability: A person who is determined to: 1) Have a physical, mental or emotional impairment that: is expected to be of long-continued and indefinite duration; substantially impedes his or her ability to live independently; and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) Have a developmental disability, as defined in the Developmental Disabilities Assistance and Bill of Rights Act; or 3) Be the surviving member or members of any family that had been living in an assisted unit with the deceased member of the family who had a disability at the time of his or her death.

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Service Needs: The particular services identified for vulnerable populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden, severe.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing.

Single Family Dwelling, Residential Use: Seattle's Land Use Code defines a singly family dwelling unit as a detached structure containing one dwelling unit on a permanent foundation; it also may have an accessory dwelling unit [SMC 23.84.032]. It defines "dwelling unit" as a collection of rooms occupied by not more than one household in the structure; and it defines "household" as any number of related individuals or 8 or fewer non-related, non-transient individuals.

Special Objective Area: A neighborhood where specific types of housing assistance have been designated as priority or prohibited, with the particular combination of programs designed to address the identified problems and conditions in the neighborhood. SOA neighborhoods are selected based upon a set of criteria, as outlined in the Plan.

SRO: Single-Room Occupancy.

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Subsidized Rental Housing: Assisted housing (see glossary definition) that receives or has received project-based governmental assistance (whether for capital or operating costs) and is rented to, or held for rent exclusively to, low- or moderate-income households as determined at the time of initial occupancy. Subsidized rental housing does not include owner occupied units, nor does it include units occupied by Section 8 certificate/voucher holders in market rate housing.

Substandard Condition and Not Suitable for Rehab: By local definition, dwelling units that do not meet standard conditions but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems or maintenance work.

Substantial Amendment: A major change in an approved housing strategy or allocation plan.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of $25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters, that includes supportive services.

Supportive Service Need in FSS Plan: The plan that PHAs administering a Family Self-Sufficiency program are required to develop to identify the services they will provide to participating families and the source of funding for those services. The supportive services may include child care; transportation; remedial education; education for completion of secondary of post secondary schooling; job training, preparation and counseling; substance abuse treatment and counseling; training in homemaking and parenting skills; money management, and household management; counseling in home ownership; job development and placement; follow-up assistance after job placement; and other appropriate services.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

TANF: Temporary Assistance to Needy Families. On August 22, 1996, President Clinton signed the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, which replaced the old welfare system with a new program, Temporary Assistance to Needy Families (TANF), designed to focus on work and responsibility.

Tenant-Based (Rental) Assistance: A form of rental assistance provided for the tenant, not for the project such as section 8 vouchers or certificate.

Total Vacant Housing Units: Unoccupied year round housing units. (U.S. Census definition)

Transitional Housing: A project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement

Very Low - Income Family: Families whose incomes do not exceed 50% of median income for the area, as determined by HUD with adjustments for smaller and larger families.

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61 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
1	9999	zz	**1: Office of Housing**	99							
11	9999	zz	***11: Home Ownership and Sustainability ~~Single Family Production and Preservation~~***	99							
1109	9999	zz	**111: Rehabilitation Lending and Investment**	99							
111	7030C **Flanagan**	City of Seattle OH	**Housing Technical Assistance HomeWise Staffing** (Citywide) Single-family residential. Support staff cost of managing rehabilitation projects, facilitating rental rehabilitation, providing down payment assistance, contract costs for lead-based paint and Endangered Species Act, and various housing development loan programs throughout the City. Provide staff support for weatherization and energy efficiency improvements in low-income residences. Note: actual costs of home weatherization are supported by various non-CDBG federal, state, and local revenues. Program (14A) $361,279; Admin (21A) $69,015. *Performance indicator:* 828 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14A 202 LMH LocGov	CD $830,577		$430,294				$430,294
111	87060C-PI **LaTuchie**	City of Seattle OH	**Rehabilitation Lending & Weatherization Services PI** (Citywide) The Homewise rehab program provides loans for emergency repairs for owner-occupied single-family homes or repairs associated with weatherization for single-family homes or rental properties. ~~necessary rehab work to their homes. The homeowner through a bid process selects the contractors providing the work. Home owners~~ Applicants are served on a first-come, first-served basis subject to eligibility criteria including ~~ownership,~~ income, credit, and repair/rehab needs ~~of the home~~. Households served with housing rehabilitation loans are homeowners with income at or below 80% of area median income or renters with income at or below 60% of median income. $130,000 ~~$900,000~~ of CDBG funds expected to be received by HomeWise in 2003 have been reprogrammed to Multifamily Loan Fund PI. is Program Income. 10% of Program Income received will be used for program delivery. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2414A 202 LMH LocGov	CDPI 0		CDPI 526,000 ~~$65,000~~				$526,000
1115	9999	zz	**111: Rehabilitation Lending and Investment Subtotal**	99	830,577	$0	$956,294	$0	$0	$0	$956,294

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
1119	9999	zz	**112: Home Buyer Assistance**	99							
112	7084M **LaTuchie**	City of Seattle OH	**Home Buyer Programs** (Citywide) The HOME Homeowner funds will be used for eligible home buyer activities ~~Assistance~~ for first time homeowners with household incomes at or below 80% of area median income. These funds will be included in a Home Buyer Assistance Notice of Funding Availability (NOFA) ~~Request for Proposals (RFP)~~ to be released in 2003. The NOFA process will be the basis for the selection of other home buyer assistance projects. *Performance indicator:* 26 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	27 05R 201(e) LMH LocGov	HM $919,592					$926,075	$926,075
112	7084M-PI **LaTuchie**	City of Seattle OH	**Home Buyer Programs PI** (Citywide) CDBG Homeowner funds will be used for Home Buyer Assistance for first-time homeowners with household incomes at or below 80% of area median income. These funds will be included in a Home Buyer Notice of Funding Availability (NOFA) to be released in 2003. The NOFA process will be the basis for the selection of home buyer assistance projects. 10% of Program Income will be used for program delivery. *Performance indicator:* 12 households. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	27 05R 201(e) LMH LocGov	HM 0		0 ~~$450,000~~				$0
1125	9999	zz	**112: Home Buyer Assistance Subtotal**	99	919,592	$0	$0	$0	$0	$976,075	$926,075
1129	9999	zz	**113: Minor Home Repair**	99							
113	7150C **Kirkland**	Senior Services of Seattle & King County	**Minor Home Repair** (Citywide) Single-family residential. Provide low-cost inspection and minor home repairs such as plumbing, electrical work, and carpentry in homes of low-income home owners, primarily (but not limited to those) 60 years of age and over. Senior Services will serve all low-income clients in the City. *Performance indicator:* 975 ~~850~~ housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14A 202 LMH SubPriv	CD $559,783		449,917 ~~$291,913~~				$449,917
1135	9999	zz	**113: Minor Home Repair Subtotal**	99	559,783	$0	$449,917	$0	$0	$0	$449,917
119	9999	zz	***11: Home Ownership and Sustainability ~~Single Family Production and Preservation~~ Subtotal***	99	2,309,952		$1,406,211	$0	$0	$926,075	$2,332,286

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
12	9999	zz	***12: Multifamily Production and Preservation***	99							
1209	9999	zz	**121: Multifamily Lending and Investment**	99							
121	7035C **Flanagan**	City of Seattle OH	**Housing Technical Assistance Multifamily Staffing** (Citywide) Multi-family residential. Support staff cost of managing rehabilitation projects, facilitating rental rehabilitation and site acquisition when developing affordable housing, compliance with relocation, construction & labor requirements, ~~, providing down payment assistance, contract costs for~~ lead-based paint, ~~and~~ Endangered Species Act, NEPA, and various housing development loan programs throughout the City. Program (14B) $406,777; Admin (21A) $67,040. *Performance indicator:* 544 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14B 202 LMH LocGov	CD $446,446		$473,817				$473,817
121	7086M **LaTuchie**	City of Seattle OH	**Rental Unit Preservation & Development** (Citywide) Preservation and development of rental units (in multi-family buildings) occupied by small and large families and single individuals. Income group served to be consistent with HOME Program regulations. The City's multi-family housing projects, unlike other capital projects, do not receive approval through the Capital Improvement Program and the annual budget process. Instead, OH selects housing projects through a Notice of Funding Availability (NOFA) process. The NOFA process ensures selection of multi-family projects on a competitive basis and not on a first-come, first-served basis. The competitive process allows the city to review several projects at once and allocate various funds in order to maximize City housing dollars. The Office of Housing ~~and Project Management~~ will issue 2 NOFAs in 2003. Up to $163,000 ~~$90,000~~ can be provided for CHDO operating support for Sand Point redevelopment activities. *Performance indicator:* 108 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2714B 202 [LMH] LocGov	HM $2,628,058					$2,646,125	$2,646,125
		City of Seattle OH	**HOME Rental Preservation & Development PI** (Citywide) Program income from HOME-funded single family rehabilitation loans will be used for the development of multifamily housing projects. 10% of program income received will be used for program delivery costs. *Performance indicator:* 7 units *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.		HM $0		$0			$187,200	$187,200

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121	7170C **LaTuchie**	City of Seattle OH	**Multifamily Loan Fund** (Citywide) Multi-family residential. Provide gap financing for site acquisition when developing affordable housing, acquisition and rehabilitation of low-income housing in return for fixed-term rental rate and occupancy income restriction: (Used City-wide.) ~~One or two~~ Projects will be selected through a competitive selection process. In addition to the CDBG Entitlement amount, $128,088 of Program Income is allocated to this project. *Performance indicator:* 40 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	14B 202 LMH LocGov	CD $75,263		$701,369				$701,369
121	7170C **LaTuchie**	City of Seattle OH (SEED)	~~**Multifamily Loan Fund/Rainier Court Site Acquisition** (bounded by S. Spokane St., 35th Ave. S., S. Charlestown St., and 33rd Ave. S., 98144) Multi-family family. A total of $1,059,214 will be loaned to Southeast Effective Development (SEED) for the acquisition of parcels within an 8-acre site near Rainier Avenue South, for new construction of low- and moderate-income housing, in return for affordability and income restrictions, as part of a Neighborhood Revitalization project undertaken by a CDDO. *Start date:* 3/1/2003 — *Completion date:* 12/31/2003.~~	01 201 LMH CBDO	CD $657,620		$0				$0
121	87170C-PI **LaTuchie**	City of Seattle OH	**Multifamily Loan Fund PI** (Citywide) Multi-family residential. Provide gap financing for acquisition and rehabilitation of low-income housing in return for fixed-term rental rate and occupancy income restrictions. (Used City-wide.) One or two projects will be selected through a competitive selection process. Includes $128,088 expected repayments to the Multifamily Revolving Loan Fund and $130,000 expected repayments from homeowner rehab loans. 10% of Program Income will be used for program delivery. ~~and $900,000 reprogrammed HomeWise program income~~ *Performance indicator:* 10 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2414B 202 LMH LocGov	CDPI $1,028,088		258,088 ~~$128,088~~				$258,088
1215	9999	zz	**121: Multifamily Lending and Investment Subtotal**	99	4,835,475	$0	$1,433,274	$0	$0	$2,833,325	$4,266,599

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1229	9999	zz	**123: Asset Management**								
123	7172C **Erickson**	City of Seattle OH	**Low-Income Housing Development Services** (N/A) Additional funding for HomeSight for homebuyer education and counseling. ~~developing low-income housing projects sponsored by nonprofit organizations. Funding will support development services including site acquisition, preparing funding proposals and securing financing, and construction monitoring for rental rehabilitation projects or those new construction projects undertaken by Community Based Development Organizations. Funding will be awarded to specific projects selected through a process that ensures assistance is made to projects that need this program's help.~~ *Performance indicator:* 18 housing units. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	01 201(a) LMH LocGov	CD $507,647		216,989 ~~$188,989~~				$216,989
1235	9999	zz	**123: Asset Management Subtotal**		507,647	$0	$216,989	$0	$0	$0	$216,989
129	9999	zz	***12: Multifamily Production and Preservation Subtotal***	99	5,343,122	$0	$1,650,263	$0	$0	$2,833,325	$4,483,588

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13	9999	zz	***13: Community Development***	99							
1329	9999	zz	**133: Housing Planning and Resource Development**	99							
133	7035C **Hooper**	City of Seattle OH	**Housing Technical Assistance Planning Staffing** (Citywide) Community Development Unit of the Office of Housing will develop and evaluate City housing strategies, goals, and policies for low-income housing, update the Housing Element of the Consolidated Plan, including a new SOA framework, work with neighborhoods and developers to include affordable housing in redevelopment strategies; identify program strategies to reach low-income populations, such as service workers, teachers, seniors, people with disabilities, and homebuyers; identify ways to combine housing with other economic development resources to reinvest in targeted neighborhoods. ~~low- and moderate-income households, including homeless and special needs individuals. City lead in reinventing TDR/Bonus work programs, working with consultants and advisory committee to prepare recommendations for City Council review. Prepares the Housing Element of the City's Consolidated Plan. implementation of housing elements of the Neighborhood Plans.~~ *Performance indicator:* NA *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	20 205 LMC LocGov	CD $550,183		$431,526				$431,526
1339	9999	zz	**133: Housing Planning and Resource Development Subtotal**	99	550,183	$0	$431,526	$0	$0	$0	$431,526
139	9999	zz	***13: Community Development Subtotal***	99	550,183	$0	$431,526	$0	$0	$0	$431,526
14	9999	zz	***14: Corporate Services***	99							
1419	9999	zz	**142: Management Support Services**	99							
142	8006M **Hanagan**	City of Seattle OH	**HOME Administration** (Office: 618 2nd Avenue) Fund City costs of implementing the HOME program. *Performance indicator:* 1 org. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2721A 206 [LMH] LocGov	HM $432,800					$435,800	$435,800
1425	9999	zz	**142: Management Support Services Subtotal**	99	432,800	$0	$0	$0	$0	$435,800	$435,800
149	9999	zz	***14: Corporate Services Subtotal***	99	432,800	$0	$0	$0	$0	$435,800	$435,800
19	9999	zz	**1: Office of Housing Subtotal**	99	8,636,057	$0	$3,488,000	$0	$0	$4,195,200	$7,683,200

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
2	9999	zz	**2: Human Services Department**	99							
2105	9999	zz	***21: Leadership & Management Services [H5]***	99							
2119	9999	zz	**212: Communications [H5100]**	99							
212 H5100	8030C	City of Seattle HSD	**Human Services Planning** (618 Second Avenue: Citywide) Staff will develop and evaluate City human service strategies, goals, policies, and programs for low- and moderate-income households, including those of people who are homeless or who have special needs. [Also includes Line of Business: Program 244. See addendum.] *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	20 205 LMC LocGov	CD $389,244		$357,333				$357,333
2125	9999	zz	**212: Communications Subtotal**	99	389,244	$0	$357,333	$0	$0	$0	$357,333
2149	9999	zz	**215: Grants & Budget Administration [H55]**	99							
215	8010C Price	City of Seattle HSD CBO	**Block Grant Administration** (Office: 618 2nd Avenue) Provide administration and technical assistance to City departments and community-based organizations so they can implement CDBG and other HUD grant funds and programs in an efficient, accountable, and responsive manner. ~~This program will be partially funded with $505,348 of reprogrammed prior year funds, source to be determined.~~ [Also contributes to Lines of Business: Programs 216, 211, 212, & 241: see addendum.]Use $255,000 in CDBG in Block Grant Administration in order to facilitate the Community Development Fund ~~(CDF) "swap."~~ The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners. [CDBG Unit: $411,055; HSD Admin: $278,806 ~~$269,478~~; SPO: ~~$45,353~~$0; CBO: $52,612; Indirect (21B): $610,194.] *Performance indicator:* 5 organizations. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	21A 206 LMC LocGov	CD $1,490,736	$255,000	$1,097,667				$1,352,667
	9999	zz	**215: Grants & Budget Administration Subtotal**	99	1,490,736	$255,000	$1,097,667	$0	$0	$0	$1,352,667
67	9999	zz	***21: Leadership & Corporate Services Subtotal***	99	1,879,980	$255,000	$1,455,000	$0	$0	$0	$1,710,000

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
2205	9999	zz	***22: Aging & Disability Services [H6]***	99							
2209	9999	zz	**221: Home Based Care [H62]**	99							**$16,691**
221 222	1231C **Meinig**	CISC	**Public Housing Case Management** (Citywide: SHA facilities) Seattle Housing Authority (SHA) residents are able to live as independently and safely as possible in a safe and healthy environment, avoiding unnecessary hospitalization or relocation to other residences. To achieve this, residents are provided with a broad range of services, support and access to community services. *Performance indicator:* 140 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $16,691		$16,691				
221 222	1233C **Meinig**	ACRS	**Public Housing Case Management** (Citywide: SHA facilities) Seattle Housing Authority (SHA) residents are able to live as independently and safely as possible in a safe and healthy environment, avoiding unnecessary hospitalization or relocation to other residences. To achieve this, residents are provided with a broad range of services, support and access to community services. *Performance indicator:* 76 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $25,668		$25,668				**$25,668**
221 222	1235C **Meinig**	City of Seattle HSD	**Public Housing Case Management** (Citywide: SHA facilities) Seattle Housing Authority (SHA) residents are able to live as independently and safely as possible in a safe and healthy environment, avoiding unnecessary hospitalization or relocation to other residences. To achieve this, residents are provided with a broad range of services, support and access to community services. *Performance indicator:* 1,388 people (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $264,621		$264,621				**$264,621**
2215	9999	zz	**221: Home Based Care Subtotal**	99	306,980	$0	$306,980	$0	$0	$0	$306,980

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2219	9999	zz	**222: Healthy Aging Senior Wellness [H64]**	99							
222 221	1250C **Pope**	Senior Services of Seattle/King County	**Home Sharing for Seniors** (Citywide) Homesharing for Seniors is an intergenerational, alternative housing program that helps older adults stay in their homes by helping them find someone to share their home for rent or in exchange for services. The program helps older adults remain independent and in their own homes while providing affordable, safe housing choices for people of all ages. Older people who are looking for help with household chores or a modest rent are matched with carefully screened, compatible persons looking a place to live. *Performance indicator:* 40 elderly. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05A 201(e) LMC SubPriv	CD 65,650		$63,650				$65,650
2225	9999	zz	**222: Healthy Aging Senior Wellness Subtotal**	99	65,650	$0	$65,650	$0	$0	$0	$65,650
2229	9999	zz	**223: Senior and Adult Self-Sufficiency [H63]**	99							
223	1402C 3402C **Evans**	City of Seattle HSD	~~**Disability Access Enhancement Project** (Citywide)~~ ~~Construct ADA capital improvements resulting in improved accessibility to facilities, programs, or systems for disabled clients in need of human services.~~ ~~*Performance indicator:* 400 people (general).~~ ~~*Start date:* 1/1/2003 — *Completion date:* 12/31/2003.~~	05 201(e) LMC LocGov	CD 9,803		$0				$0
2235	9999	zz	**223: Senior and Adult Self-Sufficiency Subtotal**	99	9,803	$0	$0	$0	$0	$0	$0
2247	9999	zz	***22: Aging & Disability Services Subtotal***	99	382,433	$0	$372,630	$0	$0	$0	$372,630
2305	9999	zz	***23: Children, Youth, & Family Development [H12]***	99							
2309	9999	zz	**231: Child Development [H21]**	99							
231	2360C **Tumbleson**	City of Seattle HSD	**Comprehensive Child Care Services** (N/A) Provide subsidy for child care services to children of low-income persons to assist their employment and training opportunities and support the children's optimal development in high quality child care settings. *Performance indicator:* 199 Households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05L 201(e) LMC LocGov	CD 574,531		$574,531				$574,531
2315	9999	zz	**231: Child Development Subtotal**	99	574,531	$0	$574,531	$0	$0	$0	$574,531

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2003 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
2319	9999	zz	**232: Youth Development [H22]**	99							
232	2010CE **Tumbleson**	Catholic Community Services	**Denny Place Youth Shelter** (210 Dexter Avenue N, 98109) Provide emergency shelter, food, counseling and information and referral services for homeless males, 16 to 20 years of age. *Performance indicator:* 144 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	35,993 [CD 28,037 ES 7,956]		$28,037	$7,956			$35,993
232	2020C **Tumbleson**	Catholic Community Services	**University District Youth Center** (4516 15th Ave. NE, 98105) Provide street outreach, case management, counseling, and supportive services to homeless or low-income youth. *Performance indicator:* 140 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 66,217		$66,217				$66,217
232	2030C **Tumbleson**	United Indians of All Tribes Found	**I-w'a-sil Youth Program** (2524 16th Ave S, 98144) Provide counseling and supportive services to low-income homeless street youth, including basic life skills, crisis counseling, substance abuse evaluation and counseling, health services, and cultural education. *Performance indicator:* 30 youth.. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 76,187		$76,187				$76,187
232	2040CE **Tumbleson**	YMCA of Greater Seattle	**Aloha House Shelter/ Operations** (902 15th Avenue E, 98122) Provide 24-hour short term housing with case management, mental health services, and referral to other needed services. *Performance indicator:* 40 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	61,937 [CD 54,258 ES 7,679]		$54,258	$7,679			$61,937
232	2050C **Tumbleson**	YMCA of Greater Seattle	**Young Adults in Transition** (909 4th Avenue, 98104) Provide transitional housing and case management services to homeless male and female young adults 18 to 22 years of age. *Performance indicator:* 25 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 113,540		$113,540				$113,540
232	2060C **Tumbleson**	Youthcare	**Straley House** (5602 15th Avenue NE, 98105) Provide transitional housing and supportive services, including clinical assessment, case management, substance abuse counseling, living skills instruction and vocational training services to homeless youth aged 18 to 21. *Performance indicator:* 20 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 23,363		$23,363				$23,363

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
232	2070CE **Tumbleson**	Youthcare	**The Shelter** (2500 NE 54th St., 98105) Provide emergency shelter and supportive services including family and group counseling, meals, medical care, recreational activities and related services to homeless youth, ages 11 to 17. *Performance indicator:* 60 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	69,967 [CD 62,287 ES 7,680]		$62,287	$7,680			$69,967
232	2080C **Tumbleson**	Youthcare	**Orion Multi-service Street Youth Center** (1020 Virginia St, 98101) Provide outreach, case management, and supportive counseling services to homeless street youth. *Performance indicator:* 200 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD 111,911		$111,911				$111,911
232	7416E **Painter**	City of Seattle HSD	**Youth Program** (various) Provide shelter and supporting service to homeless youth. *Performance indicator:* 468 youth. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2603T 201(e) [LMC] LocGov	ES $31,862			$31,862			$31,862
2325	9999	zz	**232: Youth Development Subtotal**	99	590,977	$0	$535,800	$55,177	$0	$0	$590,977
2347	9999	zz	***23: Children, Youth, & Family Development Subtotal***	99	1,165,508	$0	$1,110,331	$55,177	$0	$0	$1,165,508
2405	9999	zz	***24: Community Services***	99							
2409	9999	zz	**241: Community Facilities**	99							
241	3010C **Painter**	Environmental Works	**Community Design Center — Architectural Services** (Citywide) Provide construction, design, and planning assistance to nonprofit community agencies and community economic development projects that serve low- and moderate-income people. Approximately 30 organizations will receive ~~3,600~~ 2,470 hours of technical assistance during the year. ~~*Program Delivery* (03): $157,638; *Planning* (20): $78,819.~~ *Program Delivery* (03): $90,000; *Planning* (20): $78,000. *Performance indicator:* 30 public facilities. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03 201(c) & 20 205 LMC SubPriv	CD $236,457		~~$168,000~~ ~~236,457~~				$168,000

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
241	3060C **Painter**	City of Seattle HSD	**Facilities and Services Project Management** (Citywide) Fund staff support for human service physical development initiatives, projects proposed by community-based organizations and funded through a competitive process (RFP); projects may include planning, predevelopment/ design, acquisition, new construction or rehabilitation. *Performance indicator:* 25 facility projects managed. ~~*Performance indicator:* 30 facility projects managed; 27 implemented.~~ *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03 201(c) LMC LocGov	CD $316,012		~~$324,165~~ ~~$316,012~~				$324,165
241	3119C **Painter**	City of Seattle HSD	**Community Facilities RFP** (Citywide) Make funding allocations through a competitive Request for Proposals process to various community-based organizations for planning, acquisition, construction, or renovation activities. Provide funding for a number of capital improvement projects proposed by community-based agencies serving low- to moderate-income clients and neighborhoods. *Performance indicator:* 4 ~~7~~ facilities projects. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003	03 201(c) LMA LocGov	CD $1,378,311		357,835 ~~$1,092,511~~				$357,835
241	3 C **Look**	City of Seattle, HSD	**Hygiene Centers RFP** (Citywide) This project will provide funding for acquisition, construction, and physical rehabilitation for hygiene centers serving homeless men and women. Funds will be allocated through a competitive RFP process. *Performance indicator:* 2 hygiene facility projects. *Start date:* 1/1/2003 – *Completion date:* 12/31/2003.	03C 201(c) LMC LocGov	CD 0	$0	$800,000	$0	$0	$0	$800,000
~~241~~	~~3 C Look~~	~~City of Seattle HSD~~	~~**Georgetown Meeting Space** (6200 13th Ave. S)~~ ~~This project funds renovation of a national historic landmark in order to provide community meeting space in the Georgetown neighborhood.~~ ~~*Performance indicator:* 1 organization.~~ ~~*Start date:* 1/1/2003 — *Completion date:* 12/31/2003~~	~~03 201(c) LMA LocGov~~	~~CD 0~~		~~0 $200,000~~				~~$0~~
2415	9999	zz	**241: Community Facilities Subtotal**	99	1,930,780	$0	$1,650,000	$0	$0	$0	$1,650,000
2419	9999	zz	**242. Emergency & Transitional Services**	99							
242	7400C **Pulido**	Archdiocesan Housing Authority	**Lazarus Day Center Operations** (416 2nd Ave, 98104) Provide hygiene and laundry facilities, light snacks or meals, and information to homeless men and women aged 50 and older. *Performance indicator:* 1,500 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $67,957		$67,957				$67,957

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242	7410C **Pulido**	Arch-diocesan Housing Authority	**Noel House Operations** (2301 Second Avenue, 98121) Provide emergency shelter, meals, hygiene, and supportive services to homeless women. (21,900 bed nights.) *Performance indicator:* 700 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $350,823		$350,823				$350,823
242	7414E **Pulido**	Operation Nightwatch	**Severe Weather Program** (91 Wall St, 98121) Provide street count and overflow severe weather program with First Ave Service Center to homeless persons. *Performance indicator:* 712 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2603T 201(e) [LMC] SubPriv	ES 7,834			$7,834			$7,834
242	7415HE **Pulido**	Low Income Housing Institute	**Urban Reststop Essential Services** (1922 9th Ave, 98121) Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults. *Performance indicator:* 3,000 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2603T 201(e) [LMC] LocGov	ES 117,535			$117,535			$117,535
242	7420C **Botz**	Arch-diocesan Housing Authority	**Sacred Heart Shelter** (232 Warren Avenue N, 98109) Provide shelter, food, and supportive services to homeless 1- or 2-parent families with children and single women for up to 3 months. Services include needs assessment, referrals, counseling, goal setting, and other assistance (8,000 bed nights.) *Performance indicator:* 115 households (general). *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $138,943		$138,943				$138,943
242	7430C **Pulido**	Arch-diocesan Housing Authority	**St. Martin De Porres Shelter** (1561 Alaskan Way S, 98134) Provide emergency shelter and supportive services including food, clothing, showers, hygiene assistance, storage facilities and related assistance to male homeless individuals over 50 years old. *Performance indicator:* 550 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $240,961		312,579 $240,961				$312,579
242	7460CE **Pulido**	Downtown Emergency Service Center	**Emergency Shelter Program** (517 3rd Ave, 98104) Provide emergency shelter and supportive services for homeless adult persons. HSP: $405,492; GF: $247,002 *Performance indicator:* 8,700 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPub	313,413 [CD $8,997 ES $304,416]		395,313 ~~$154,093~~	312,259 ~~$304,416~~			$707,562

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
242	7500C **Botz**	El Centro de la Raza	**Housing Case Management** (2524 16th Avenue S, 98144) Provide bilingual case management services to assist homeless Chicano/Latino families and individuals and other low-income residents of southeast and southwest Seattle to obtain and maintain permanent, affordable housing. Limited emergency housing vouchers or first months rent assistance may be provided as part of case plan. *Performance indicator:* 240 persons who are homeless. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC CBDO	CD $111,063		$111,063				$111,063
242	7510C **Botz**	Fremont Public Association	**Broadview Emergency and Transitional Shelter** (420 Terry Avenue, 98104) Provide temporary emergency shelter and transitional housing to homeless single women and single women with children. Services include shelter, crisis intervention, counseling, and supportive counseling. [Now incorporates Log# 7710C] *Performance indicator:* 399 persons who are homeless. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC CBDO	CD $423,478		$423,478				$423,4
242	7520CE **Botz**	Fremont Public Association	**Bethlehem House Family Emergency Shelter** (Citywide) Provide emergency shelter, counseling and housing vouchers and extended stay shelter to homeless families. *Performance indicaor:* 200 persons who are homeless. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC CBDO	134,263 [CD $116,434 ES $17,829]		$116,434	$17,829			$134,263
242	7560CM **Botz**	Salvation Army	**Homeless Family Assistance/Eviction Prevention Program** (1101 Pike Street: Citywide) Provide case management, rental subsidies, and ~~other~~ support services for families who are homeless and at risk of homelessness. Homeless families assisted for 6 months to secure and maintain housing. Eviction Prevention households assisted for 3 to 6 months or until family is able to maintain market rent or subsidized housing is available. ~~an average of six months for homeless families referred by area emergency shelter and other homeless service providers, to assist them to secure and maintain permanent housing.~~ *Performance indicator:* 120 ~~90~~ households (general). *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC SubPriv	342,680 [CD $123,905 HM $218,775]		~~0 $123,905~~			350,000 ~~$218,775~~	$350,000
242	7590C **Botz**	Seattle Indian Center	**Emergency Services** (611 12th Avenue S, 98144) Provide emergency shelter for homeless families, couples, and adults with children, and supportive services including food, hygiene kits, infant supplies, and telephone services. *Performance indicator:* 72 households (general). *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC SubPriv	CD $44,525		~~0 $44,525~~				$0

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
242	7630C **Pulido**	YWCA of Seattle-King County	**Angeline's Day Center** (1118 5th Avenue, 98101) Provide a daytime shelter for chronically homeless low-income women. Services include hygiene, laundry, and supportive services. *Performance indicator:* 1,200 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $283,602		415,773 ~~$283,602~~				$415,773
242	7640C **Botz**	YWCA of Seattle-King County	**Downtown Shelter For Women and Children** (1118 5th Avenue, 98101) Provide emergency shelter and counseling services for homeless women and children in crisis. *Performance indicator:* 300 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $151,561		$151,561				$151,561
242	7650C **Botz**	YWCA of Seattle-King County	**Emergency Housing For Families** (2820 E. Cherry Street, 98122) Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services. *Performance indicator:* 379 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $75,183		$75,183				$75,183
242	7690C **Pulido**	Arch-diocesan Housing Authority	**Aloha Inn** (1911 Aurora Avenue N, 98109) Partially support operation of a self-managed transitional housing facility serving previously homeless men and women. *Performance indicator:* 300 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(c) LMC SubPriv	CD $220,736		$220,736				$220,736
242	7700C **Botz**	Church Council of Greater Seattle	**Homelessness Project** (Citywide: 12 service sites located throughout Seattle, access site is 4759 15th Avenue NE, 98105) Provide transitional housing, case management, and support services for homeless families with children for up to 18 months. *Performance indicator:* 100 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPriv	CD $25,944		$25,944				$25,944
242	7750C **Botz**	Seattle Emergency Housing Service	**Transitional Housing SE Seattle** (5900 37th Avenue S, 98126) Provide transitional housing and case management services for homeless families for up to 6 months. *Performance indicator:* 63 persons who are homeless. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	03T 201(e) LMC SubPub	CD $27,093		0 ~~$27,093~~				$0

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01 Code	**6301 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
252	7540CE **Chapman**	New Beginnings	**New Beginnings Shelter For Battered Women** (Restricted address) Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence. *Performance indicator:* 425 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05G 201(e) LMC SubPriv	182,588 [CD 174,754 ES 7,834]		$174,754	$7,834			$182,588
252	7570EH **Chapman**	Salvation Army	**Catherine Booth House** (Restricted Address) Provide confidential temporary shelter to women and children victims of domestic violence. Services include shelter, crisis intervention, and supportive counseling. *Performance indicator:* 380 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05G 2603T 201(e) [LMC] SubPriv	ES 7,834			$7,834			$7,834
252	7740C **Chapman**	Salvation Army	**Hickman House** (Restricted address) Provide transitional housing to women and children victims of domestic violence through the use of 9 furnished 1- and 2-bedroom apartments for up to 6 months, including supportive counseling and referral services. *Performance indicator:* 50 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05G 201(e) LMC SubPriv	CD 27,384		$27,384				$27,384
242	8005E **Poole**	City of Seattle HSD	**Emergency Shelter Grant Program Administration** (Office: 618 2nd Avenue) Emergency Shelter Grant Program Administration *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	26[illegible]A 206 [LMC] LocGov	ES 26,000			$26,000			$26,000
2425	9999	zz	**242: Emergency & Transitional Services Subtotal**	99	3,321,400	$0	$3,007,924	$497,116	$0	$350,000	$3,855,040
2429	9999	zz	**243: Tenant Stabilization**	99							~~$0~~
243	~~7085M **Botz**~~	~~Salvation Army~~	~~**Eviction Prevention** (Citywide)~~ ~~Assist families at risk of homelessness with a monthly rent subsidy for 3 to 6 months or until the family is able to maintain market rent or until subsidized housing is available. Plus:~~ ~~Provide case management to assist families.~~ ~~*Performance indicator:* 50 households.~~ ~~*Start date:* 1/1/2003 — *Completion date:* 12/31/2003.~~	~~23050 204 LMH LocGov~~	~~HM $120,775~~					~~0 $120,775~~	~~$0~~
243	7260C **Betts**	Archdiocesan Housing Authority	**St. Martin's on Westlake** (2008 Westlake Avenue N, 98102) Provide desk security and other supportive services to men over 55 years of age at risk of homelessness. *Performance indicator:* 60 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	05 201(e) LMC SubPriv	CD $27,700		$23,566				$23,566

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243	7320C **Betts**	Plymouth Housing Group	**Housing Support Services** (Service Sites: 2201 1st Avenue, 98101; 2205 1st Avenue, 98101; 107 Pine Street, 98101; 1521 7th Avenue, 98121;and 619 3rd Avenue, 98104) Place low-income tenants in permanent affordable housing and provide client assessment and referral services to link tenants with support services such as financial resources, employment counseling. *Performance indicator:* 90 persons at risk of homelessness. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05 201(e) LMC SubPriv	CD $63,801		~~54,278~~ ~~$51,601~~				$54,278
243	7362C **Betts**	Neighborhood House	**Project REACH** (905 Spruce Street, 98104; 4500 Martin Luther King Jr Way South, 98118) Provide comprehensive case management assistance to low-income and at-risk residents in the SHA garden communities of Yesler Terrace and Rainier Vista to help them maintain their permanent housing and obtain and retain employment. *Performance indicator:* 240 people (general). *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05 201(e) LMC SubPriv	CD $265,411		~~225,797~~ ~~$214,661~~				$225,797
243	7363C **Betts**	YWCA of Seattle King County	**Project Self-sufficiency** (Citywide) Serve families living in Section 8 and scattered site public housing in Central and Southeast Seattle who have multiple barriers to self-sufficiency; this program will assist them in finding suitable housing, increasing family stability, developing work skills, and entering employment. *Performance indicator:* 140 people (general). *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05 201(e) LMC SubPriv	CD $101,366		~~86,237~~ ~~$81,904~~				$86,237
243	7364C **Betts**	Family Services	**Resident Choices** (9714 3rd Avenue NE, 98117) Provide case management, therapeutic, and family support services to residents of Seattle Housing Authority's High Point Garden Community and residents of other public housing units in West and North Seattle. *Performance indicator:* 210 people (general). *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05 201(e) LMC SubPriv	CD $265,411		~~225,797~~ ~~$214,661~~				$225,797
243	7369C **Betts**	Legal Action Center	**Eviction Prevention Services** (Citywide) Provide information and assistance to avert eviction through support services and ERACE (GF). *Performance indicator:* 200 households. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05K 201(e) LMC SubPriv	CD $41,706		~~0~~ ~~$39,625~~				$0
243	7370C **Betts**	International District Housing Alliance	**Eviction Prevention Services** (Citywide) Provide information and assistance to avert eviction through support services. *Performance indicator:* 400 households. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05K 201(e) LMC SubPriv	CD $69,669		~~0~~ ~~$66,186~~				$0

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243	7371C **Betts**	Fremont Public Association	**Eviction Prevention Services** (Citywide) Provide city-wide services including: telephone hotline for tenants, information and referral, counseling, outreach, relocation services, and workshops on landlord/tenant relationships, and, as lead agency, maintain a coordinated intake system for countywide tenant services. *Performance indicator:* 360 households (general). *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05K 201(e) LMC SubPriv	CD $63,465		~~0 $61,239~~				$0
243	7380C **Betts**	Tenants Union	**Technical Assistance to At-Risk Tenants** (Citywide) Provide a telephone hotline for tenants, information and referral, and workshops on landlord/tenant counseling. Provide in-depth conseling to tenants at immediate risk of eviction. *Performance indicator:* 240 households (general). *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	05K 201(e) LMC SubPriv	CD $78,960		~~0 $63,863~~				$0
243	7720C **Chea**	Compass Center	**Recovery Transitional Housing** (77 S. Washington St, 98104) Provide transitional housing for homeless men and women in recovery from substance abuse, including case management and supportive counseling. (6,060 bed nights.) *Performance indicator:* 75 persons who are homeless. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC SubPriv	CD $14,827		~~0 $14,827~~				$0
243	7870P **Betts**	To be determined	**HOPWA Services RFP** (NA) HSD will conduct a request for proposals to determine the projects and the agencies which will carry out the services funded with the 2002 HOPWA allocation. *Performance indicator:* 400 persons with HIV/AIDS.	2803T 201(e) [LMC] SubPriv	HP $1,480,320				$1,639,165		$1,639,165
243	7874C **Betts**	Lifelong AIDS Alliance	**Housing Assistance Services** (127 Broadway Ave E, 98102) Provide housing units for short to medium term residency, housing information and referral services, and limited supportive services to persons disabled by AIDS, and provide rent assistance to maintain HOPWA-eligible clients in their homes. [Incorporates 7730C.] *Performance indicator:* 136 persons with HIV/AIDS. *Start date:* 1/1/2003 — *Completion date*: 12/31/2003.	03T 201(e) LMC SubPriv	CD $62,941		~~0 $62,941~~		$62,941		$62,941

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle; CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
243	8007P **Betts**	City of Seattle HSD	**HOPWA Grantee Administration** (Office: 618 2nd Avenue) Costs of HSD to administer HOPWA-funded programs in the King/Snohomish/Island Counties EMSA. *Performance indicator:* 1 organization. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	2803T 201(e) [LMC] LocGov	HP $45,780				$49,230		$49,230
2435	9999	zz	**243: Tenant Stabilization Subtotal**	99	2,710,032	$0	$615,675	$0	$1,751,336	$0	$2,367,011
2519	9999	zz	~~**252. Domestic Violence Prevention Education & Training**~~	99							
2525	9999	zz	~~**252. Domestic Violence Prevention Education & Training Subtotal**~~ [moved to Emergency and Transitional Services LOB]	99	0	$0	$0	$0	$0	$0	$0
2547	9999	zz	***24: Community Services Subtotal***	99	7,962,212	$0	$5,273,599	$497,116	$1,751,336	$350,000	$7,872,0
29	9999	zz	**2: Human Services Department Subtotal**	99	11,390,133	$255,000	$8,211,560	$552,293	$1,751,336	$350,000	$11,120,189

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
4	9999	zz	**4: Office of Economic Development**	99							
41	9999	zz	***41: Workforce Development***	99							
4109	9999	zz	**411: Support for Low-Income Workers ~~Seattle Jobs Initiative Operations~~**	99							
411	4040C **Bethea**	City of Seattle OED	**Jobs Initiative Program** (Citywide) Provide services to businesses, community organizations, and residents so that employers meet their need for qualified workers and low-income individuals secure and retain family wage jobs. The Office of Economic Development (OED) will fund and support the successful creation of an independent, non-profit Seattle Jobs Initiative to provide services and promote best practices to support low-income job seekers to successfully complete training programs, secure employment, and achieve long-term retention and wage progression. OED will also provide technical, outreach, and planning support for other workforce development programs helping low-income individuals find and retain jobs, including the Workforce Development Council, Construction Industry Workforce Advisory Committee, and OED's Employment Linkage Program. *Performance indicator:* ?????????? *Start date:* 1/1/2003 — *Completion date:* 12/31/2003. ~~**Community Economic Development Program** (Citywide)~~ ~~This program combines workforce development and community revitalization. Workforce development provides services to businesses, business and community…~~	18B 203(b) LMA LocGov	CD $549,000	$231,925	$159,091				$159,091
4115	9999	zz	**411: Seattle Jobs Initiative Operations Subtotal**	99	549,000	$231,925	$159,091	$0	$0	$0	$159,091
419	9999	zz	***41: Workforce Development Subtotal***	99	549,000	$231,925	$159,091	$0	$0	$0	$159,091

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
41	9999	zz	***41: Business Attraction/Retention***	99							
4109	9999	zz	***411. Business Attraction/Retention***	99							
411	4 – C Bethea	City of Seattle OED	***Business Attraction/Retention*** (Citywide) Partially support Small Business Ombudsperson to assist small businesses with City services and regulations along with business and retention efforts and a Manufacturing and Industrial Attraction and Retention Specialist. Use $84,2500 in CDBG in Business Attraction/Retention in order to facilitate the Community Development Fund (CDF) "swap." The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners. *Performance indicator:* -- 100 industrial and small businesses *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.			$84,250	$0				$0
4115	9999	zz	**411. Business Attraction/Retention Subtotal**	99	0	$0	$0	$0	$0	$0	$0
419	9999	zz	***41: Business Attraction/Retention Subtotal***	99	0	$0	$0	$0	$0	$0	$0

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA. & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
42	9999	zz	***42: Neighborhood and Community Development***	99							
4209	9999	zz	**421: Community Development**	99							
421 423	4045C **Bethea**	City of Seattle OED	~~**Data Research For Neighborhood Revitalization Strategy Areas** (Citywide)~~ ~~A data profile for each Neighborhood Revitalization Strategy (NRS) area has been developed which provides a current picture of housing, employment, and business activity.~~	20 205 LMA	CD 15,000		~~$0~~				$0
421	4113C **Bethea**	City of Seattle OED, individual CDCs and Seattle Com-munity Development Collaborative	**Community Development Technical & Project Assistance** (Citywide) The Office of Economic Development (OED) will fund Impact Capital to provide specific technical assistance in support of economic and community development projects sponsored by ~~to~~ community development corporations. ~~economic and community development projects.~~ In addition, OED will fund six community development corporations to work on specific housing, commercial, and community development projects. This program will also fund an annual update of the data profile for each of the Neighborhood Revitalization Strategies. The update will provide a base for measuring changes annually over the five-year review period for the strategies. [Planning (20 205) $193,269; Program Delivery (18B 203(b) $138,656.] ~~Use $800,000 in CDBG in Community Development TA in order to facilitate the Community Development Fund (CDF) "swap." The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners.~~ ~~[Planning (20 205) $80,000; Program Delivery (18B 203(b) $758,000.]~~ *Performance indicator:* 6 organizations. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18B 203(b) LMA LocGov	CD $838,000	~~468,075~~ ~~$800,000~~	331,925 ~~$0~~				$800,000
421	4131C **Bethea**	City of Seattle OED	**Community Development Corporation Equity Fund** (Citywide) The Community Development Corporation Equity Fund is a fund set up to provide forgivable loans to CDCs for retail, commercial and/or mixed-use development projects. ~~The Community Development Corporation Equity Fund is a fund set up to support equity necessary for retail, commercial and/or mixed-use development projects of the CDCs.~~ *Performance indicator:* 1 business. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18A 203(b) LMJ CBDO	CD $330,000	0 ~~$107,349~~	330,604 ~~$330,604~~				$330,604

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		City of Seattle OED	**Rainier Valley Community Development Fund** (L/M) Lessen the impact of construction of light rail on Rainier Valley business and property owners and provide opportunity for the community to invest in affordable housing, retail and commercial development, small business development and facilities for community and cultural activities, especially in association with transportation improvements. *Performance indicator:* 2 ~~3~~ property advances *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.		0	0 ~~$78,142~~	2,500,000 ~~$2,000,000~~				$2,500,000
421	**Bethea**	City of Seattle OED	~~**Float Loan Public Notification Process PI** (Citywide)~~ ~~Program income from prior float loan fees will be used to provide public notice and public input to proposals for economic development activities funded by CDBG float loans or Section 108 loans.~~	LocGov	~~CD PI~~ $33,986		PI $0				$0
			421: Community Development Subtotal		1,216,986	$468,075	$3,162,529	$0	$0	$0	$3,162,529
4219			**422: Community Development Loans**								
422	4012C **Bethea**	City of Seattle OED	**National Development Council Float Loan Origination** (N/A) Handle marketing and outreach for the CDBG Float Loan Program, provide technical assistance to prospective borrowers.	18A 203(b) LMJ LocGov	CD 25,000		25,000 ~~$0~~				$25,000
			422: Community Development Loans Subtotal		25,000	$0	$25,000	$0	$0	$0	$25,000
4229	9999	zz	**423: Neighborhood Business District Support**	99							
423	4046C **Bethea**	City of Seattle	**Neighborhood Business District Support** (various L/M) This program assists neighborhood business districts in low-income neighborhoods, including a facade improvement program. ~~Use $175,000 in CDBG in Neighborhood Opportunity Area Support in order to facilitate the Community Development Fund (CDF) "swap." The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners~~ *Performance indicator:* 40 ~~12~~ businesses.	14E 202 LMA LocGov	CD $170,380	0 ~~$175,000~~	215,380 ~~$165,380~~				$215,380

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
431	4030C **Bethea**	OED Business Assistance Center and City of Seattle OED	**Business Tech Assistance** (Citywide) Provide technical assistance to existing and startup businesses served by the Community Capital Development and other lenders and to other initiatives, including microenterprise activities and farmers markets. The goal is to develop and sustain small businesses in Seattle within low-income communities and create job opportunities for low and moderate-income persons. Use $192,359 in CDBG in Business Technical Assistance in order to facilitate the Community Development Fund (CDF) "swap." The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners *Performance indicator:* 36 businesses. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18B 203(b) LMJ CBDO	CD 150,000	0 ~~$192,359~~	150,000~~50~~				$150,000
4235	9999	zz	**423: Neighborhood Business District Support Subtotal**	99	320,380	$0	$365,380	$0	$0	$0	$365,380
429	9999	zz	***42: Neighborhood and Community Development Subtotal***	99	1,562,366	$468,075	$3,552,909	$0	$0	$0	$4,020,984
45	9999	zz	**4: Office of Economic Development Subtotal**	99	2,111,366	$700,000	$3,712,000	$0	$0	$0	$4,412,000

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01 Code	0001 Log #	Agency Name	City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2002 Allocati	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
		zz	***Office of Economic Development Float Loans***								
		zz	~~One or more short term Float Loans (2.5 years max.) will be made to projects that benefit low and moderate income people and meet other CDBG requirements. Over $10 million in Float Loans were made in 2002 for a center for homeless youth, a work training center, and a low income housing and commercial space development in the Rainier valley. Float Loans in 2003 will ensure that this funding resource is utilized up to its capacity.~~				0 ~~$1,500,000~~				
			Cooper School (4408 Delridge Way SW) Funds will be loaned to DNDA to pay for acquisition costs and certain predevelopment costs. Cooper School is a mixed-use development that will include 37 units of artist live/work studios and up to 22,595 square feet of retail space.				$1,000,000				
		zz	***Office of Economic Development Section 108 Loans***								
		zz	~~In 2002 the City of Seattle received a low cost loan of $15,500,000 from the U. S. Department of Housing and Urban Development (HUD) to provide a loan pool for economic development projects benefiting low and moderate income people in the City's Brownfield Showcase and Enterprise Communities. Three historic buildings in Pioneer Square which had suffered earthquake damage were given rehabilitation loans in 2002 for just over $8,000,000. The remainder of the Section 108 loan pool will be allocated to CDBG eligible projects in 2003.~~				0 ~~$7,000,000~~				
			Cadillac Hotel (325 2nd Avenue) Approximately $5,000,000 will be loaned to Historic Seattle from the City's $15,500,000 Section 108 loan pool. Funds will be used to pay for acquisition, construction and certain predevelopment costs. The Cadillac Hotel, upon completion, will include offices for the National Park Service, the site of the Klondike Gold Rush National Historical Park as well as other offices.				$5,000,000				
			Compass Center (77 Washington Street, 210 Alaska Way) Approximately $750,000 will be loaned to the Compass Center from the City's $15,500,000 Section 108 loan pool. Funds will be used to pay for construction and certain predevelopment costs. The Compass Center, upon completion, will be a two-parcel site with 103 beds for homeless individuals, related administrative space, and a commercial kitchen and laundry facility, all in support of the housing.				$750,000				

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			Hong Kong Building (507 Maynard Avenue) Approximately $1,000,000 will be loaned to an entity controlled by James and Christopher Koh from the City's $15,500,000 Section 108 loan pool. Funds will be used to pay for acquisition and certain predevelopment costs. The Hong Kong Building, upon completion, will include 49 units of housing and up to 6,070 square feet of retail space.				$1,000,000				

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01 Code	**0001 Log #**	**Agency Name**	**City of Seattle: CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)**	**001 Activity**	**2002 Allocation**	**2003 GF**	**2003 CDBG**	**2003 ESG**	**2003 HOPWA**	**2003 HOME**	**Prop. 2003 Allocation**
5	9999	zz	**5: Department of Neighborhoods**	99							
51	9999	zz	***51: Community Building Division***	99							
5109	9999	zz	**511: Neighborhood Matching Fund**	99							
511	4090C **Herzfeld**	City of Seattle DON	~~**Neighborhood Matching Fund and Staff** (Citywide) The neighborhood matching Fund provides cash support to neighborhood projects to match pledged community resources. The City partners with neighborhood organizations to build parks, install traffic improvements, …~~	03E 201(c) LMA LocGov	CD $169,537		$0				$0
5115	9999	zz	**511: Neighborhood Matching Fund Subtotal**	99	169,537	$0	$0	$0	$0	$0	
5119	9999	zz	**512: Business District Support**	99							
512	4110C **John Eskelin ~~Darlene Flynn~~**	City of Seattle DON	**Neighborhood Plan Community Project** The Neighborhood Plan Implementation Program facilitates, monitors and coordinates the City's efforts to implement neighborhood plans, so that high priority requests in the plans are implemented in areas with the most anticipated growth over the next 20 years. CDBG funds support business district improvement efforts in South Park and South Delridge Triangle. The City will partner with local businesses to implement Facade improvements, and install street furniture, banners, and landscaping. ~~CDBG funds support economic development and infrastructure projects in low-income neighborhoods. [One-time-only transfer of $9,142 to NMF large projects due to underallocation.]~~ *Performance indicator:* 1 organization. ?????????? *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	18B 203(b) LMA LocGov	CD $75,460		$200,000				$200,000
5125	9999	zz	**512: Business District Support Subtotal**	99	75,460	$0	$200,000	$0	$0	$0	$200,000
5129	9999	zz	***51: Community Building Division Subtotal***	99	244,997	$0	$200,000	$0	$0	$0	$200,0
52	9999	zz	***52: Neighborhood Preservation & Development***	99							
5209	9999	zz	**521: Historic Preservation**	99							
521	3080C **Gordon**	City of Seattle DON	**Historic Preservation Staffing** (Citywide) Conduct Section 106 Review, pursuant to 36 CFR 800 of the National Historic Preservation Act, for CDBG-supported programs and projects, required for compliance with CDBG environmental review requirements. ~~Determinations of Eligibility for 175 sites, Determinations of Effect for 25 projects, and 10 Consultations.~~ Programmatic Reviews for 270 sites, Determinations of Eligibility for 75 projects. *Performance indicator:* 270~~175~~ public facilities. *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.	20 205 LMA LocGov	CD $37,367		$43,118				$43,118
5215	9999	zz	**521: Historic Preservation Subtotal**	99	37,367	$0	$43,118	$0	$0	$0	$43,118

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01 Code	0001 Log #	Agency Name	City of Seattle, CDBG, ESG, HOPWA, & HOME Printed January 13, 2003 (10:47am)	001 Activity	2002 Allocation	2003 GF	2003 CDBG	2003 ESG	2003 HOPWA	2003 HOME	Prop. 2003 Allocation
5219	9999	zz	*52: Neighborhood Preservation & Development Subtotal*	99	37,367	$0	$43,118	$0	$0	$0	$43,118
53	9999	zz	***53: Research and Prevention Program***	99							
5309	9999	zz	**531: Research and Prevention Program**	99							
~~531~~	~~3085C Gordon~~	~~City of Seattle DON~~	~~**Research and Prevention Program** (Citywide) Implement a prevention planning system that helps communities develop an integrated approach to promoting the positive development of children and youth and to preventing problem behaviors, including substance abuse, delinquency, teen pregnancy, school dropout, and violence. Funds will support community training and organizing in low-income communities in order to determine the specific needs of communities and reduce youth risk behaviors. Use $45,000 in CDBG in Research and Prevention in order to facilitate the Community Development Fund (CDF) "swap." The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners by providing business loans for relocation and improvements. The loan fund required the use of Community Development Block Funds rather than General Fund. *Performance indicator:* ——— *Start date:* 1/1/2003 — *Completion date:* 12/31/2003.~~	~~20 205 DAA factor~~	~~0~~	~~$545,000~~	~~$0~~				~~$0~~
5315	9999	zz	**531: Research and Prevention Program Subtotal**	99	0	$0	$0	$0	$0	$0	$0
5319	9999	zz	***53: Research and Prevention Program Subtotal***	99	0	$0	$0	$0	$0	$0	$0
59	9999	zz	**5: Department of Neighborhoods Subtotal**	99	282,364		$0	$243,118	$0	$0	$0	$243,118

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6	9999	zz	**6: Department of Parks & Recreation**	99							
61	9999	zz	***61: Parks Upgrades***	99							
6109	9999	zz	**611: Parks Upgrades**	99							
611	3020C **Chin** ~~**Shuman**~~	City of Seattle Parks & Rec	**Parks Upgrades** (Citywide) Perform general capital renovation employing community-based labor to make improvements to identified park sites. Planned are projects such as: barrier-free access (ADA), erosion control, landscape renovation, irrigation upgrades, and play area improvements. Various low-income census tracts to be determined later. Use $200,000 in CDBG in Capital Improvement Program in order to facilitate the Community Development Fund (CDF) "swap." The CDF is a loan fund intended to lessen the impact of light rail on Rainier Valley businesses and property owners by providing business loans for relocation and improvements. The Loan fund required the use of Community Development Block Funds rather than General Fund. *Performance indicator*: 12 public facilities. *Start date*: 1/1/2003 — *Completion date*: 12/31/2003.	03F 201(c) LMA LocGov	CD $507,961	~~0 $200,000~~	$507,961 ~~$307,961~~				$507,961
611	3021C **Chin**	City of Seattle Parks & Rec	**Squire Park Acquisition ()** The northeast portion of a parcel located at the intersection of 14th Avenue & Remington Court, adjacent to the King County Youth Detention Center, will be acquired for use as a neighborhood park in a ~~"or other CDBG-eligible use of benefit to the~~ predominantly low-moderate income neighborhood. *Performance indicator*: 1 public facility. *Start date*: 1/1/2003 — *Completion date*: 12/31/2003.	01 201(a) LMA LocGov	0	0 $128,000	$272,000				$272,000
6115	9999	zz	**611: Parks Upgrades Subtotal**	99	507,961	$0	$779,961	$0	$0	$0	$779,961
6119	9999	zz	***61: Parks Upgrades Subtotal***	99	507,961	$0	$779,961	$0	$0	$0	$779,961
69	9999	zz	**6: Dept. of Parks & Recreation Subtotal**	99	507,961	$0	$779,961	$0	$0	$0	$779,961

0	9999	zz	2003 ACTION PLAN: BY LOB/PROG	99							
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7	9999	zz	**7: Department of Transportation**	99							
71	9999	zz	***71: Community Infrastructure***	99							
7109	9999	zz	**711: Community Infrastructure**	99							
~~711~~	~~C Eagerwey~~	~~City of Seattle Parks & Rec~~	~~**Arterial Street Pavement Rehabilitation and Restoration (Citywide).**~~ ~~Rehabilitate pavement on arterial streets in Neighborhood Revitalization Strategy Areas in order to improve access to jobs and housing and to improve the economic vitality of communities in these areas. This work will complement development initiatives already underway. Additionally, the rehabilitation of these arterials will implement consolidated plan objectives of increased pedestrian safety, better access for the disabled, improved access to housing and jobs for low- and moderate-income people, and increased attractiveness of these areas for private investment.~~ ~~*Performance indicator: 16,974 feet of public utilities. Start date: 1/1/2003 — Completion date: 12/31/2003.*~~	~~001, 2001g, LMA, 1stSer~~			~~$1,500,000~~				~~$0~~
7115	9999	zz	**711: Community Infrastructure Subtotal**	99	0	$0	$0	$0	$0	$0	$0
7119	9999	zz	***71: Community Infrastructure Subtotal***	99	0	$0	$0	$0	$0	$0	$0
79	9999	zz	**7: Dept. of Transportation Subtotal**	99	0	$0	$0	$0	$0	$0	$0
9	9999	zz	***Total: All Lines of Business***	99	22,927,881	$955,000	$16,434,639	$552,293	$1,751,336	$4,545,200	$23,283,468
91	8975	zzz***	H:_Action Plan Worktables\2003\0 2003 Action Plan.wpd Printed 2003-01-13	70							

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

STATE OF WASHINGTON – KING COUNTY

--ss.

155731
City of Seattle,Clerk's Office

No. TITLE ONLY ORDINANCE

Affidavit of Publication

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

CTOT:ORDINANCE 121082-084

was published on 083

3/10/2003

J. Stedman

Subscribed and sworn to before me on

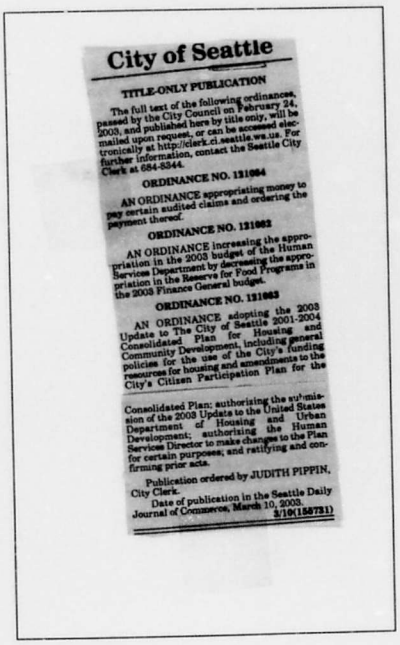
3/10/2003

Notary public for the State of Washington, residing in Seattle

MELISSA M. PASCUA
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
NOV 21, 2004

Affidavit of Publication

State of Washington, King County



City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances, passed by the City Council on February 24, 2003, and published here by title only, will be mailed upon request, or can be accessed electronically at http://clerk.ci.seattle.wa.us. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 121064

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 121062

AN ORDINANCE increasing the appropriation in the 2003 budget of the Human Services Department by decreasing the appropriation in the Reserve for Food Programs in the 2003 Finance General budget.

ORDINANCE NO. 121063

AN ORDINANCE adopting the 2003 Update to The City of Seattle 2001-2004 Consolidated Plan for Housing and Community Development, including general policies for the use of the City's funding resources for housing and amendments to the City's Citizen Participation Plan for the Consolidated Plan; authorizing the submission of the 2003 Update to the United States Department of Housing and Urban Development; authorizing the Human Services Director to make changes to the Plan for certain purposes; and ratifying and confirming prior acts.

Publication ordered by JUDITH PIPPIN, City Clerk.

Date of publication in the Seattle Daily Journal of Commerce, March 10, 2003.

3/10(150731)

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