

Ordinance No. 122280

Council Bill No. 115729

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____ Councilmember

ORDINANCE _____

AN ORDINANCE adopting the 2007 update to the City of Seattle 2005-2008 Consolidated Plan for Housing and Community Development, including an action plan, general policies for the use of the City's funding resources for housing and community development; authorizing the submission of the 2007 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.

Committee Action:

^{9/19}
Passed 30 TR, SC, RM
11/13/06 Full Council - PASSED AS AMENDED 8-DC (contin. passed)

CF No. _____

Date Introduced: <u>SEP 18 2006</u>		
Date 1st Referred:	To: (committee) Housing, Human Services & Health	
Date Re - Referred: <u>SEP 18 2006</u>	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>11/13/06</u>	Full Council Vote: <u>8-0 (contin)</u>	
Date Presented to Mayor: <u>11/13/06</u>	Date Approved: <u>11-20-06</u>	
Date Returned to City Clerk: <u>11-20-06</u>	Date Published: <u>4</u>	T.O. <input checked="" type="checkbox"/> F.T. <input type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready for presentation to Full Council. Committee: _____ (initial/date)

Law Department

Law Dept. Review

OMP Review

City Clerk Review

Electronic Copy Loaded

Indexed

(Handwritten initials and date)

ORDINANCE 122280

1
2 AN ORDINANCE adopting the 2007 update to the City of Seattle 2005-2008 Consolidated Plan
3 for Housing and Community Development, including an action plan, general policies for
4 the use of the City's funding resources for housing and community development;
5 authorizing the submission of the 2007 update to the United States Department of
6 Housing and Urban Development; authorizing the Human Services Director to make
7 changes to the Plan for certain purposes; and ratifying and confirming prior acts.

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

15 WHEREAS, the City of Seattle adopted the 2005 – 2008 Consolidated Plan for Housing and
16 Community Development in Ordinance 121625; and

17 WHEREAS, HUD has approved the City's 2005 – 2008 Consolidated Plan for Housing and
18 Community Development; and

19 WHEREAS, HUD requires an annual action plan as part of the 2005 – 2008 Consolidated Plan
20 for Housing and Community Development; and

21 WHEREAS, the Mayor has proposed a 2007 update to the 2005-2008 Consolidated Plan for
22 Housing and Community Development, including the action plan, 2007 Table of
23 Proposed Projects, and amendments to certain policies and strategies in the Plan, and has
24 requested that the City Council adopt the 2007 update and authorize its submission to
25 HUD; and

26 WHEREAS, a summary describing the contents and purpose of the 2007 update and informing
27 the public how to access copies was published in the Daily Journal of Commerce, a
28 newspaper of general circulation; in addition, the Mayor's proposed 2007 update has
been available for public review and comment for thirty (30) days and a public hearing
was held on September 19, 2006; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:



1 Section 1. The Seattle City Council hereby adopts the 2007 update to the 2005-2008
2 Consolidated Plan for Housing and Community Development, attached hereto as Attachment 1
3 (“adopted 2007 update”), for the purposes and subject to the conditions, limitations and potential
4 amendments as set forth in this ordinance.

5 Section 2. The 2007 Table of Proposed Projects represents the City’s plan, and proposal
6 to HUD, for the use of the funds shown as allocated in the 2007 Table of Proposed Projects. The
7 Plan as amended by the adopted 2007 update, including such table, changes in strategies,
8 housing policies, and allocation policies as are contained in the adopted 2007 update, is intended
9 to serve the functions set forth in 24 CFR Section 91.1(b), but the contents of the 2007 update
10 are not otherwise intended to have legal effect except as otherwise specifically stated.

11 Section 3. The allocations set forth in the adopted 2007 update do not constitute
12 appropriations or modify the amounts of any existing appropriations, nor are they to be
13 considered as final funding decisions. The authority of the respective City departments and
14 offices to implement the activities set forth in the adopted 2007 update is subject to sufficient
15 appropriations in the City of Seattle 2007 Adopted Budget or in any separate ordinance.
16 Implementation of any specific project or program is also subject to a final determination by the
17 appropriate office or department after completion of any necessary review under environmental
18 and related laws. No part of the adopted 2007 update or the Plan is intended to confer any legal
19 rights or entitlements on any persons, groups or entities.

20 Section 4. The Mayor and the Director of Human Services (“the Director”) and their
21 designees are hereby authorized to submit the adopted 2007 update to the 2005-2008
22



1 Consolidated Plan for Housing and Community Development, together with any necessary
2 supplementary material, to the United States Department of Housing and Urban Development
3 (“HUD”) as the application by the City for financial assistance under certain HUD programs; to
4 represent the City in seeking HUD approval of the adopted 2007 update, to make and submit to
5 HUD such modifications to the adopted 2007 update or the Plan as HUD may require, provided
6 that no substantial policy changes are involved; and to sign and deliver on behalf of the City
7 such assurances and certifications as may be necessary to obtain HUD approval. The Director is
8 further authorized to make such technical and conforming changes to the Plan as she may deem
9 reasonably necessary, and to amend the Plan, if necessary or appropriate under federal
10 regulations, to reflect funding of specific activities, final appropriations for the programs or
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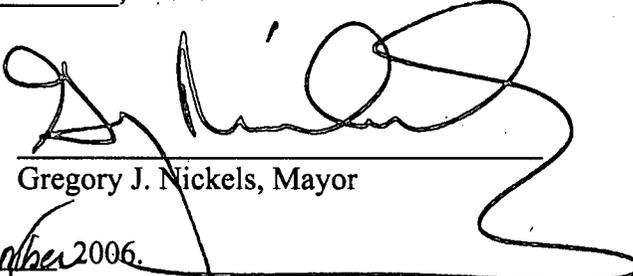
1 budget control levels in the Adopted Budget, or changes in activities that are consistent with the
2 policies and priorities established in the Plan. The Director shall notify the Council of all
3 changes or amendments to the Plan. Any substantial amendment, as defined by the adopted
4 Citizen Participation Plan in the 2005 – 2008 Consolidated Plan, as amended, shall be approved
5 by the Council by ordinance or resolution.

6
7 Section 5. This ordinance shall take effect and be in force thirty (30) days from and after
8 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
9 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

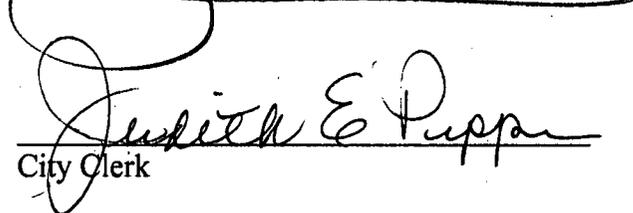
10 Passed by the City Council the 13th day of November, 2006, and signed by me in
11 open session in authentication of its passage this 13th day of November, 2006.

12
13 
14 President _____ of the City Council

15 Approved by me this 20th day of November, 2006.

16
17 
18 Gregory J. Nickels, Mayor

19 Filed by me this 20 day of November 2006.

20
21 
22 City Clerk

23 (Seal)

24
25 Attachment 1: 2007 update to the 2005 – 2008 Consolidated Plan for Housing and Community
26 Development





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

September 12, 2006

Honorable Nick Licata, President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Licata:

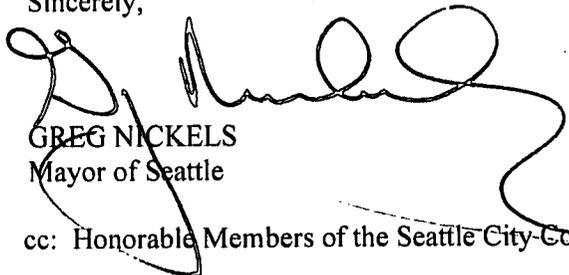
I am pleased to transmit the attached proposed Council Bill that adopts the 2007 update to the 2005-2008 Consolidated Plan and authorizes the submittal of an application to the U. S. Department of Housing and Urban Development (HUD) for grant funds. While this legislation approves the update to the Consolidated Plan and the City's right to apply for HUD funds, actual budget decisions and appropriations will be made in the context of the 2007-2008 Proposed Budget that I will present to the City Council later this month.

The City of Seattle is an "entitlement" city for four HUD grant programs to provide resources for projects and activities that benefit low- and moderate-income persons and families. We are fortunate that the severe federal cuts to Community Development Block Grant (CDBG) funding originally proposed in President Bush's 2007 Budget have not been, and are not likely to be, adopted. As a result, we anticipate receiving the following amounts from HUD, including a 2007 Community Development Block Grant entitlement maintained at the 2006 level:

- Community Development Block Grant, \$12,622,401
- HOME Investment Partnership, \$4,393,559
- Emergency Shelter Grant Program, \$539,949
- Housing Opportunities for Persons with AIDS, \$1,615,000

Funding from the above entitlement areas totals nearly \$20 million and is vital to the City's efforts to support community revitalization and keep our communities healthy and strong. Supported activities include human service programs to implement the Ten-Year Plan to End Homelessness, affordable housing preservation and development, and fulfilling our commitment to the Rainier Valley Community Development Fund. We will continue to work closely with our community-based non-profit agencies to ensure that our efforts provide opportunity and stability for Seattle's lower income residents. Should you have questions, please contact Michael Look, CDBG Administrator, at 615-1717. Thank you for your consideration of this legislation.

Sincerely,



GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, P.O. Box 94749, Seattle, WA 98124-4749

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, Email: mayors.office@seattle.gov

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City of Seattle

**2007 Update to the
2005 - 2008
Consolidated Plan
for Housing and Community
Development**

November 2006

City of Seattle
Gregory J. Nickels, Mayor

CITY
CLERK

Mayor Gregory J. Nickels

Seattle City Council

Nick Licata, President

Sally Clark

Richard Conlin

David Della

Jan Drago

Jean Godden

Richard McIver

Tom Rasmussen

Peter Steinbrueck

Seattle City Council Staff and Central Staff

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Traci Ratzliff, Council Central Staff

City of Seattle Department of Finance

Dwight Dively, Director

Kristi Beattie

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Michael Look, CDBG Administrator

Debra Rhinehart, CDBG Consolidated Plan Lead

Dave Berrian

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Adrienne Quinn, Director

Laura Hewitt Walker

Bill Rumpf, Deputy Director

Rick Hooper

Office of Economic Development

Steve Johnson, Acting Director

Tim Rash

Theresa Barerras

Regena Bethea

Ellen Kissman, Seattle Housing Authority

The preparation of Seattle's 2007 Update to the 2005-2008 Consolidated Plan was financed, in part, through Seattle's Community Development Block Grant Program. The Human Services Department complies with all federal, state and local laws prohibiting discrimination. Accommodations for people with disabilities provided upon request by calling 615-1717.



About This Update

The City of Seattle's 2005 – 2008 Consolidated Plan for Housing and Community Development guides the City's investment of the four Consolidated Plan funds from the United States Department of Housing and Urban Development (HUD). It serves as the application to HUD for:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grant Program (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

This 2007 Update to the Consolidated Plan 1) **reviews** changing economic and budgetary environments since the 2005 – 2008 Plan was adopted; and 2) **describes** the City's response to those changes with regard to the four funds.

The Update is divided into the following sections.

Section 1: Introduction

This section describes the changing environment to which strategic changes respond.

Section 2: Allocation and Revenue Data

Anticipated revenues are detailed here along with a summary of the allocation plan for the Consolidated Plan funds.

Section 3: Update of Homelessness Needs Assessment

The most recent available figures of homelessness and the City's response to it are reviewed briefly here.

Section 4: Updated Strategic Plan

This section outlines the City's response to the changing environment. Based on the strategy statements in the original 2005 – 2008 Plan, readers can use this section to see how the City will more effectively narrow and focus its use of Consolidated Plan funds to help end homelessness and expand economic development.

Section 5: Revised Table of Proposed Projects

This Table provides the details of the City's activities with the 2007 Consolidated Plan funds. Included are specific funding levels and anticipated performance outcomes.

Section 6: Revised Housing Policies

This document includes programmatic changes and technical adjustments to the homebuyer section of the City's Housing Policies (Appendix H to the 2003-2008 Consolidated Plan).



Section 7: Revised Statement of Use of HOME funds

The City's use of HOME Investment Partnership (including funds from the American Dream Downpayment Initiative) for 2007 is described in this section.

Section 8: Public Comments on the Proposed 2007 Update to the Consolidated Plan

This document summarizes public comment received at the September 19, 2006 hearing before the Housing, Human Services and Health Committee of the Seattle City Council.

Appendices:

- A. Office of Economic Development (OED) - NRSA for Southeast Seattle update
- B. 2007 McKinney Application Services Inventory
- C. Methodology for Homeless Needs Gap Inventory

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.



Section 1 - Introduction to the 2007 Update to the Consolidated Plan for Housing and Community Development

Introduction

This 2007 Update to the City of Seattle's 2005 – 2008 Consolidated Plan for Housing and Community Development continues the overall philosophy presented in the 2006 Update of ensuring that the Consolidated Plan funds, especially CDBG, are targeted to specific goals that produce clear, measurable outcomes. In the past year, the major trends in Seattle's local housing, homelessness, and community and economic development environment, as they relate to the four Consolidated Plan funds have been: 1) a continued increase in the price of housing in Seattle; 2) continued implementation of the Ten-Year Plan to End Homelessness; and 3) on-going progress in revitalizing Southeast Seattle. The 2007 Update policies and proposed funding allocations were developed against this backdrop.

An equally important element in the development of the 2007 Update is the continued possibility of decreasing CDBG funds. As this Update was being developed during the summer of 2006, the City used a 10% reduction in CDBG funds as a planning guide. As news about the 2007 CDBG formula allocation budget came out of Congress during the late summer, a smaller reduction or no reduction was being considered since it appeared that the federal budget in 2007 would be level or slightly greater than the 2006 level. Should the actual awards from CDBG as well as HOME, HOPWA, and ESG differ from our estimates, we will be submitting a substantial amendment in the spring of 2007 to match the actual allocations to the actual budget.

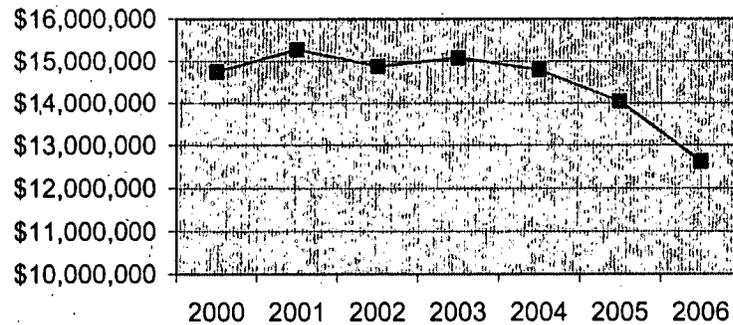
Changes in the Environment

The anticipation of continuing reductions to Seattle's annual entitlement from HUD in CDBG force hard policy choices for the City.

In 2006, the City adopted a spending plan for CDBG reflecting a 5% reduction from the 2005 actual award level. When the 2006 actual awards were published, Seattle was made to take a 10% reduction. The 2006 Substantial Amendment adjusted our spending to match our revenues using unanticipated CDBG reprogram funds, City General Funds, and other sources to maintain most programs originally funded with CDBG. The City's HOME program allocation was also less than anticipated. In anticipation of continued declining resources (see the following chart), the City reviewed its funding priorities for the Consolidated Plan funds. The City has become more deliberate in focusing CDBG funds on a few specific goals.



2000-2006 City of Seattle CDBG Yearly Allocation



Late in the summer of 2006, the City decided to anticipate a zero change in our 2007 allocation from 2006. The Administration's proposed 2007 budget reduced the overall CDBG formula allocation budget (our source of CDBG) by 25%; during the summer of 2006, the House of Representatives and the Senate provided indications that they would support CDBG at slightly above the 2006 level. A substantial amendment to the 2007 Update will be developed in the spring of 2007 to adjust our actual expenditures to our actual revenues.

CDBG funds will be focused on the implementation of the Ten-Year Plan to End Homelessness.

The Ten-Year Plan to End Homelessness was endorsed by Seattle and King County in 2005. This Plan outlines a more deliberate move toward the implementation of three key strategies: preventing homelessness, moving people rapidly from homelessness to housing, and building the political will to end homelessness. In doing so, the Plan turns the focus of ending homelessness efforts from providing emergency overnight shelter and temporary housing to affirmative efforts of getting homeless persons housed and providing them the assistance necessary to stay in suitable housing. Beginning in 2006, all of the City's CDBG resources supporting public services supported programs directly involved in preventing and ending homelessness. A competitive Request for Proposals process run in the fall of 2005 was used to encourage emergency shelter and transitional housing providers to create or emphasize programming that provides deliberate efforts to move people out of emergency shelters and into transitional or other appropriate temporary or permanent housing. CDBG public services funds were allocated to successful applicants.

Increased efforts to promote economic development in the Southeast Seattle Neighborhood Revitalization Strategy Area (NRSA) in conjunction with the installation of a new light rail transportation system and other developments.

HUD has approved an NRSA designation for an area of Southeast Seattle. The City of Seattle's Neighborhood Revitalization Strategy (NRS) for Southeast Seattle includes a comprehensive set of activities focused on ensuring that other major investments in the area will provide the maximum benefit for low- and moderate



income residents. These major initiatives are underway and include: the construction of Sound Transit's Link light rail system serving the community; redevelopment of Seattle's two largest public housing projects, Rainier Vista and Holly Park; implementation of the Rainier Valley Community Development Fund; and development of a Community Renewal Plan to assist in implementing the NRS goals. The NRS adopts the vision and strategies created by a community-led, City-staffed planning initiative called the Southeast Seattle Action Agenda, which intends to foster *equitable development* in Southeast Seattle by which existing residents and local entrepreneurs as well as future residents and business owners realize the benefits of revitalization, increased prosperity, property values and community well-being.

Sound Transit's Link light rail line is under construction in the Rainier Valley along a 4.3 mile stretch of Martin Luther King Jr. Way (MLK). Besides building the infrastructure for light rail itself, the project also involves transforming the entire street: rebuilding the stretch of MLK in concrete, upgrading 18 intersections, adding 10 pedestrian crossings, and planting 990 street trees. Sound Transit will also build four light rail stations along MLK: the Mt. Baker station at McClellan Street, the Columbia City station at Edmunds Street, the Othello Station at Othello Street, and the Rainier Beach station at Henderson Street. Road and light rail construction along MLK will continue until approximately fall 2007. Light rail service is planned to begin in 2009.

Light Rail Construction Impacts

During light rail construction, the businesses along MLK are faced with the effects of street closures, traffic delays, and utility outages, among other impacts. To support and retain this vibrant corridor of businesses, the Rainier Valley Community Development Fund is working with the City and Sound Transit to lessen the financial impacts caused by the project. Businesses along MLK that demonstrate revenue losses due to light rail construction can receive payments to mitigate those effects. Low cost loans, relocation assistance, and free consulting services in accounting and marketing are also available. So far, approximately \$7.3 million of City and Sound Transit funds have been provided to 139 businesses along MLK.

Community Renewal Act

The City and community are also developing a plan to use the powers granted by the State Community Renewal Act to achieve the outcomes in the NRS. This initiative will establish the organizational infrastructure, process and strategies to provide the community additional influence over development in the NRS area so that revitalization in the Rainier Valley benefits low and moderate income residents, to the maximum extent possible. The Rainier Valley Community Development Fund's real estate loans will be a key component of this effort by providing a source of capital to invest in the community at reduced rates for qualified projects.

Other Economic Development support

In addition to support for businesses on MLK, the City provided funding for the Rainier Chamber of Commerce to create and implement a marketing plan and has



established free wireless high speed internet access in Columbia City. The City is also working to spur private real estate development, especially in and around the light rail station areas, while avoiding displacement of low-income residents. Land use codes and zoning are being reviewed to encourage transit oriented development such as higher density town homes and condominiums and buildings that combine commercial space with residential space.

Infrastructure Investments

In collaboration with Sound Transit, the City of Seattle has coordinated a major utility relocation and upgrade project along MLK. More than 140,000 feet of utility lines and pipes have been replaced including gas lines, sewer, water, and storm pipes. In addition, 66,000 feet of duct bank has also been built to hold utility lines underground. These upgrades will add to the transformation of MLK by removing the old wooden utility poles, placing power lines out of view, and adding new street lights. The majority of this utility work was completed during the summer of 2006.

The City is planning a multitude of other enhancements and investments in the Rainier Valley as well:

- The 3.6 mile Chief Sealth Trail is nearing completion. This multi-purpose trail will be the City's newest addition to the Regional Trails System and will provide connections to the Mountains to Sound Greenway (via bike routes/lanes north of Beacon Avenue), and Sound Transit light rail stations along MLK.
- New sidewalks, lighting and landscaping will link Columbia City and Rainier Beach business districts to their respective light rail stations.
- The Seattle Parks Department is upgrading community centers and enhancing 12 public parks and open spaces, including Columbia Park, John C. Little Park, Martin Luther King Jr. Way Memorial Park, Hillman City P-Patch, Jefferson Park, Lake Washington Boulevard, the Amy Yee Tennis Center, Brighton Playfield, and the Mapes Creek Walkway

Progress on these and other projects in the Southeast Seattle Neighborhood Revitalization Strategy is included in Attachment A.

Public Participation

In accordance with the 2005 – 2008 Consolidated Plan's Public Participation Plan, two public hearings were held to allow the public an opportunity to discuss community development needs for the 2007 program year and to review the proposed 2007 Update. The first hearing was held on August 15, 2006 in the City Council chambers.

The second hearing was held on September 19, 2006, also in the Council Chambers. Seattle residents and interested persons were provided an opportunity beginning September 18, 2006 to request a draft copy of the 2006 Update for review. A summary



of public comments appears in Section 8: Public Comments on Proposed 2007 Update to the Consolidated Plan.



Revised HUD Income Guidelines

In accordance with CDBG regulations, the following income definitions will be applied to the activities undertaken by Consolidated Plan funds unless specific funding legislation requires a different definition and unless updated by HUD.

**2006 INCOME GUIDELINES
INCOME LIMITS FOR HUD PROGRAMS
for the
Seattle-Bellevue-Everett Primary Metropolitan Statistical Area
Gross Annual Income in \$ by Family Size**

	FAMILY SIZE							
	1	2	3	4	5	6	7	8
VERY LOW 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	41,700	47,700	53,650	59,600	64,350	69,150	73,900	78,650



SECTION 2 – ALLOCATION OF CONSOLIDATED PLAN FUNDS

Summary of Revenue Estimates & Allocation Plan

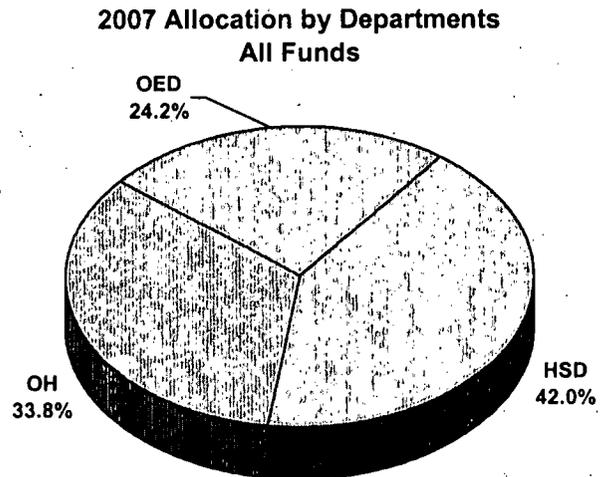
This 2007 Update estimates that the City's CDBG entitlement will be the same in 2006, approximately \$12.62 million. Combined with anticipated program income of \$1,072,000, the total estimated CDBG budget for 2007 is \$13.69 million. This is a decrease from the 2006 budget of approximately \$14.4 million due to the availability in 2006 of one-time recaptured funds and other income.

For HOME, ESG, and HOPWA, we also assume funding level with 2006. Specifically:

HOME / ADDI: \$4,393,559
 ESG: \$539,949
 HOPWA: \$1,615,000

These estimates are based on Seattle CDBG Administration's assessment of Congressional action as of the beginning of August, 2006.

The allocation of these funds is highlighted in the chart on this page. Specific activity detail is provided in the 2007 Table of Proposed Projects, included in this document. The allocation of these Consolidated Plan funds are made in accordance with the stated policies and strategies contained in the 2005 – 2008 Consolidated Plan, as amended by this 2007 Update. Generally, funds are appropriated to the following City departments for the identified purposes:



Human Services Department (HSD): activities are focused on supporting services that assist homeless persons and families out of homelessness and into appropriate housing, supporting non-profit social service organizations with their facility needs, and CDBG Administration. Approximately \$8.7 million of the Consolidated Plan funds are administered by HSD.

Office of Housing (OH): funds are used to create affordable housing options for low- and moderate-income Seattle residents. OH will be responsible for \$7 million in Consolidated Plan funds.

Office of Economic Development (OED): provides support for the economic development of low-income neighborhoods and businesses with a variety of business development products, and support for the neighborhood revitalization activities of the Southeast Seattle Neighborhood Revitalization Strategy Area. OED will be responsible for almost \$5 million in Consolidated Plan funds.



2007 Revised APPENDIX A to the 2005-2008 Consolidated Plan

Allocation Guidelines and Resources Overview

The 2005 – 2008 Consolidated Plan anticipates the receipt and use of approximately \$96 million of federal funds in the four Consolidated Plan funding programs over the course of the four years. Recent reductions in revenues for the CDBG and HOME programs suggest that as of 2006, this may be an optimistic number for the four-year period. However, the City's intent for these funds remains to help support the achievement of the City's housing, human services, and community development goals.

Resources from other federal, state, and local funds will be used to achieve these goals as well. Some of these other sources are utilized directly by the City and others are used by community-based non-profit organizations in conjunction with City CDBG, HOPWA, ESG, or HOME funds. Significant other federal sources include funds from the McKinney program, funds for rent certificates and vouchers, and tax exempt lending programs. State funds include proceeds from the State Housing Trust Fund and the State Community Services Facilities Loan Program. Local funds from the City come from the General Fund and a seven-year Housing Levy.

The use of private resources such as debt financing, equity, expertise, materials, donations, land and buildings, is an essential element of Seattle's use of resources for affordable housing and public (community) facilities. Major sources of private investment are United Way, which increasingly supports service costs connected to emergency housing and homeless services; Impact Capital, which supports interim financing, predevelopment financing, and tax credit projects; many local foundations, which make both operating and capital grants for housing development and operation; local banks; tax credit proceeds; owner equity, match, labor, and expertise; and thousands of hours of citizens' time spent planning, and revising policy documents governing Seattle's activities in these goal areas.

2007 CDBG Revenue Estimate and Allocation Guidelines

Over the past five years, Seattle's CDBG entitlement has both risen and fallen. In 2003, the City's CDBG entitlement award increased by \$201,000 over the 2002 level. The allocation for 2004 was lower by \$180,000, down to \$14.8 million. Pressures on the federal budget combined with an increasing number of entitlement jurisdictions are assumed to reduce Seattle's share of CDBG. For 2005, the City of Seattle received \$14,038,000 in the entitlement award, a reduction of approximately \$700,000 from 2004. In response to the debate over the future of the CDBG program during the summer of 2005, the City planned for a 5% reduction in estimating the 2006 entitlement. In actuality, the 2006 entitlement was 10% below planning estimates, to a level of \$12,622,401.



The current CDBG entitlement projection for 2007 is \$12,622,401, exactly the same as was received in 2006. This estimate is based on action taken by the House of Representatives and the Senate in July and August of 2006, both of which strongly indicate that they will fund the CDBG formula allocation budget at least at the level of 2006, if not slightly more.

Program income in 2007 is assumed to be \$900,000 from Minor Home Repair loan repayments and \$72,200 from float loan interest payments. An additional \$100,000 in program income is brought forward from prior years to be allocated for the 2007 budget. Combined with the estimated entitlement, the 2007 CDBG budget will be built on an estimate of \$13,694,601.

The City's broad objectives for CDBG funds since 2006 has been to support the Ten-Year Plan to End Homelessness and to support economic revitalization in Southeast Seattle. The 2007 funding allocations shall use these overall guidelines:

- The City will continue to maximize the amount of CDBG funding for public services while mitigating for major fluctuations in the public services cap caused by fluctuating program revenue. Specifically, float loan repayments will not be factored into the calculation of the cap. The inclusion of float loan repayments in the cap calculation has caused significant variation in the budget over recent years which forced the City to reduce public services spending in years where there was no float loan income.
- Public service funds shall focus on activities that support the region's Ten-Year Plan to End Homelessness.
- The City made a commitment to support neighborhood revitalization in the Rainier Valley through the Rainier Valley Community Development Fund, via Ordinance 121763, adopted April 2005, which adopted a Substitute Funding Agreement with the Central Puget Sound Regional Transit Authority. Following a full allocation to the public services cap, CDBG funds will be allocated to support the intent of the Substitute Funding Agreement.
- Remaining CDBG resources shall be used to support physical and economic development activities throughout the City and City CDBG administration activities.
- 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.
- The City's CDBG allocations for programs operated by City departments will be determined through the budget process.
- The City's policy is to permit up to 20 percent of CDBG expenditures for administration and planning activities, as allowed under CDBG regulations. Also,



federal regulations currently allow cities to set aside up to 10 percent of the CDBG grant funds as contingency for cost overruns.

- 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 opportunity, prior to submittal of the revised Table of Proposed Projects to the Council, the CDBG Administrator will present recommendations to the Mayor and City Council on how to meet the actual revenues following the substantial amendment public process rules. Mayor and Council decisions will then be incorporated into a revised annual Table of Proposed Projects submitted to HUD.
- 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, 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.
- Recaptured funds will be used in accordance with the guidelines contained in this Appendix A.

Should CDBG revenues exceed the planned amount, the additional resources shall be allocated in accordance with these funding guidelines. The unplanned resources may also be used to:



- 1) Mitigate the funding reductions currently applied to various CDBG programs, grant administration, and planning efforts;
- 2) Provide a comparable funding increase to the aforementioned program areas to the extent possible;
- 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.

Should CDBG revenues come in lower than planned, the City will continue its policy that the priority for managing decreases in CDBG resources will, to the extent possible, be to reduce funding allocations in physical development and/or administrative activities and not in public services nor as committed in the Substitute Funding Agreement.

- The CDBG funding reductions shall be made in planning, administration, and/or physical development programs, including program delivery costs. One-time-only capital projects are most likely to experience reduced allocations of any CDBG revenue decrease. Funding reductions may be applied across-the-board among physical development programs.
- 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.

2007 ESG Revenue Estimate and Allocation Guidelines

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. A maximum of 5% of the grant is allocated to the Human Services Department (HSD) for administrative costs, while 95% of the total grant provides support for programs providing services to homeless people. The HSD Community Services Division administers the ESG program.

The 2006 amount was approximately \$1,500 less than projected in the 2006 adopted budget. The final 2006 award was \$539,949. We are projecting status quo for the 2007 award amount.

2006 HOME Revenue Estimate and Allocation Guidelines



We are anticipating the ability to use \$4.39 million in HOME resources, including the annual entitlement plus program income (primarily loan repayments). Please see the Goal 1 strategies in the 2005-2008 Plan for the general uses of HOME funds.

2006 HOPWA Revenue Estimate and Allocation Guidelines

In 2006, we received \$1,615,000 for HOPWA; and we anticipate the same level for 2007. The 2005 funding level was \$1,611,000.



Section Three - The Nature and Extent of Homelessness, 2007 Update

Introduction

As required by HUD, this section describes the nature and extent of homelessness. It defines homelessness, addresses the scope and characteristics of homeless families and individuals in Seattle/King County, and describes key factors that create and sustain homelessness.

Priority needs are identified along with strategies for ending homelessness in accord with A Roof Over Every Bed in King County, our community's Ten-Year Plan to End Homelessness (TYP). The Ten-Year plan now guides the development of our local Continuum of Care.

Priorities for Serving Homeless Individuals and Families

The Ten-Year Plan provides the focus and roadmap for ending homelessness in Seattle/King County. The effort grew out of the 2002 formation of the Committee to End Homelessness (CEH), representing the vision and collective commitment of homeless and formerly homeless youth and adults, faith communities, philanthropy, business, local governments, nonprofit human services providers, nonprofit housing developers, advocates, and other stakeholders from throughout the county. All were involved in the planning process. The TYP Governing Board began its work in July 2005 and the Interagency Council (IAC) and committees followed, continuing the commitment to public involvement. There is broad representation and participation from throughout the County on the Consumer Advisory Council, Single Adults Committee, Families Committee, Youth and Young Adult Committee, Resource Development and Alignment Committee, Shelter Task Force, and Legislative Advocacy Workgroup.

The Ten-Year Plan focus is on *ending homelessness rather than managing it* through five strategies: Prevent people from becoming homeless, build or acquire more affordable housing and move people rapidly from homelessness to housing with integrated services, increase the efficiency of the existing system that serves homeless people, build and sustain the public and political will to end homelessness, and measure and report outcomes. The plan also contains specific actions and approaches to preventing and ending homelessness for each of the subpopulations of single adults, families, and youth and young adults. The full Ten-Year Plan document can be accessed at <http://cehkc.org/10YPlanPhotos.pdf>.

The Ten-Year Plan is based on six principles that are fundamental to the long-term success of the effort:

- Preventing people from becoming homeless
- Coordinating leadership, fund and program initiatives to end homelessness countywide



- Building and sustaining the political will and community support to end homelessness in the context of increasingly competitive human service needs
- Securing 9,500 units of stable housing for homeless persons
- Delivering flexible services to support stability and independence
- Measuring success and reporting outcomes

Each principle is supported by immediate, intermediate, and long-term activities to advance the primary goal to end homelessness within ten years.

Implementing the Ten-Year Plan in 2007

The Ten-Year Plan Interagency Council developed a workplan for 2006-07 which guides strategy implementation. Initiatives include:

- Establish a plan for moving from a shelter focus to a housing first response
- Reduce the number of individuals exiting jails/health institutions into homelessness via activities like discharge planning from hospitals, the mental health system and detention facilities (closing the "front door" to homelessness)
- Increase housing maintenance strategies including rent assistance and eviction prevention
- Streamline the process of accessing housing and services programs via coordinated intake and reducing duplication of client assessments
- Increase access to housing through acquisition and/or rehabilitation of housing (efforts supported through other HUD, state and municipal development funds such as HOME, the state Housing Trust Fund and Seattle's Housing Levy), adapt transitional housing into long term units where appropriate and increase the number of landlords willing to rent to currently homeless families and individuals
- Increase and coordinate funding for supported housing projects
- Effectively communicate successful outcomes

The Ten-Year Plan further acknowledges that solutions to homelessness differ among each of the subpopulations of families, single adults, and youth and young adults and recommends quantified goals for housing development specific to each group.

As the data following indicates, the trend continues that a disproportionate number of homeless individuals are people of color. Addressing that disproportionality, and attending to the evolving cultural competency of services working with homeless and at-risk of homeless people, is a critical issue woven through all of the Ten-Year Plan strategies.

Families

Housing strategies include ensuring that homeless families can access appropriate affordable housing and continuing housing assistance to formerly homeless families after placement in permanent housing. Services recommendations are designed to coordinate and streamline access to services that will support both family and housing stability.

Strategies include those to realign the current system, prevent family homelessness, and add additional resources to rapidly move homeless families into all forms of permanent housing (independent, with moderate on-site services, with intensive on-site services).

Single Adults

Housing models for single adults include subsidized independent apartments, units with moderate services on-site, and units with intensive services on-site, along with community-based services access points and flexible support services.

Youth and Young Adults

Housing and service strategies include the creation of an accessible network of community-based information and human service centers, a range of supportive services to promote success in housing, and development of youth-specific housing models.

"Housing First" Approach

The Ten-Year Plan calls for a "housing first" approach to ending homelessness, emphasizing prevention and permanent housing with a corresponding reduction in emergency shelter beds for single adults and families in King County. As of 2006, there are approximately 1,620 emergency shelter beds for single adults in King County and 204 shelter units (796 beds) that serve families. The City of Seattle, in part using Consolidated Plan funds, is a major funder of both of these types of shelter, contracting with community-based providers to focus on outcomes and enriched services that help clients move from shelter into housing.

Demographic Profile of Homeless People in Seattle/King County

To fully understand the nature and extent of homelessness, it is necessary to realize that people who are homeless or at risk of losing their housing are as varied as the general population. They have different family relationships, backgrounds, ages, ethnicities, and genders. Defining homelessness is not a simple matter.

Our community has used the definition for homelessness included in the Stewart B. McKinney Act of 1994 in order to comply with requirements of various federal funding resources. According to this Act, a person is considered homeless if he/she "lacks a fixed, regular, and adequate night-time residence and has a primary night-time residence that is:

- (A) a supervised publicly or privately operated shelter designed to provide temporary living accommodations;
- (B) an institution that provides a temporary residence for individuals intended to be institutionalized; or
- (C) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings."

A number of newly published reports have defined homelessness with more clarity and in ways that are better suited to the needs of homeless people. By embracing these new



definitions, Seattle is joining many like-minded communities across the country by incorporating the following definitions in policies and strategic plans in order to better address gaps in housing and services. These studies have identified three primary categories of homeless people:

Transitionally homeless persons generally have a single episode of homelessness lasting an average of 58 days, although they might be homeless for up to six months. They move quickly through the homeless assistance system, and their principal need is for safe, decent, and affordable housing. Transitionally homeless people are typically working entry-level jobs as well as those, such as seniors, who are on fixed incomes. An increase in rent, loss of a job, or medical emergency could result in the loss of their housing.

Episodically homeless persons have four to five episodes of homelessness and are usually homeless for a short time, on average a total of about 265 days. They may cycle back and forth from being housed to being homeless.

Chronically homeless persons experience a disabling condition and have either been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years. These individuals often live on the streets or cycle from shelter to shelter. Although much attention has been focused recently on chronically homeless single adults, Seattle is also looking at chronicity patterns of homeless families.

Data Collection Methodology

For people who are on the streets or staying in emergency shelters and transitional housing programs, the primary source of unduplicated data is the annual One Night Count (ONC) of Homeless People in Seattle-King County. The ONC provides a count and demographic data on individuals residing in emergency shelters and transitional housing programs at a point in time but undercounts the unsheltered population and is unable to provide information on what kind of people are unsheltered. Although the methodology is improved every year, this source of data will always paint only a partial picture of Seattle's homeless people. It is, however, the only point-in-time source of data available for all homeless populations.

We continue to review data from numerous sources including reports and evaluations from the Healthcare for the Homeless Network, the Crisis Clinic and other local programs, and best practices research from other areas of the country. This data is supportive of the trends documented in the process of developing and adopting the TYP. A limitation of many data sources is that they reflect those who are able to participate in those services. It is difficult, if not impossible, to infer the characteristics of people who may have similar needs but do not access services.

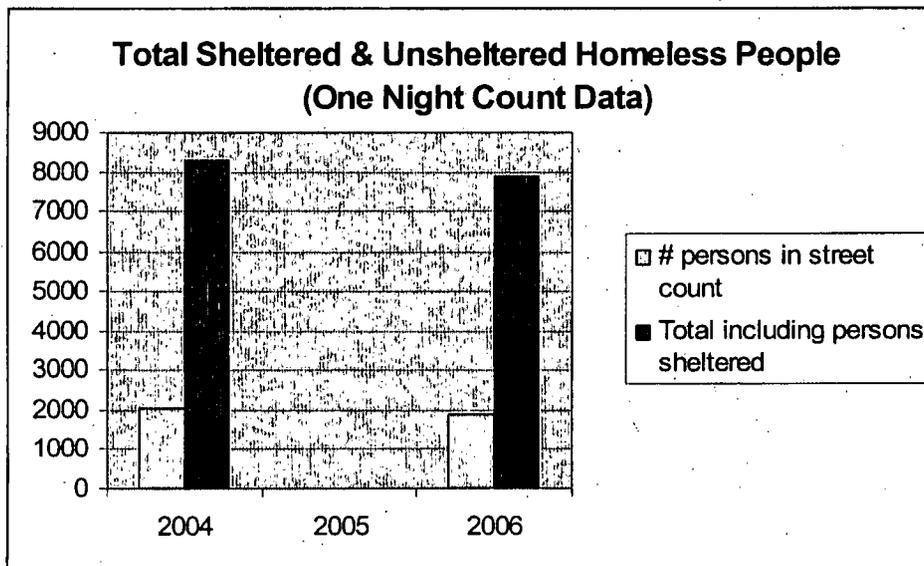
Safe Harbors, our community's Homelessness Management Information System (HMIS), is beginning to collect information about those who receive services in the City of Seattle as well as King County. As coverage increases in this system, we look forward to



knowing more about the need for, and use of, housing and services so that we can modify and adjust our services and housing patterns to more effectively address the needs of those who seek assistance from our continuum of care. Safe Harbors currently produces data based on 40% program participation in the (HMIS) system; it is anticipated that 90% of Seattle/King County homeless service programs will contribute data by June 30, 2007.

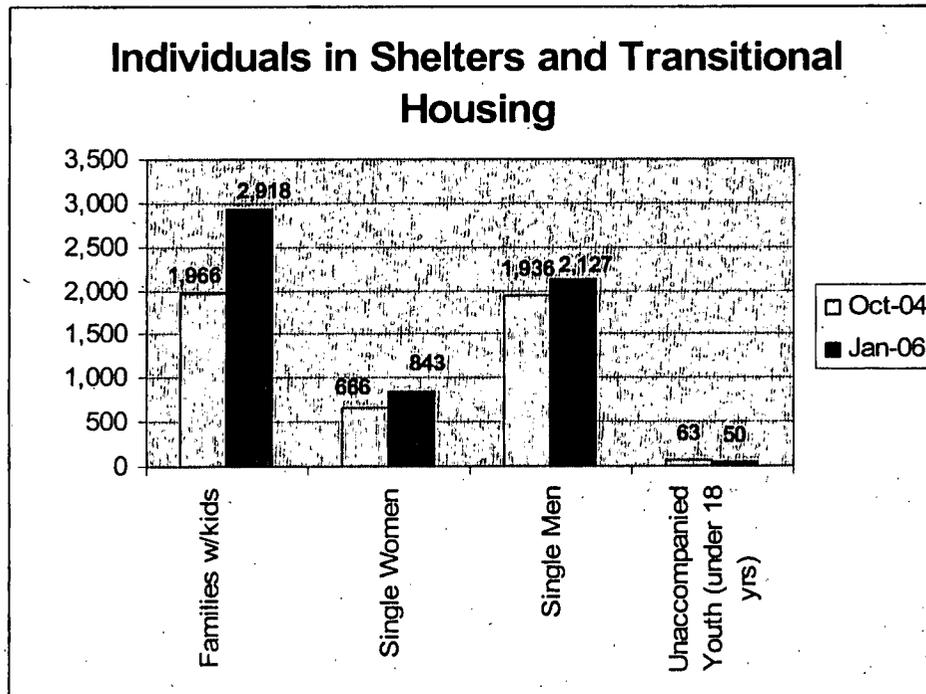
The following illustrates the profile of homeless people in Seattle and King County based on the "snapshot" taken primarily through the ONC survey. Similar information from 2004 formed the basis for the strategies included in the Ten-Year Plan:

- In January 2006, the One Night Count of Homeless People found more than 7,900 sheltered and unsheltered individuals homeless in Seattle and King County. Fifty-three percent or 1,697 households were in Seattle. These included single adults, families and unaccompanied youth (under 18 years of age).
- There were 2,463 individuals in emergency shelters and 3,501 individuals in transitional housing programs.
- Families with children numbered 2,918 in shelters and transitional housing, followed by single men numbering 2,127. There were 843 single women, unaccompanied youth under 18 years of age accounted for the remainder at 50 individuals.
- The graphs below compare available October, 2004 and January, 2006 ONC data (a 2005 count was delayed to correlate with January report deadlines.) **Note:** Federal Way was added as a count area in the 2006 survey, although data in the chart compare similar survey regions. Differences in counts between 2004 and 2006 may also reflect the change in the survey month from October to January as severe weather shelter beds open to operation during those months.



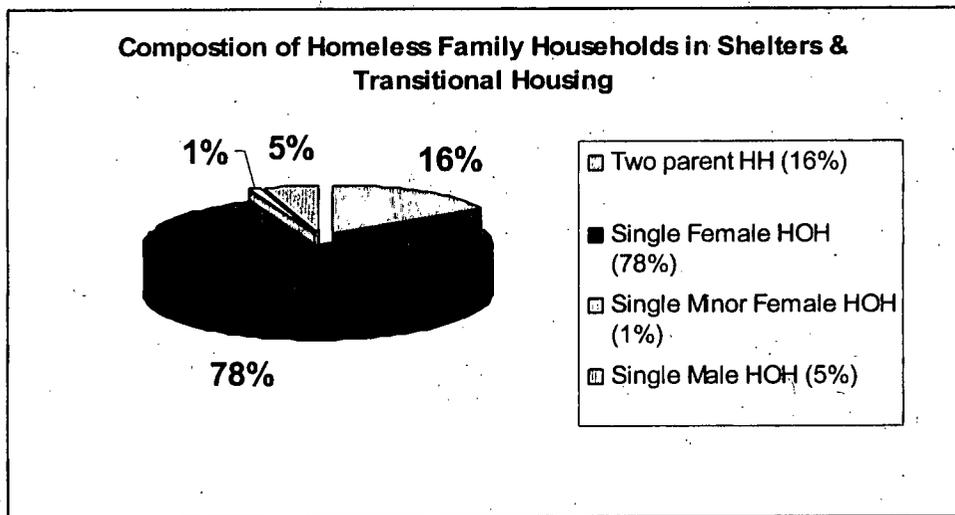
Source: Seattle-King County Coalition for the Homeless, 2004 & 2006





Source: Seattle-King County Coalition for the Homeless, 2004 & 2006

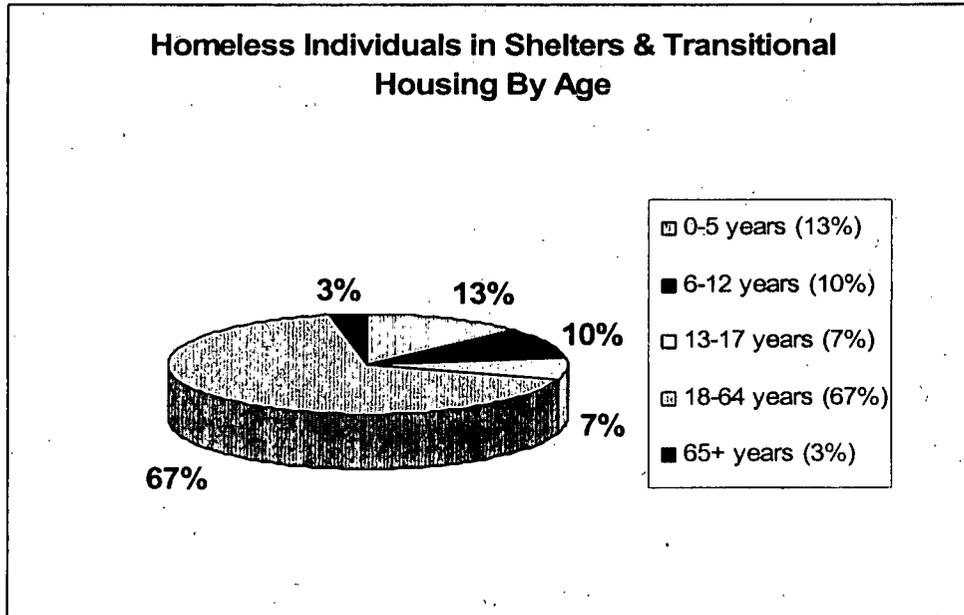
- The majority (two-thirds) of all individual adults in shelters and transitional housing were men.
- 3,942 *households* were counted in shelters and transitional housing programs on the night of the survey, which included 809 families (defined as one or more adults with one or more children). The majority of children were with their mother or other female caretaker (78%), some were accompanied by either parents or two caretakers (16%), and a few were with their father or male caretaker (5%).



Source: Seattle-King County Coalition for the Homeless, January 2006



- Thirty percent or 1,749 of the persons in shelters and transitional housing programs are children under the age of 18 years. In these same types of programs, 3%, or 203 people are 65 and older.

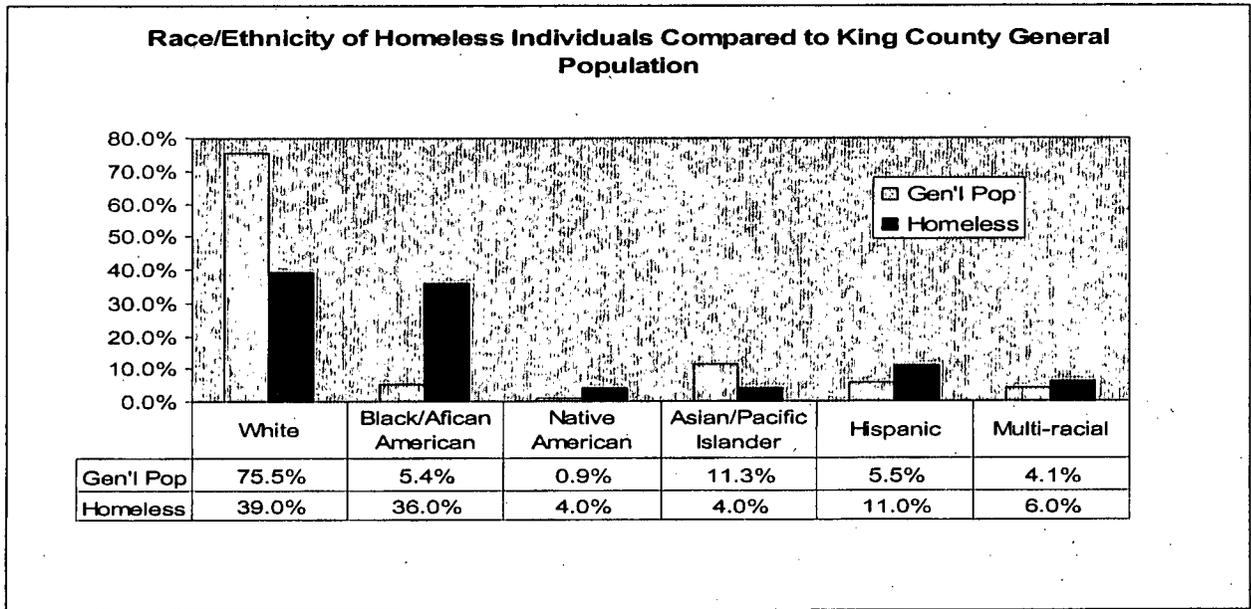


Source: Seattle-King County Coalition for the Homeless, January 2006

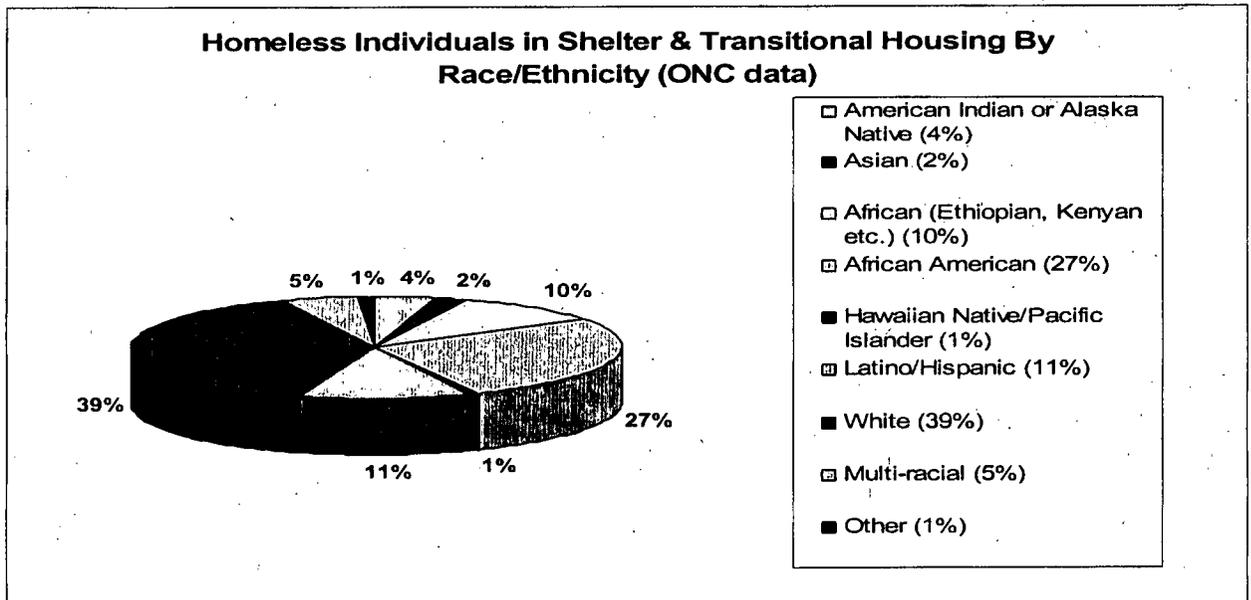
- Racial disparity is very apparent among the homeless population. Although information about race is not collected during the street count, the survey of shelters and transitional housing programs reported that African American, American Indian/Alaska Native, and Hispanic people comprise 51% of the homeless population, whereas in the general populations people of these races make up just 12% of the total adult population in Seattle.

Data from the Health Care for the Homeless Network also shows a disproportionate number of homeless people who are people of color. Of the 8,148 patients served by HCHN who reported their ethnicity, 54% were people of color – 26% were African American, 9% were American Indian/Alaska Native, 11% were Hispanic/Latino, 4% were Asian/Pacific Islander and 4% were multi-racial. (*HCHN 2005 Annual Report and Data Summary – June 2006*)





Source: 2000 U.S. Census data; available at <http://www.meetrokc.gov/KCCensus/>



Seattle-King County Coalition for the Homeless, January 2006. *Percentages are calculated excluding unknowns.

- Shelter and transitional housing providers continue to serve recent arrivals to the U.S., mainly from Africa, especially large families from East Africa. Although Native Americans account for 4% of persons seen by shelters and transitional housing programs, their numbers are believed to be higher among the unsheltered population. Southeast Asian refugees have expressed concerns that shelters do not address their cultural and language needs. As a consequence, many prefer to double up with other Southeast Asian households, often living in very crowded conditions.

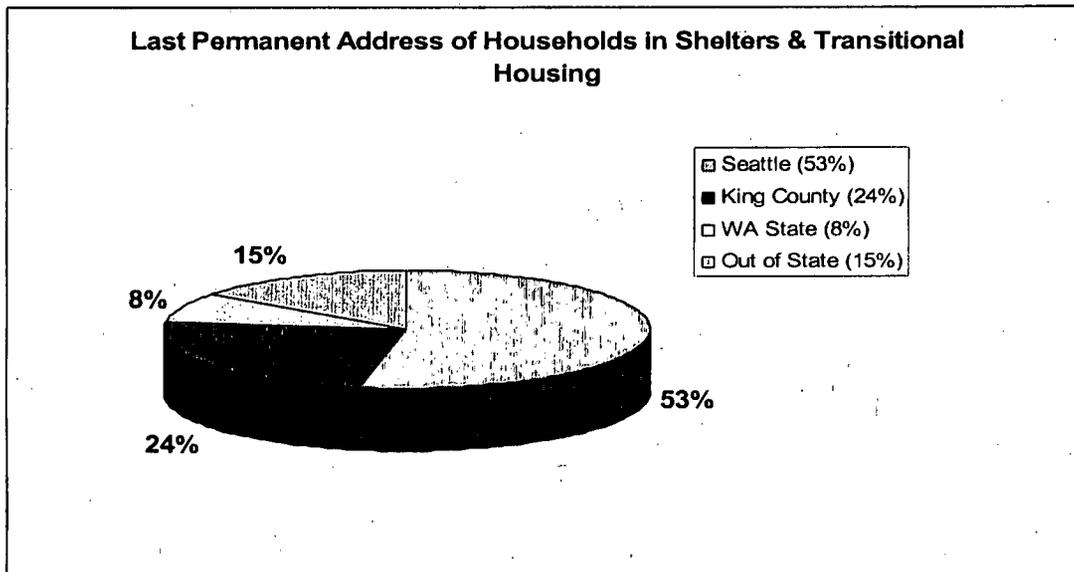


- Although immigrants or refugees were found in shelters serving single adults and families, the greatest number were families in transitional housing. Correspondingly, these programs reported many of these individuals and families used another language for their primary means of communication.
- The number of immigrants and refugees being served has nearly doubled since the 2004 ONC reported data (353 immigrants/refugees and 225 limited English speakers respectively.) However, this increase could be explained by changes in federal refugee admission ceilings, the fact the ONC data included Federal Way in 2006, changes in immigrant and refugee's awareness of homeless services, and/or actual population increases.

Homeless Households in Shelters and Transitional Housing by Immigration Status and Need for Translation Services					
	Totals	Single Adults		Families	
		Shelter	Transitional Housing	Shelter	Transitional Housing
Immigrants/ Refugees	699	14	52	102	531
Limited English Speaking	569	51	39	84	395

Source: Seattle-King County Coalition for the Homeless, January 2006

- Of the 3,198 households who reported a last permanent address in the One Night Count survey, 1,697 or 53% were from Seattle, 758 or 24% were from the balance of King County, 273 or 8% were from other parts of Washington, and 469 or 15% were from other parts of the nation.



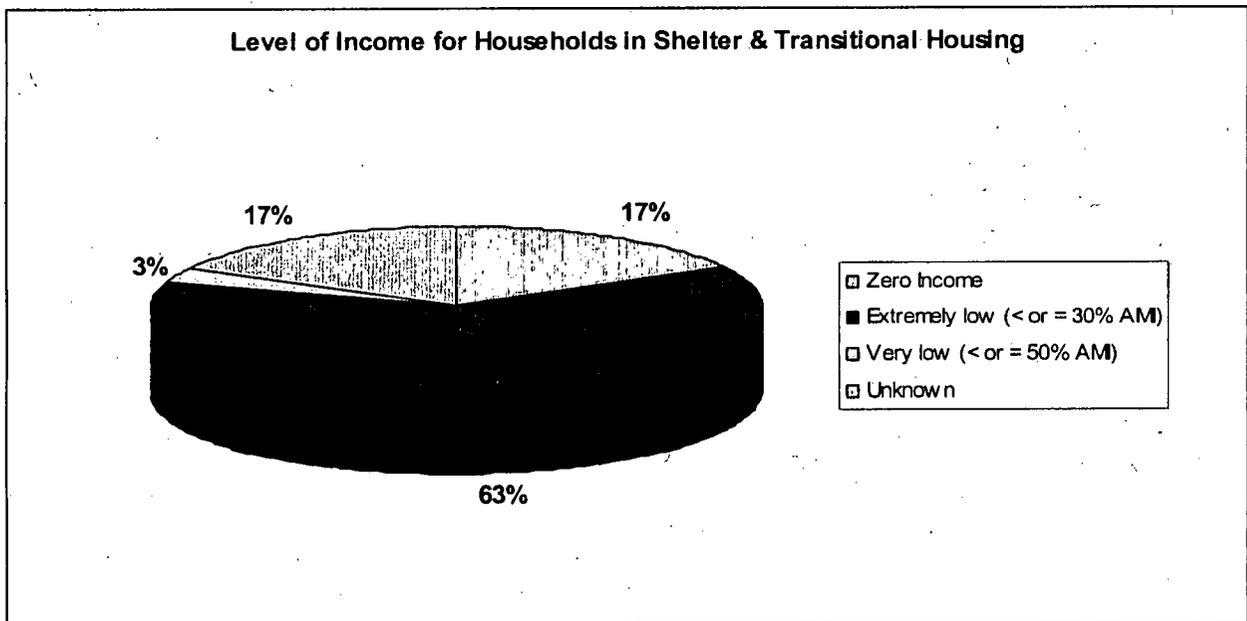
Source: Seattle-King County Coalition for the Homeless, January 2006



What we know about people who are homeless

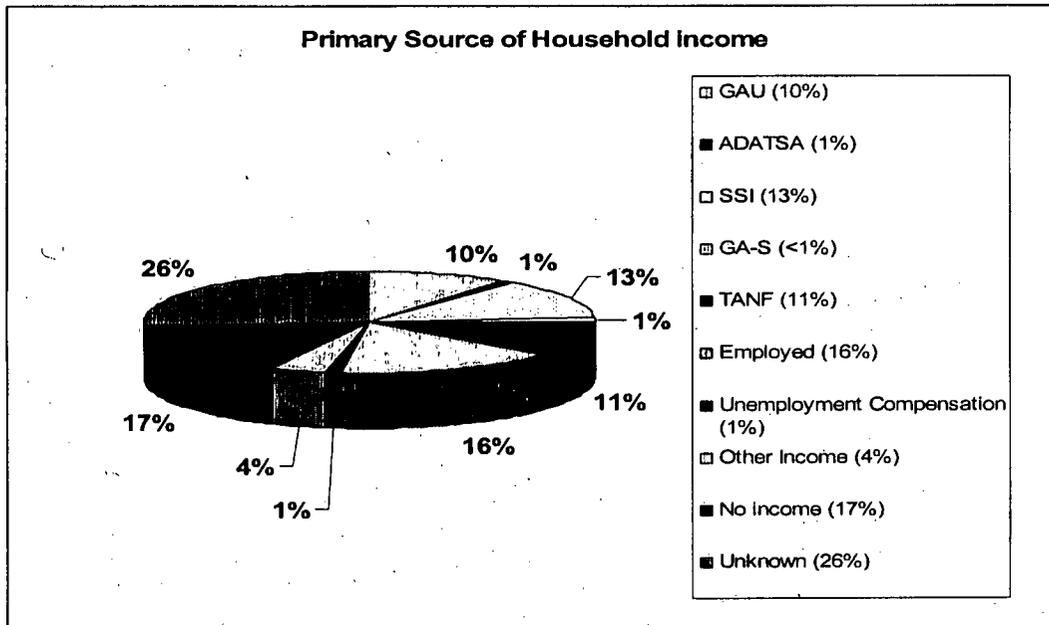
The Committee to End Homelessness (CEH) has done substantial research, including stakeholder input, to identify factors that create and sustain homelessness for families, adults, and youth in our community. The combinations of factors that lead to homelessness are different for every individual. The CEH has highlighted the primary factors addressed by strategies in the TYP. These include:

- The high cost and shortage of affordable housing – It is nearly impossible for low income individuals and families to find affordable housing in King County. A minimum wage worker (\$7.16 per hour) would have to work 80 hours per week to afford a one-bedroom apartment at the fair market rent of \$729.
- Fragmented systems – There is no seamless support system for people experiencing homelessness. This fragmentation often results in a need to patch together services among different agencies targeted to different subpopulations, sometimes even within the same family. Further, people must make many calls to even begin to access services.
- Institutional discharge to homelessness – Institutions such as jails, prisons, residential treatment, or hospitals often release people without adequate reentry plans for housing stabilization. Many of these need support services in addition to housing resources.
- Poverty, joblessness, education, and literacy – Poverty is linked to homelessness, and lack of living wage income puts housing at risk when households must choose between housing, utilities, healthcare, childcare, and food. Local and national research shows that at least one-quarter of homeless people are employed, but not with sufficient wages to support housing stability. Lack of educational opportunities limits access to living wage jobs. The poverty of homeless individuals and families is illustrated by the source of income data below:



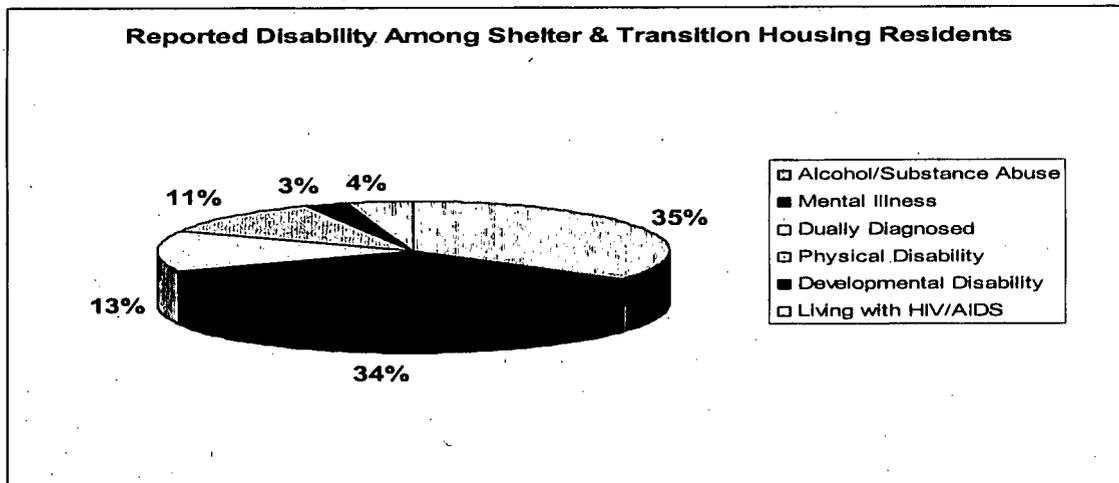
Source: Seattle-King County Coalition for the Homeless, January 2006

Nearly one quarter of households served by emergency shelter and transitional housing programs are employed, with an equal proportion having no income at all. Another way of understanding the economic circumstances for homeless people, at least those who are not on the streets, is to look at the area median income (AMI) for Seattle. Of the 3,285 households surveyed 556 or 17% had no income, 1,622 or 49% fell within the 30% of AMI range. Only 85 or 2% of the households fell within the 50% to 80 % range. Income information was not obtained for 31% or 1,029 of the households.



- Effects of mental illness and chemical addiction – Mental illness and substance abuse are represented in greater proportions among homeless people than the general population. Untreated, they affect housing stability. Among those who reported having a disability in the ONC, 1,262 listed alcohol and/or substance abuse as an issue (760 of which were categorized as chronic substance abusers). Of the 1,228 persons dealing with mental illness, 585 were deemed seriously mentally ill. Under these conditions, survival without stable housing or supportive services is immeasurably complicated.





Source: Seattle-King County Coalition for the Homeless, January 2006

- **Race/Ethnicity Disproportionality** – As discussed above, people of color are significantly over-represented in the homeless population. It is estimated that 62% of homeless families are comprised of people of color, with African American families accounting for 43% of all homeless families in King County. In Seattle, the median income for households comprised of people of color is significantly lower than for white households.
- **Domestic violence** – Nationally, studies show that up to half of homeless women with children may have experienced domestic violence prior to becoming homeless. Many homeless youth and young adults have experienced violence in their homes.
- **Access to healthcare** – The cost of healthcare is a significant economic barrier to housing for many low income people. Systems for health coverage can be difficult to navigate. Lack of preventive care leads to emergency room utilization for health issues. Homeless people have high rates of chronic and acute health problems.
- **Legal issues** – Legal barriers can lead to homelessness or the inability to secure permanent housing. Lack of credit history, prior evictions, or probationary status can all affect a person's ability to apply for and secure rental housing in particular.

Among the diverse population of homeless *single* adults, about half meet the definition of chronically homeless. Many face system factors that prevent single adults from accessing housing: few affordable housing options for those with no or low income; eligibility criteria that screen out those with criminal or eviction histories; ineffective reentry planning from institutions such as hospitals, jails, treatment programs; fragmented systems that don't meet the multiple service needs of clients in a holistic way; discrimination due to race, gender, religion, disability, or sexual identity; lack of access to the full range of specialized services; lack of peer-based support models; shortage of appropriate housing options with on-site support services; and limited employment and vocational training opportunities.

For *families*, the most common causes of homelessness include: a lack of or reduced incomes; medical, mental health, and family emergencies; and domestic violence. A vast majority of households have extremely low incomes. Families need housing that is not

time-limited and remains affordable long term, ongoing monthly rent subsidy, job training and educational opportunities leading to living wage jobs. Many families are increasingly experiencing complex life situations.

Youth and Young Adults often fleeing abusive or detrimental home situations and have developmental and socialization needs and challenges. Programs that serve this population must recognize that they will identify more with each other than with other homeless populations.

What we know about people who are at risk of becoming homeless

While the preceding discussion describes people who are homeless, it does not address those who are under housed or those who are at risk of losing their housing. They come from a variety of cultural, ethnic, and linguistic backgrounds. They include young adults freshly discharged from the foster care system, middle-aged workers, as well as others who are disabled or elderly. These households live in market rate rental housing, subsidized housing, or may even own their homes. They might be your neighbors, a family member, a friend, or a veteran who served during wartime. They are people living in overcrowded or unsafe conditions, or are those who “couch surf”, stay in motels or find other temporary places to sleep at night.

Housing affordability is a major factor in determining the risk of homelessness. Housing is considered “affordable” when a low-income household pays no more than 30% of its income for housing, including utilities. Households paying more than 30% of their income on housing are increasingly at risk of becoming homeless. The advent of welfare reform and the reduction in federal Temporary Assistance for Needy Families (TANF) and other public benefits removed or reduced the income cushion for vulnerable households. Many do not or cannot make sufficient incomes to live in high-cost urban areas such as Seattle.

Based on available data from the 2000 Census, 29% of Seattle’s households are extremely or very low-income (0-50% of Median Family Income, or MFI). Of those households, 27,643 extremely and very low-income households (owner and renter) pay more than one-half of their income for housing costs. Even more alarming, 20,404 of these households earn less than 30% of the median family income. For further discussion of how the City and its partners are addressing housing affordability through development and rehabilitation of housing units for low income people, see the Housing section of this report on page 43.

Ready access to safety net services, therefore, is critical to meet the needs of people who are facing a housing crisis. Utilization reports from the Crisis Clinic, our community’s primary information and referral resource, are an indicator of need for eviction prevention services and emergency shelter for those who have lost their housing. In calendar year 2004, 26,814 calls to the Crisis Clinic Community Information Line were received from people seeking assistance with basic needs/housing assistance, 14,358



were for housing and emergency shelter. Another 9,142 calls were reported for financial assistance for rent/mortgage, heat/lights, and water/sewer assistance. Moreover, repeated customer focus groups overwhelmingly support the importance and efficacy of these prevention efforts.

Inventory of Services and Gap Analysis

A continuum of care (a term used by the McKinney Act grant program for homeless services) includes actions and strategies for moving homeless individuals and families to stable housing and achieving maximum self-sufficiency. The City of Seattle contracts with a variety of nonprofit organizations to provide most of the housing and services. The inventory of services available in the Seattle/King County Continuum of Care includes a broad array of organizations providing services in the following areas:

Prevention – Numerous services are in place to keep individuals and families in housing, whether they have never been homeless or were formerly homeless and now live in permanent housing. These range from large programs operated by government agencies, including those providing mainstream services, and major non-profit organizations, to small help funds established and operated by neighborhood and faith-based groups. These services foster a “no wrong door” approach to identify and remedy crises as quickly as possible. Prevention services include mortgage assistance, rental assistance, utility assistance, counseling/advocacy, and legal assistance.

Funding sources include Federal Emergency Management Agency (FEMA), state Emergency Shelter Assistance Program (ESAP), state Transitional Housing Operating and Rent (THOR) administered by King County, and state Additional Requirements for Emergency Needs (AREN) programs, Low-Income Home Energy Assistance Program (LIHEAP), Emergency Housing Assistance Program (EHAP), Ryan White Title 1, HOPWA, local government allocations, United Way of King County, private donations, faith-based entities, and local thrift store receipts.

Outreach – A variety of approaches identify and engage homeless individuals in homeless assistance programs. Special efforts are targeted to helping youth and young adults, veterans, people who are seriously mentally ill, substance abusers, and people living with HIV/AIDS. These approaches include street canvassing, mobile vans, drop-in and hygiene centers, emergency shelter dispatch, encampment response programs, day labor dispatch sites, health care, special programs in public schools, criminal justice system, and literature, websites, and presentations. Several state and federal sources support this component, coupled with McKinney, HOPWA, and General Funds. United Way and private resources are also important. Outreach services include street outreach, mobile clinic, and law enforcement.

Supportive Services – Supportive services make independent living possible for homeless and formerly homeless people who have barriers that prevent them from maintaining permanent housing. These services are often provided by staff associated with the



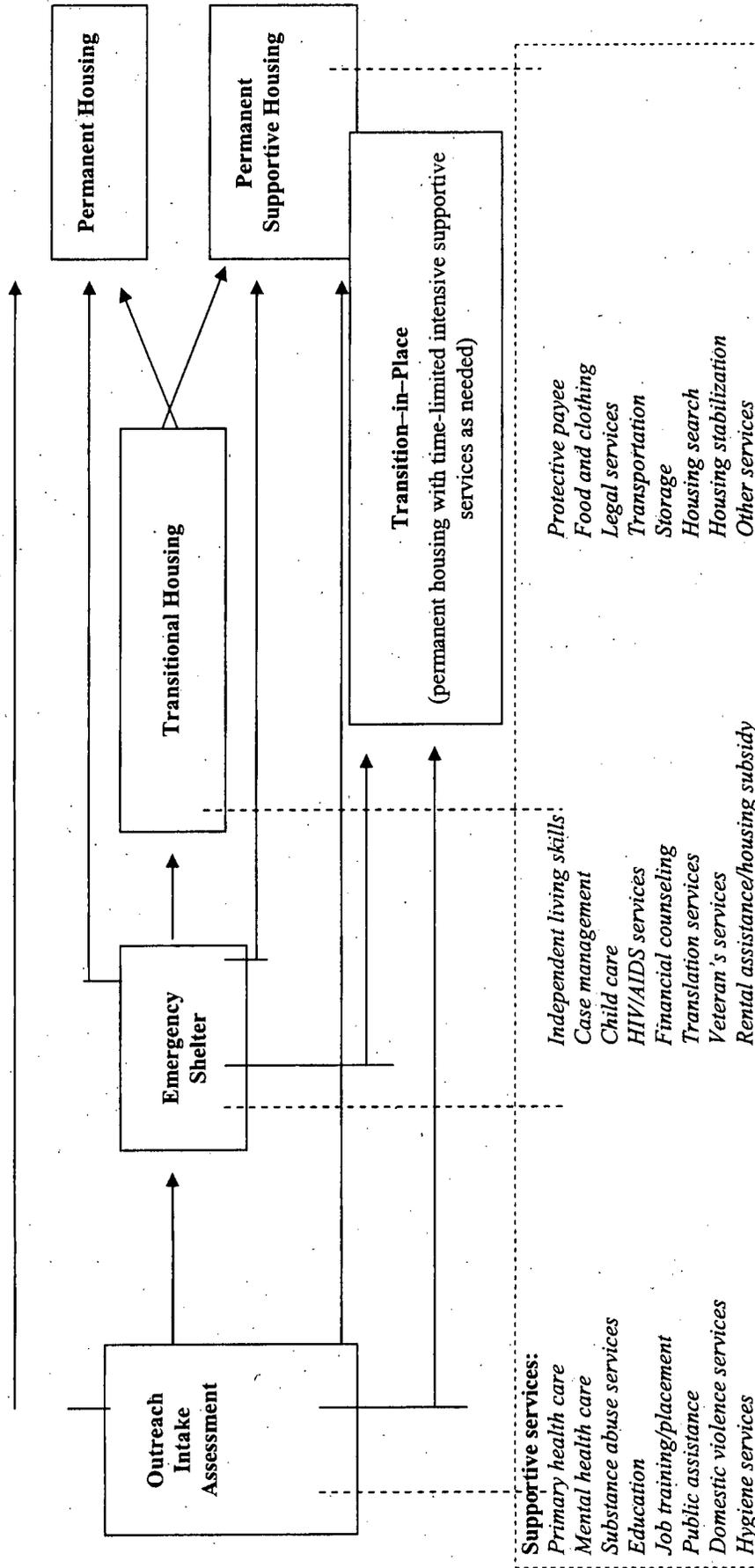
housing provider, by mainstream systems or arranged under a memorandum of agreement between the housing provider and a service provider(s). New initiatives are underway in our community to improve the provision of supportive services. Increased collaboration among partners is enabling a more seamless linkage of homeless people to eligible public benefits. Multiple funding sources make the provision of supportive services available in our community. In addition to state, federal, United Way, and private sources, the City of Seattle allocates CDBG, ESG, HOPWA, HOME, McKinney, and General Funds to this component of the continuum. Program income is also an important resource for providers. Supportive services include case management, life skills, alcohol and drug abuse, mental health counseling, healthcare, HIV/AIDS, education, employment, child care, and transportation.

Continued improvements to our Continuum of Care are guided by the recommendations of the TYP and will bring the services inventory into alignment with TYP strategies for families, adults, and youth. Over the next several years with implementation of the TYP, the continuum should begin to reflect less of a linear relationship from intake via emergency service, through transitional programs and eventually to stable housing options. The goal of housing first should allow for stable housing options to occur at the earliest possible point in the service to homeless households.



Homelessness Continuum of Care

For People in Crisis → For People in Transition → For People Maintaining Stability



The TYP states numeric goals for types of housing needed by chronically homeless, single adults, families, *over the ten year life* of the plan. On an annual basis, the City develops an estimate (or gap inventory) for housing types needed by subpopulations when it completes the McKinney Act grant application:

Type of Housing and Support Needed by Homeless Subpopulations Over 10 Years

Homeless Subpopulation	Total Units Needed	Number of Units by Level of Support Services on Site [†]		
		Intensive	Moderate	None
<i>HUD-defined chronic homeless**</i>	2,500	1,800	700	0
<i>Other single adults</i>	4,800	1,100	2,100	1,600
Total Single Adults	7,300	2,900	2,800	1,600
Families	1,900	475	475	950
Youth/Young Adults***	300	250	0	50
Total	9,500	3,625	3,275	2,600

[†]In addition to on-site services where provided, all formerly homeless individuals and families will be able to access services through related systems as needed to support housing stability and quality of life. In addition, support in securing affordable and appropriate housing will be needed by many households.

**As defined by the U.S. Department of Housing and Urban Development: homeless for over a year or homeless more than four times in the previous three years and living with a disabling condition.

***It is estimated that some youth and young adults will be accommodated in temporary transitional programs or, with improvements in homelessness prevention and family reconciliation services, will return to their families.

Source: Seattle-King County Ten-Year Plan 2005

The data in the following charts are requirements of the 2006 application for McKinney-Vento homelessness assistance funding. These charts identify annual unmet need, or housing gap, for Seattle and King County. For a detailed listing of all planned/funded services see Appendix B. Information regarding the methodology used to determine the McKinney Continuum of Care housing needs data is also included as Appendix C.



Continuum of Care Housing Inventory and Unmet Need Chart for Emergency Shelter

Emergency Shelter: Fundamental Components in CoC System - Housing Inventory Chart												
Provider Name	Facility Name	HMIS Part Code	Number of Year-Round Beds in HMIS	Geo Code	Target Pop		Year-Round			Total Year-Round Beds	Other Beds	
					A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seasonal	Overflow & Voucher
Inventory Under Development		Anticipated Occupancy Date										
Abused Deaf Women Advocacy Services	A Place of Our Own		June-06	531392	FC	DV	3	9		9		
Family and Adult Service Center	Family Center		March-06	531392	FC		2	11		11		
Subtotal Inventory Under Development:							5	20		20		
Unmet Need Unmet Need Totals							5	16		16		
1. Total Year-Round Individual ES Beds:			1905	4. Total Year-Round Family Beds:						765		
2. Year-Round Individual ES Beds in HMIS:			745	5. Year-Round Family ES Beds in HMIS:						229		
3. HMIS Coverage Individual ES Beds:			39%	6. HMIS Coverage Family ES Beds:						30%		



Continuum of Care Housing Inventory Chart and Unmet Need for Transitional Housing

Transitional Housing: Fundamental Components in CoC System - Housing Inventory Chart												
Provider Name	Facility Name	HMIS Part Code	Number of Year-Round Beds in HMIS	Geo Code	Target Pop		Year-Round			Total Year-Round Beds		
					A	B	Family Units	Family Beds	Individ. Beds			
Inventory Under Development		Anticipated Occupancy Date										
Abused Deaf Women Advocacy Service	A Place of Our Own		January-07	531392	FC	DV	19	72		72		
HRG/NW Family Center / YWCA	Genesee Housing		November-06	531392	FC	AIDS	6	24		24		
HRG/YWCA	Stone Way Apartments		December-06	531392	FC		14	66		66		
Interim	Nihonmachi Terrace (Main St. Family Housing)		April-06	531392	FC		5	16		16		
St. Andrews Housing Group / YWCA	East Village (Rose Crest)		November-06	539033	FC		10	24		24		
Vision House	Children's Village Phase II		June-07	531302	FC		8	44		44		
Subtotal Inventory Under Development:							62	246	0	246		
Unmet Need							Unmet Need Totals		15	42	20	62
1. Total Year-Round Individual TH Beds:		1,435	4. Total Year-Round Family Beds:				2728					
2. Year-Round Individual TH Beds in HMIS:		791	5. Year-Round Family TH Beds in HMIS:				962					
3. HMIS Coverage Individual TH Beds:		55%	6. HMIS Coverage Family TH Beds:				35%					



Continuum of Care Housing Inventory and Unmet Need Chart for Permanent Supportive Housing

Permanent Supportive Housing* - Fundamental Components in CoC System - Housing Inventory Chart												
Inventory Under Development		Anticipated Occupancy Date										
Archdiocese of Seattle Housing Authority	Josephinum	December-06	531392	SF					15	15		
DESC	415 10th	June-07							75/53	75		
King County/PHG	Shelter Plus Care	May-06	539033	SMF					26 / 26	26		
Plymouth Housing Group (PHG)	3rd and Blanchard	November-07	531392	SMF					74/35	74		
Plymouth Housing Group (PHG)	3rd and Blanchard	November-07	531392	SMF	VETS				20/10	20		
PHG	Plymouth on Stewart (2nd and Stewart)	May-06	531392	SMF					84 / 40	84		
Seattle Mental Health	South King Pilot	September-06	539033	SMF					25/25	25		
Subtotal Inventory Under Development:							0	0	319/189	319		
Unmet Need							Unmet Need Totals:		166	530	2,170/1,358	2,700
1. Total Year-Round Individual PH Beds:		1846	4. Total Year-Round Family Beds:				624					
2. Year-Round Individual PH Beds in HMIS:		1175	5. Year-Round Family PH Beds in HMIS:				433					
3. HMIS Coverage Individual PH Beds:		64%	6. HMIS Coverage Family PH Beds:				69%					



Section 4 - 2007 Strategic Plan Update

As mentioned in the Introduction and in Section 2, Seattle's focus for the Consolidated Plan's Strategic Plan continues to be on ending homelessness and maintaining our support of neighborhood revitalization activities, particularly in the Southeast Seattle NRSA. Many of the original 2005 – 2008 Strategic Plan Goals and Objectives already address these two priorities. Changes to align strategies to these two priorities were detailed in the 2006 Update to the Consolidated Plan. That section is repeated here with minor updates. Detailed descriptions of specific activities and anticipated performance outcomes are found in the 2007 Table of Proposed Projects.

Goal 1: Provide Decent Affordable Housing for Low- and Moderate-Income Households

Steps implementing the 10 Year Plan to End Homelessness in King County appear in multiple sections of the Strategic Plan, reflecting that effort's high priority status. Incentive programs designed to address the unique affordable housing needs of various Seattle neighborhoods are another recurring theme. The OH strategies contribute to the elimination of homelessness by developing, maintaining and preserving affordable housing opportunities for low- and moderate-income persons and families in Seattle:

1. Increase and maintain the supply of affordable rental housing in Seattle.
2. Provide service-enriched housing for homeless and/or special needs populations, with the goal of ending homelessness, not just managing it.
3. Increase opportunities for low-income households to purchase their first home, and to assist low-income homeowners to make needed repairs to enable them to stay in their homes.
4. Develop mixed-use, mixed-income projects designed to advance both housing and community development goals in economically distressed neighborhoods
5. Build strong communities by increasing the availability of affordable housing options in Seattle's urban centers and by using affordable housing as a catalyst for other economic development activity in distressed neighborhoods.

The City will continue funding in 2007 for the activities provided for under these objectives as described in the 2005 – 2008 Consolidated Plan, pages 4-2 through 4-21. One major change in the CDBG budget is the decision to move staffing costs related to the implementation of Seattle's Housing Levy off of CDBG and onto other fund sources available to the City. This will make available funds for the increased emphasis on providing capital and business support to the Southeast Seattle NRSA.

Goal 2: Help Low-Income People Meet Their Basic Self-Care and Other Survival Needs, and Improve Their Social and Economic Well-Being

The Goal 2 section of the Consolidated Plan addresses five objectives to help people meet

basic self-care and other survival needs and improve their social and economic well-being. These objectives and their related strategies are detailed on pages 4-22 through 4-36 of the 2005 – 2008 Plan. The objectives are:

1. Meet the emergency needs of homeless and low-income persons.
2. Ensure that homeless and low-income households can secure and sustain housing.
3. Improve and enhance program delivery systems to low-income persons.
4. Improve and promote social and economic self-sufficiency of low-income persons and neighborhoods/communities.
5. Improve opportunities for children to succeed in school.

Each objective will be discussed separately.

Objective 1: Meet the emergency needs of homeless and low-income persons.

Full implementation of the Ten-Year Plan to End Homelessness will take a few years of system change and retooling. In the interim, the need of emergency shelter, day centers, and hygiene centers for homeless persons and families will continue to exist. Therefore, this objective will remain part of the City's use of CDBG and ESG funds until such time as we are able to reorient the entire homelessness services system into one that focuses on ending homelessness.

Objective 2: Ensure that homeless and low-income households can secure and sustain housing.

This objective sustains the City's efforts in preventing homelessness through use of HOME and CDBG funds to provide assistance to tenants in danger of being evicted and providing rental assistance to homeless persons transitioning into permanent housing. This objective is directly related to the Ten-Year Plan focus and will remain part of the Consolidated Plan for 2007.

Objective 3: Improve and enhance program delivery systems to low-income persons.

The City will provide planning support to the Committee to End Homelessness with non-CDBG funds. Planning efforts will shift away from activities and issues that do not directly support efforts to end homelessness. Work in the areas of the continuum of care, development of McKinney-funded projects, the Safe Harbors homeless management information system, and broader planning efforts to understand and end homelessness will continue.

The City has discontinued CDBG funding supporting community planning efforts in low-income neighborhoods. Funding for these specific planning efforts was not intended to be on-going.

Objective 4: Improve and promote social and economic self-sufficiency of low-income persons and neighborhoods/communities.

Activities that promote job training for Seattle Housing Authority residents will continue in 2007. These activities are in keeping with helping homeless and formerly homeless persons stay housed. Other activities have been shifted to other City funding, most notably the funding of child care subsidies for low-income families.

Objective 5: Improve opportunities for children to succeed in school.

The activities identified in this objective are funded not with the City's Consolidated Plan funds but through funding received directly by the Seattle Housing Authority (SHA). The SHA provides year-round academic tutoring services for SHA-resident youth. As noted in Objective 4, the City will support child care subsidies with non-CDBG funds.

Goal 3: Promote Financial Independence of Low- and Moderate-Income Residents and Invest in Economic Development of Distressed Neighborhoods

Efforts to end homelessness will not be sustainable if the City is unable to promote economic development and job opportunities. The objectives under Goal 3 (pages 4-37 through 4-44 of the 2005 – 2008 Plan) target communities with concentrations of low employment and low-income populations. Essential to the revitalization of Seattle is the support the City can provide to promote business and real estate development and job creation in the Rainier Valley. Construction of the new light rail line will affect businesses along the route as well as provide redevelopment opportunities. CDBG funding will help mitigate adverse impacts and support needed redevelopment. The City's strategy for this area is contained in the Southeast Seattle NRSA. The objectives of this goal all remain relevant for 2007:

1. Develop and execute revitalization strategies in the City's economically distressed neighborhoods to meet needs for jobs, retail and commercial services, and affordable housing.
2. Improve the economic vitality of Seattle's low- and moderate-income communities by supporting entrepreneurship to create wealth and a range of employment opportunities to ensure all residents participate in Seattle's economic prosperity.
3. Connect low-income job seekers to employment and support their retention and wage progression; provide employers with skilled workers; and support the regional workforce development needs of key sectors of Seattle's economy.

To respond to funding priorities in light of stagnant or decreased revenues to the CDBG program, the City will eliminate funding for business façade improvements from the CDBG budget. Funding for the Southeast Seattle NRSA will be increased in accordance with the City's formal agreement with the Rainier Valley Community Development Fund, a community-based development organization.

Goal 4: Prevent Decay and Deterioration and Improve Public Infrastructure Such as Community Facilities, Parks, Streets and Sidewalks in Low-Income Neighborhoods.

Three objectives composed this goal area in the original 2005 – 2008 Consolidated Plan (pages 4-45 through 4-55):

1. Support capital projects that implement neighborhood adopted plans.
2. Maintain the physical infrastructure of social services providers to enhance their service delivery environment and maintain neighborhood quality.
3. Improve the quality of life in low-income neighborhoods through capital projects in parks, park facilities, and open spaces.

In response to diminished revenues and an increasing focus on ending homelessness and promoting economic development, the City changed its approach to some of these objectives. Programs and activities that are not priorities for CDBG funding may be priorities for other City revenues.

Objective 1: Support capital projects that implement neighborhood adopted plans.

In response to reduced resources and the move toward targeting funds more narrowly, funding for neighborhood capital projects are no longer funded with CDBG dollars.

Objective 2: Maintain the physical infrastructure of social services providers to enhance their service delivery environment and maintain neighborhood quality.

Also in response to diminishing revenues, funding for this objective was reduced in 2006. Continued funding in 2007 will focus on actual capital projects for social services providers rather than on planning projects.

Objective 3: Improve the quality of life in low-income neighborhoods through capital projects in parks, park facilities, and open spaces.

The Parks Upgrade Program is a program established by the City to provide homeless adults the opportunity to learn and work in a structured program to carry out projects that benefit Seattle's residents and environment. The program offers each participant a minimum of one year of employment, education, and life skills development under the terms of an individual performance contract between the participant and the Corps. Funding for the Conservation Corps will be shifted off of CDBG and onto other appropriate fund sources available to the City.

Section 5: City of Seattle 2007 Table of Proposed Projects – November 2006

The 2007 Table of Proposed Projects is the one-year spending plan for Consolidated Plan funds for the City's 2007 program year. These activities are aligned with the strategies and objectives as described in this 2007 Update. (Note: 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.)

				Activity		CDBG	ESG	HOPWA	HOME	2007 Total
1	9999	zz		1: Office of Housing	99					
11	9999	zz		11: HomeWise and Homebuyer Programs	99					
1109	9999	zz		111: Rehabilitation Lending and Investment	99					
111 010	7030C Wong	City of Seattle OH		Housing Technical Assistance - HomeWise and Homebuyer Staffing (CDBG) (Citywide) Support staff and related costs of managing homebuyer assistance programs and homeowner rehabilitation projects, managing rehabilitation, energy conservation, paying contract costs for compliance with lead-based paint, complying with Section 106 Historic Preservation regulations, and processing loans <i>Performance indicator:</i> 850 housing units weatherized; 35 housing units repaired; homebuyer assistance indicator is shown below under Homebuyer Programs (HOME). <i>Start date: 1/1/2007 – Completion date: 12/31/2007.</i>	14A 202 LMH LocGov Prog	\$361,279				\$361,279
111 020	87060C-PI Flynn	City of Seattle OH		HomeWise Rehabilitation Lending (CDBG) (Citywide) The HomeWise rehabilitation program provides loans and grants for repair of owner-occupied single-family homes. Applicants must meet eligibility requirements, including income, credit, and documentation of repair/rehab needs, and are served on a first-come, first-served basis. HomeWise loans may be deferred or amortized over a period of up to 20 years and have an interest rate of 3%. Up to 10% of program income may be used for program delivery. <i>Performance indicator:</i> 35 housing units repaired. <i>Start date: 1/1/2007 – Completion date: 12/31/2007.</i>	24 14A 202 LMH LocGov Prog	\$135,531				\$135,531



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				Activity			CDBG	ESG	HOPWA	HOME	2007 Total
1115	9999	zz		Activity 111: Rehabilitation, Lending and Investment Subtotal			\$496,810	\$0	\$0	\$0	\$496,810
1119	9999	zz		112: Homebuyer Assistance		99					
112 010	7084M Ellerbrook	City of Seattle OH		Homebuyer Programs (HOME PI) (Citywide) HOME program income will be used for eligible low-income homebuyer activities. Up to 10% of program income may be used for program delivery. <i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME)		27 05R 201(e) LMH LocGov Prog				\$133,933	\$133,933
112 020	Ellerbrook	City of Seattle OH		Homebuyer Programs (HOME ADDI and CDBG) (Citywide) HOME American Dream Downpayment Initiative (ADDI) funds will be used for eligible low-income homebuyer activities. Total funding will include \$92,338 in 2007 HOME ADDI funds and \$92,712 from recaptured CDBG funds. <i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME)		27 05R 201(e) LMH LocGov Prog	\$92,712			\$92,338	\$185,050
112 030	Ellerbrook	City of Seattle OH		Homebuyer Programs (HOME) (Citywide) HOME homeownership funds will be used for eligible low-income homebuyer activities. <i>Performance indicator:</i> 20 households purchase homes (HOME/ADDI and HOME PI) <i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>		24 05R 201(e) LMH LocGov Prog				\$911,567	\$911,567
1125	9999	zz		112: Homebuyer Assistance Subtotal		99	\$92,712	\$0	\$0	\$137,838	\$1,230,550
1129	9999	zz		113: Minor Home Repair		99					
113 010	7150C Kirkland	Senior Services of Seattle & King County		Minor Home Repair (CDBG) (Citywide) CDBG funds will be used by Senior Services to inspect and provide minor repairs (e.g. plumbing, electrical work, carpentry) for homes occupied by low-income homeowners primarily (but not exclusively) those 60 years of age and older. <i>Performance indicator:</i> 650 housing units repaired <i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>		14A 202 LMH SubPriv Prog	\$449,917				\$449,917



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				Activity		CDBG	ESG	HOPWA	HOME	2007 Total
1135	9999	zz		Activity 113: Minor Home Repair-Subtotal	99	\$449,917	\$0	\$0	\$0	\$449,917
114	7172C Ellerbrook	City of Seattle OH		114: Homebuyer Education and Counseling Low-Income Housing Development Services (CDBG) (N/A) CDBG funds will be awarded to one or more organization(s) that provide education and counseling for first-time low-income homebuyers. <i>Performance indicator:</i> 17 homebuyer workshops held; 220 households participate in counseling <i>Start date:</i> 1/1/2007 - <i>Completion date:</i> 12/31/2007.	01 201(a) LMH LocGov	\$216,989				\$216,989
119	9999	zz		114: Homebuyer Education and Counseling-Subtotal	99	\$216,989	\$0	\$0	\$0	\$216,989
12	9999	zz		11: Homeownership and Homebuyer Programs-Subtotal	99	\$1,378,388	\$0	\$0	\$1,378,388	\$2,394,266
1209	9999	zz		12: Multifamily Production and Preservation	99					
121	7035C Wong	City of Seattle OH		121: Multifamily Lending and Investment Multifamily Housing Staffing (CDBG) (Citywide) Support staff and related costs of funding acquisition and/or rehabilitation or new construction to provide multifamily rental housing for low-income households. This includes providing technical assistance and reviewing competitive Multifamily NOFA applications, preparing legal documents, executing real estate closings, coordinating with other funders, processing loan draws, and monitoring and documenting compliance with federal, state and local requirements (e.g. relocation; construction and labor; lead-based paint; Endangered Species Act, NEPA, other environmental regulations; IDIS and other reporting; etc.). <i>Performance indicator:</i> NA <i>Start date:</i> 1/1/2007 - <i>Completion date:</i> 12/31/2007.	21A 206 LMH	\$4,071				\$4,071
121	7086M LaTuchie	City of Seattle OH		Rental Housing Preservation & Development (HOME PI) (Citywide)	LocGov 24 14B 202				\$415,598	\$415,598



				Activity				CDBG	ESG	HOPWA	HOME	2007 Total
121 030	7086M LaTuchie	City of Seattle OH	[LMH] LocGov	<p>Provide gap financing for acquisition and/or rehabilitation or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with HOME Program regulations. Up to 10% of program income may be used for program delivery.</p> <p><i>Performance indicator:</i> Shown below under Rental Housing Preservation & Development (HOME) <i>Start date:</i> 1/1/2007 – Completion date: 12/31/2007.</p> <p>Rental Housing Preservation & Development (HOME and CDBG recapture) (Citywide)</p> <p>Provide gap financing for acquisition and/or rehabilitation or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with HOME Program regulations.</p> <p><i>Performance indicator:</i> HOME and CDBG funding combine with other OH funding to provide an estimated \$13 million for rental housing production and development in 2007—that funding is expected to fund 200 units. <i>Start date:</i> 1/1/2007 – Completion date: 12/31/2007.</p>	27 14B 202	\$233,836	\$2,753,585	\$2,987,421				
121 040	7170C LaTuchie	City of Seattle OH	14B 202 LMH	<p>Rental Housing Preservation & Development (CDBG) (Citywide)</p> <p>Provide gap financing for acquisition and/or rehabilitation or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with CDBG Program regulations. Up to 10% of program income may be used for program delivery.</p> <p><i>Performance indicator:</i> Shown above under Rental Housing Preservation & Development (HOME) <i>Start date:</i> 1/1/2007 – Completion date: 12/31/2007.</p>	LocGov	\$543,369		\$543,369				\$543,369
121 050	87170C-PI LaTuchie	City of Seattle OH	24 14B 202	<p>Rental Housing Preservation & Development (CDBG PI) (Citywide)</p>		\$120,000		\$120,000				\$120,000



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				Activity		CDBG	ESG	HOPWA	HOME	2007 Total
				Activity <i>Performance indicator: NA</i> <i>Start Date: 1/1/2007 - Completion date: 12/31/2007</i>						
1339	9999	zz		133: Program Development Subtotal	99	\$142,703	\$0	\$0	\$0	\$142,703
139	9999	zz		13: Program Development Subtotal	99	\$142,703	\$0	\$0	\$0	\$142,703
14	9999	zz		14: Administration & Management	99					
1419	9999	zz		142: Management Support Services	99					
142 010	8006M Flanagan	City of Seattle OH		HOME Administration (HOME) (700 5th Avenue, 57th Floor) Fund City costs of implementing the HOME program (including ADDI). Total funding includes \$430,122 in 2007 HOME funding. <i>Performance indicator: N/A</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>	27 21A 206 [LMH] LocGov				\$430,122	\$430,122
1425	9999	zz		142: Management Support Services Subtotal	99	\$0	\$0	\$0	\$430,122	\$430,122
149	9999	zz		14: Administration & Management Subtotal	99	\$0	\$0	\$0	\$430,122	\$430,122
19	9999	zz		1: Office of Housing Subtotal	99	\$2,300,407	\$0	\$0	\$4,737,143	\$7,037,550
2	9999	zz		2: Human Services Department	99					
2105	9999	zz		21: Leadership & Management Services [H3]	99					
2119	9999	zz		212: Planning [H3305]	99					
212 010	8030C	City of Seattle HSD		Human Services Planning (700 Fifth Avenue, #5800: 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. Staff will also be responsible for development of the Consolidated Plan and annual updates and other CDBG-related planning tasks. <i>Performance indicator: 1 organization.</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>	20 205 LMC LocGov			\$115,613		\$115,613
2125	9999	zz		212: Planning Subtotal	99	\$115,613	\$0	\$0	\$0	\$115,613



				Activity		CDBG	ESG	HOPWA	HOME	2007 Total
2149	9999	zz		215: Grants & Budget Administration [H55]	99					
215010	8010C Look	City of Seattle HSD		Block Grant Administration (Office: 700 Fifth Avenue, #5800) 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. <i>Performance indicator:</i> 1 organization. <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.	21A 206 LMC LocGov	\$1,043,192				\$1,043,192
2155	9999	zz		215: Grants & Budget Administration Subtotal	99	\$1,043,192	\$0	\$0	\$0	\$1,043,192
2167	9999	zz		21: Leadership & Corporate Services Subtotal	99	\$1,158,805	\$0	\$0	\$0	\$1,158,805
				23: Children, Youth, & Family Development						
				231: Youth Development						
232010		City of Seattle HSD		Youth Shelter services Specific provider of these services will be determined via a Request for Investments process to be concluded in the fall of 2006. Anticipated services will include shelter for homeless youth.	03T 201(e)	\$159,196	\$31,793			\$190,989
				231: Youth Development Subtotal	99	\$159,196	\$31,793	\$0	\$0	\$190,989
				23: Children, Youth, & Family Dev. Subtotal	99	\$159,196	\$31,793	\$0	\$0	\$190,989
2405	9999	zz		24: Community Services	99					
2409	9999	zz		241: Community Facilities	99					
241050	3119C Look	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. Awards will be announced at the conclusion of an RFP process in the Fall of 2006. <i>Performance indicator:</i> 3 facilities projects.	03 201(c) LMA LocGov	\$414,000				\$414,000



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				Activity		CDBG	ESG	HOPWA	HOME	2007 Total
				Activity Start date: 1/1/2007 — Completion date: 12/31/2007						
2415	9999	zz		241: Community Facilities Subtotal Start date: 1/1/2007 — Completion date: 12/31/2007	99	\$414,000	\$0	\$0	\$0	\$414,000
2419	9999	zz		242: Emergency & Transitional Services	99					
242 010	7400C Flowers	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. <i>Performance indicator:</i> 1,600 persons who are homeless. Start date: 1/1/2007 — Completion date: 12/31/2007.	03T 201(e) LMC SubPriv	\$72,510				\$72,510
242 030	7415GE Flowers	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. Project is also funded with 2005 ESG carryforward of \$43,626, for total budget of \$108,035 <i>Performance indicator:</i> 3,200 persons who are homeless. Start date: 1/1/2007 — Completion date: 12/31/2007.	26 03T 201(e) [LMC] SubPriv		\$112,116			\$112,116
242 15	Olsen	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 one year, including supportive counseling and referral services. <i>Performance Indicator:</i> 25 persons at risk of homelessness Start date: 1/1/2007 — Completion Date: 12/31/06	05G 201(e) LMC SubPriv	\$41,957				\$41,957
242 16	Olsen	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. <i>Performance indicator:</i> 234 persons at risk of homelessness. Start date: 1/1/2007 — Completion date: 12/31/2007.	26 05G 201(e) [LMC] SubPriv	\$86,862	\$7,695			\$94,557
242	Olsen	New Beginnings		New Beginnings Shelter For Battered Women (Restricted address)	05G 201(e)	\$86,861	\$8,180			\$95,041



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				Activity			CDBG	ESG	HOPWA	HOME	2007 Total
17				Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence. The eliminated CDBG will be replaced in 2005 by other City funding; there will be no net decrease to the contract. <i>Performance indicator:</i> 200 persons at risk of homelessness. <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.	LMC SubPriv						
242 120	7630C Flowers	YWCA of Seattle- King County		Angeline's Day Center and Night Shelter (2024 - 3rd Avenue 98121) Provide a daytime shelter for chronically homeless low-income women. Services include hygiene, laundry, and supportive services. <i>Performance indicator:</i> 1,450 persons who are homeless. <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.	03T 201(e) LMC SubPriv	\$255,813					\$255,813
242 180	8005E Poole	City of Seattle HSD		Emergency Shelter Grant Program Administration (Office: 618 2nd Avenue) Emergency Shelter Grant Program Administration <i>Performance indicator:</i> 1 organization. <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.	26 21A 206 [LMC] LocGov		\$28,018				\$28,018
242 210		Archdiocesan Housing Authority		Aloha Inn (1911 Aurora Avenue N, 98109) Transitional housing and support services for formerly homeless men and women. <i>Performance Indicator:</i> 33 individuals will remain housed for 6 months <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007	03T 201(e) LMC SubPriv	\$159,288					\$159,288
242 220		Archdiocesan Housing Authority		Noel House (2301 Second Avenue, 98121) Emergency shelter and transitional services for homeless women. <i>Performance Indicator:</i> 58 individuals placed in in permanent or LT transitional housing <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007	03T 201(e) LMC SubPriv	\$418,428					\$418,428
242 230		Archdiocesan Housing		St. Martin de Porres (1561 Alaskan Way S, 98134)	03T 201(e)	\$288,541					\$288,541



SEATTLE'S 2007 UPDATE OF THE 2005-2008 CONSOLIDATED PLAN - NOVEMBER 2006

			Activity			CDBG	ESG	HOPWA	HOME	2007 Total
		Authority	Emergency shelter and transitional services for homeless individuals <i>Performance indicator: 37 individuals placed in permanent or LT transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	LMC SubPriv						
242 240		Downtown Emergency Services Center	Main Shelter Program (517 3rd Ave, 98104) Provide emergency shelter and supportive transitional services for homeless adult persons. <i>Performance indicator: 70 individuals placed in permanent or LT transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$860,732	\$352,147				\$1,212,879
242 250		Family Services	Transitional Assistance Provide transitional assistance to move people from homelessness into housing. <i>Performance indicator: 100 households placed into shelter, 48 of those exit to permanent or LT transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$256,989					256989
242 260		Fremont Public Association	Broadview Emergency Shelter and Transitional Housing (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 <i>Emergency-\$162,198; Performance indicator: 45 families placed into shelter, 32 of those exit to permanent or LT transitional housing</i> <i>Transitional-\$146,096; Performance indicator: 24 families placed into LT transitional housing, 10 of those exit to permanent housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$425,446					425446
242 270		Fremont Public	Family Shelter (Citywide)	03T 201(e)	\$139,725					139725



SEATTLE'S 2007 UPDATE OF THE 2005-2008 CONSOLIDATED PLAN - NOVEMBER 2006

			Activity		CDBG	ESG	HOPWA	HOME	2007 Total
		Association	Provide emergency shelter, counseling and extended stay shelter to homeless families, with support services to help transition out of homelessness <i>Performance indicator: 59 families placed into enhanced shelter, 36 of those exit to stable housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	LMC SubPriv					
242 280		YWCA Seattle - King County	Angeline's Enhanced Shelter Program (2024 - 3rd Avenue 98121) Enhanced shelter and supportive services to help transition individuals out of homelessness <i>Performance indicator: 27 individuals placed in permanent or long-term transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$93,169				93169
242 290		YWCA Seattle - King County	Downtown Emergency Shelter (1118 5th Avenue, 98101) Provide emergency shelter and counseling services for homeless women and children in crisis. <i>Performance indicator: 18 households and an additional 65 single persons placed in permanent or long-term transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$207,000				207000
242 300		YWCA Seattle - King County	Seattle Emergency Housing (2820 E. Cherry, 98122) Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services. <i>Performance indicator: 60 families exit to permanent or long-term transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$432,209				432209
2425	9999	zz	242: Emergency & Transitional Services Subtotal	99	\$938,2530	\$508,156	\$0	\$0	\$4,335,686
2429	9999	zz	243: Tenant Stabilization	99					
243 010	7870P Bets	Family Services	Resident Choices (citywide) Eviction Prevention: provide intervention and supportive services to maintain the housing of low income tenants who are at high risk of eviction or other cause of imminent housing loss.	28 03T 201(e) LMC SubPriv	\$287,248				\$287,248



			Activity			CDBG	ESG	HOPWA	HOME	2007 Total
243 020	7870P Betts	Plymouth Housing Group	<p>Activity <i>Performance Indicator:</i> 210 households. <i>Start Date: 1/1/2007 - Completion Date: 12/31/2007</i></p> <p>Housing Stability Program (citywide) Eviction Prevention: Agency provides in-house intervention and supportive services to its tenants who are at high risk of eviction. <i>Performance Indicator:</i> 140 households. <i>Start Date: 1/1/2007 - Completion Date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$117,370					\$117,370
243 030	7870P Betts	YWCA	<p>Project Self-Sufficiency (citywide) Housing Stability: provides eviction intervention, supportive services, and placement in Transitional housing units pending permanent housing placement primarily for single women of color with dependents who are homeless or subject to imminent eviction. <i>Performance Indicator:</i> 90 households. <i>Start Date: 1/1/2007 - Completion Date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$106,700					\$106,700
243 040	7870P Betts	Compass Center	<p>Housing Stability Program (citywide) Eviction Prevention: provide intervention and supportive services to maintain the housing of extremely low income formerly homeless tenants who are subject to eviction action or other cause of imminent housing loss. <i>Performance Indicator:</i> 142 individuals. <i>Start Date: 1/1/2007 - Completion Date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$38,906					\$38,906
243 050	7870P Betts	Catholic Community Services	<p>Legal Action Center (citywide) Eviction Prevention: provide legal representation and litigation services to low income tenants who are the subjects of wrongful landlord eviction actions. <i>Performance Indicator:</i> 135 households. <i>Start Date: 1/1/2007 - Completion Date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$106,700					\$106,700
243 060		tbd	<p>HOPWA RFP</p> <p>An RFP process will be used to allocate the 2007 HOPWA funds. The RFP will occur in 2007.</p>	28 03T 201(e) [LMC]				\$1,615,000		\$1,615,000



			Activity		CDBG	ESG	HOPWA	HOME	2007 Total
243 070	Botz	Salvation Army	Rent Stabilization Program (Citywide) Provide rental assistance with case management services to low-income households who are transitioning out of homelessness or at-risk of eviction. <i>Performance indicator:</i> 100 households (general). <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.	LocGov 03T 201(e) LMC SubPriv	\$106,063			\$205,947	\$312,010
2435	9999	ZZ	243: Tenant Stabilization Subtotal 244: Food Assistance	99	\$762,987	\$0	\$1,615,000	\$205,947	\$2,583,934
244 010	Arreola	Operation Sack Lunch	Outdoor Meal Program (Columbia & 6th Avenue, Seattle) Provide free meals to 300 persons per day weekends and weekdays). <i>Performance indicator:</i> <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.		\$50,000				\$50,000
2547	9999	ZZ	244: Food Assistance Subtotal	99	\$50,000	\$0	\$0	\$0	\$50,000
29	9999	ZZ	24: Community Services Subtotal 2: Human Services Department Subtotal	99	\$5,052,517	\$508,156	\$1,615,000	\$205,947	\$7,381,620
4	9999	ZZ	4: Office of Economic Development	99	\$6,370,518	\$539,949	\$1,615,000	\$205,947	\$8,731,414
42	9999	ZZ	42: Neighborhood and Community Development	99					
4209	9999	ZZ	421: Community Development	99					
421 010	4113CG Yamamoto	Impact Capital, et al.	Community Development Technical & Project Assistance - Technical Assistance - (Citywide) The city will fund community development corporations via Impact Capital to provide specific technical assistance in support of economic and community development projects sponsored by community development corporations. (See also planning: 20) <i>Performance indicators:</i> Up to six organizations. <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.	18B 203(b) LMA	\$416,250				\$416,250
			CBDO	CBDO					



			Activity		CDBG	ESG	HOPWA	HOME	2007 Total
4218			<i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>						
4219			421: Community Development Subtotal	99	\$5,008,675	\$0	\$0	\$0	\$5,008,675
			422: Community Development Loans	99					
422	4012C Takahashi	National Development Council	National Development Council Float Loan Origination (N/A)	18A 203(b) LMJ	\$15,000				\$15,000
			Handle marketing and outreach for the CDBG Float Loan and Section 108 Loan programs, and provide technical assistance to prospective borrowers						
			<i>Performance indicator: 1 loan</i>						
			<i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>						
4228			422: Community Development Loans Subtotal	99	\$15,000	\$0	\$0	\$0	\$15,000
4229			42: Neighborhood and Community Development Subtotal	99	\$5,023,675	\$0	\$0	\$0	\$5,023,675
			4: Office of Economic Development Subtotal	99	\$5,023,675	\$0	\$0	\$0	\$5,023,675
			TOTAL ALL LINES OF BUSINESS		\$13,694,600	\$539,949	\$1,615,000	\$4,943,090	\$20,792,639

Office of Economic Development 108 Loans

Alps Loan (621) South King Street

Section 108 loan in the amount of \$2.3 million for acquisition of the Alps Hotel. Upon completion of rehabilitation, the Alps Hotel will contain approximately 117 studio units and, 6,000 square feet of ground floor commercial space

\$2,300,000

Hong Kong Building (507 Maynard Avenue)



		Activity	CDBG	ESG	HOPWA	HOME	2007 Total
<p><i>Section 108 loan in the amount of \$1.1 million for acquisition of Hong Kong/Mar Hotel. Upon completion of rehabilitation, the Hong Kong/Mar Hotel will contain approximately 28,000 square feet of commercial/office and 6 units of housing</i></p>			\$1,100,000				
<p><u>Northgate South Commons (301 NE 103rd Street)</u> <i>Section 108 loan in the amount of \$,144,000 for construction financing of a portion of the commercial component of the Northgate South Commons mixed-use project. Upon completion of construction, this commercial component will include approximately 28,650 square feet of commercial retail space.</i></p>			\$4,144,000				



Section 6 - Housing Policies

2007 Revised APPENDIX H to the 2005-2008 Consolidated Plan

The policies outlined in this Appendix H to the Consolidated Plan pertain to all capital funds administered by the Seattle Office of Housing (OH) unless otherwise noted. Please refer to the currently applicable 2002 Housing Levy Administrative and Financial Plan for additional policies governing the use of 2002 Housing Levy funds.

Affordable Rental Housing Policies

Rental Housing Priorities

The rental housing priorities described below indicate the types of rental housing the City is most interested in funding, but are not listed in priority order. Proposed projects not meeting one or more these priorities may still be considered for City funding.

PRIORITY: HOUSING FOR FAMILIES WITH CHILDREN

Particular interest:

- The area of greatest need based on 2000 Census special tabulation data provided by HUD is housing for extremely low-income families (0-30% of median income (MI));
- Supportive transitional and permanent housing for families who are homeless, including projects participating in the Gates Foundation Sound Families Initiative.

Needs rationale:

- Over 5,000 extremely low-income families in Seattle have housing problems as defined by HUD, meaning they pay more than they can afford for rent and utilities (i.e., > 30% of their income), live in overcrowded conditions, or lack complete kitchen and plumbing facilities. Almost 60% of extremely low-income families pay more than one-half of their household income for rent and utilities.
- The January 2006 One Night Count found that 809 families with children were living in shelters or transitional housing.
- Preliminary findings from a recent evaluation of the Sound Families Initiative found positive outcomes for homeless families, with two-thirds moving on to stable housing, and slightly more than half with increased monthly income.

PRIORITY: HOUSING FOR SMALL HOUSEHOLDS

Particular interest:

- The area of greatest need among Seattle's small households is for housing for extremely low-income (0-30% of MI) single individuals;
- Permanent supportive housing projects serving people who are chronically homeless and/or disabled.



Needs rationale:

- In Seattle, over 10,000 extremely low-income singles (under the age of 62) and another 2,500 extremely low-income seniors who live alone or with others pay more than one-half of their income for rent and utilities.
- The Seattle-King County Health Care for the Homeless Network (HCHN) estimated that, in 2002, at least 4,900 single men and women in the downtown Seattle area met the definition of chronically homeless, meaning they had been homeless for a year or longer or had four or more episodes of homelessness in the past three years.
- Ninety-eight percent of persons who are homeless or who live in transitional housing report either having no source of income or having extremely low incomes through social security, unemployment insurance, or State general assistance.
- Most homeless persons suffer from one or more disabilities, such as mental illness, chemical or alcohol dependency, and/or chronic and acute medical conditions.
- National studies have documented the success of supportive housing models on multiple levels:
 - ✓ utilization of health services (decreases in emergency room visits, hospitalization, and emergency detoxification, and increases in preventive health care services);
 - ✓ employment status (increase in earned income and employment rates when employment services are provided in supportive housing, and decrease in dependence on entitlements);
 - ✓ treatment of mental illness (decreased symptoms of schizophrenia and depression); and
 - ✓ ending substance abuse (much higher success rates for people living in supportive housing).

PRIORITY: PRESERVATION OF SUBSIDIZED RENTAL HOUSING PROJECTS WITH EXPIRING AFFORDABILITY RESTRICTIONS

Particular interest:

- Projects that preserve affordable units that are at risk due to expiring project-based Section 8 subsidy.
- Preservation of tax credit projects with expiring affordability restrictions, if rents are currently below-market and buildings serve a significant number of very low-income (0-50% of MI) households.

Needs rationale:

- The Washington Low Income Housing Alliance estimates that 984 affordable units in 19 buildings in Seattle are at risk of being lost by 2006 due to expiring project-based Section 8 subsidies.



- In addition, a list provided by the Washington State Housing Finance Commission in January 2004 showed 19 other low-income housing tax credit buildings (1,023 units) in Seattle with affordability restrictions that will be expiring by 2006. Some of this affordable housing stock may be at risk of converting to market-rate.

PRIORITY: HOUSING THAT HELPS ADDRESS SPECIFIED COMMUNITY DEVELOPMENT OBJECTIVES

Particular interest:

- Affordable workforce housing (generally housing affordable to households with incomes 31-80% of MI) that furthers revitalization or other community development goals in Housing Investment Areas. Strategies and priorities for Housing Investment Areas are identified in the Levy Administrative & Financial Plan, Consolidated Plan, and neighborhood plans.
- New construction of affordable housing in urban centers, especially those lagging in meeting their residential growth targets as identified in the Comprehensive Plan or those where affordable housing is needed to help mitigate displacement of low-income people due to gentrification.
- Transit-oriented development projects that are generally located within ½ mile of a light rail station or major transit center.

Needs rationale:

- Mixed-use and multifamily development projects are needed in certain Seattle neighborhoods, particularly ones where the private market is not developing due to economic distress or other factors. Such projects fulfill both housing and commercial needs, and higher-density populations and pedestrian- or transit-friendly orientation meet goals of smart growth, the Growth Management Act, and neighborhood plans.
- The market in some Seattle neighborhoods is not mature enough to support desired mixed-use and residential development without public subsidies. Non-profit developers often are relied on to lead community development and revitalization in distressed areas.
- Housing is integrally connected to targeted community development strategies, as well as to wealth creation efforts for economically disadvantaged families and individuals. Affordable housing not only benefits residents, but also contributes to security and stability of neighborhoods. As neighborhoods revitalize, continued provision of affordable housing helps enable existing residents to continue to live there.
- Locating affordable housing near employment centers and public transit reduces household transportation costs and increases transportation choices.

Affordability Policies

The policies described in this section apply to capital funds awarded by OH for production or rehabilitation to provide or preserve affordable rental housing, including HOME and CDBG funds, except that these policies do not apply to Housing Levy funds, Sound Families funds, programs where the City leverages other funds through credit



enhancement strategies, other City fund sources for which specific affordability guidelines are adopted by City legislation, mitigation funds that are used to provide affordable rental housing in accordance with the findings of a nexus study, or funds used for bridge loans (but amounts repaid on bridge loans and bridge loans converted to long-term financing are subject to these policies unless the fund source for the bridge loan was otherwise exempt). Affordability policies for Levy funds are provided in the Levy Administrative & Financial Plan.

The following rental affordability policies apply to permanent capital funding appropriated for use in a biennial budget cycle (e.g. 2005-2006):

- At least 50% of rental program funds shall be used for units with affordable rents for extremely low-income households;
- Remaining rental program funds shall be used for units with affordable rents for very low-income households, except:
 - ✓ Funds may be used to produce or preserve units with affordable rents for low-income households, that are not affordable to very low-income households, in the Central Area, Rainier Valley/Beacon Hill, Delridge/Westwood, South Park, Pioneer Square, and International District Housing Investment Areas as described in Appendix G of this Consolidated Plan;
 - ✓ Funds may be used to produce or preserve units with affordable rents for low-income households, that are not affordable to very low-income households; within half a mile of a light rail station or major transit center located outside of Downtown;
- Funds may be used to acquire or rehabilitate an existing, occupied project and subsidize some units affordable to low-income households, but occupied by over-income households with incomes up to 80% of median income. Such funds will be considered to have been used for housing affordable to extremely low-income households or very low-income households, respectively, to the extent the units are required to be occupied solely by and affordable to, such households within 2 years of the date of the loan agreement. In such case, the initial regulatory term will be established for a 52-year period. By the end of the initial 2-year period after the date of the loan agreement, over-income households need to be relocated or the Borrower will be in default and required to return a prorata portion of the OH funding.

Rent Standards and Eligible Households

Except as provided in the *Affordability Policies* above, program funds are to be used only for units that are occupied or will be initially occupied by eligible households at affordable rents for the respective income categories.

For the purposes of the Consolidated Plan, "affordable rent" for low-income households means annual rent not exceeding 30% of 80% of median income; affordable rent for very low-income households means an annual rent not exceeding 30% of 50% of median



income; and affordable rent for extremely low-income households means an annual rent not exceeding 30% of 30% of median income. For the purposes of determining whether a unit bears affordable rent, the term "rent" includes the rent paid by the tenant plus an allowance for utilities paid by the tenant.

Tenant households with income above the applicable eligibility levels are called "over-income households." City funding is not available for units that are occupied at the time of funding by residents with household income greater than 80% of median income. The City may require as a funding condition that units occupied by such households, although not City-funded, become rent-regulated under a City regulatory agreement when occupancy changes.

Siting Policy

Unless the Director waives the siting policy as stated below, OH will not fund, or certify as consistent with this Consolidated Plan, a project if the proposed number of subsidized rental housing units for extremely low-income households would exceed the capacity for additional subsidized rental housing units for extremely low-income households in the Census block group where the proposed project is located.

Capacity for additional subsidized rental housing units for extremely low-income households is defined as:

- The total number of housing units in the Census block group according to the latest information as updated annually by the Department of Planning and Development (DPD), multiplied by 20%;
- Less the number of existing subsidized rental housing units for extremely low-income households in the Census block group according to the latest report available from OH (OH's inventory of subsidized rental housing in Seattle includes projects with capital subsidies from public agencies; i.e. City-funded projects as well as non-City funded projects as reported annually by county, state and federal agencies).

The siting policy does not apply to projects located within Downtown because of its special nature as a high priority area for affordable housing investment. A map of Downtown is included in Appendix G of this Consolidated Plan.

The OH Director may grant a waiver of the siting policy if one or more of the following criteria are met:

- The proposed project is a neighborhood-supported project.

To be considered a neighborhood-supported project, OH will need to determine that the proposed project is supported by a reasonable number of immediate neighbors and/or affected neighborhood organizations. Such determination will be based on review of results of the community notification process as described in the *Neighborhood Notification and Community Relations Guidelines* section of



this Appendix H, including notification of immediate neighbors, consultation with established community groups, public meetings, and/or other means of community notification as OH deems appropriate. In accordance with national, state and local fair housing laws, OH disregards, in evaluating neighborhood support for the project, any opposition that appears to be based on characteristics of future residents of a project if discrimination based on such characteristics is prohibited.

- Additional market-rate housing development is planned in the Census block group, and OH determines that the proposed project would not result in more than 20% of total housing units in the block group being subsidized rental housing for extremely low-income households, based on an adjusted estimate of total housing units that includes units for which building permits have been issued (based on the Department of Planning & Development's latest annual report of building permit data) or other such documentation as deemed appropriate by OH.
- OH determines that natural or manmade barriers (e.g. a bluff, waterway, or freeway) physically separate the proposed project from existing concentrations of subsidized rental housing for extremely low-income households.

Bridge Loan Policy

OH bridge loans are intended to provide short-term funding to permit housing projects to proceed in advance of the availability of permanent project funding. Bridge loan funding is available to enable property acquisition, construction or rehabilitation to proceed when the borrower can provide assurance that permanent funding will be available from other sources on acceptable terms within a reasonable time period to repay the bridge loan. Given reasonable assurance of repayment, bridge loans may also be made for acquiring at-risk Section 8 preservation projects or to assist in the acquisition of sites or buildings in designated Housing Investment Areas or in certain neighborhood areas in order to implement neighborhood plan-identified strategies advocated by community organizations. Applications for bridge loans may be made outside of OH's NOFA process.

Bridge loans for affordable housing are made utilizing any OH-administered fund sources determined to be appropriate by the OH Director. The maximum term of a bridge loan shall be two years. OH shall require payment of a reasonable rate of interest, which shall be no less than 3% simple interest. In addition, a loan fee may be charged for providing the bridge loan. A bridge loan may be made as a component of a larger loan that includes long-term financing.

OH may allow all or a portion of a bridge loan to be converted to a permanent loan subject to maximum subsidy limits for all OH and other City agency administered or allocated capital funds that may be combined to provide permanent gap financing for the housing portion of a project, pursuant to the Levy Administrative & Financial Plan, and



availability of permanent fund sources. Conversion to a long-term loan may be conditioned upon affordability restrictions for additional units.

Homebuyer Assistance Program Policies

The policies that follow apply to City Homebuyer Assistance Program funds, including Levy, American Dream Downpayment Initiative (ADDI), other HOME funds, and CDBG. Additional policies pertaining to Housing Levy Homebuyer Assistance Program funds are provided in the Levy Administrative & Financial Plan.

Eligible Use of Funds

- HOME funds, including ADDI funds, may be used for home purchase assistance and development of affordable units to be sold to eligible low-income households.
- OH may provide up to \$1,000 of HOME funds to non-profit homeownership organizations at the time of loan closing to help pay for counseling services provided by such organizations in connection with each OH-funded homebuyer assistance loan. However, the \$1,000 for counseling services must be authorized in the contracts between organizations that originate homebuyer assistance loans and OH, and may not be included as part of the loans to homebuyers.
- All types of for-sale units are eligible, including single-family residences, condominiums, limited equity cooperatives, co-housing, land trusts, and homes on leased land.
- The maximum home purchase price is the same as the FHA mortgage limit, as adjusted annually or 95 percent of the median purchase price for single family housing in Seattle as documented according to HUD requirements.
- Borrowers must purchase a home in Seattle and use it as their principal residence. Purchases of investment properties are not allowed under this program. Homes with an accessory dwelling unit are eligible, provided that the borrower is an owner-occupant of the home and ADU tenants and rents meet household income limits and affordability requirements, per HOME regulations. A lease-to-own contract may be considered a purchase.

Homebuyer Eligibility

- Borrowers must have household incomes at or below 80% of median income.
- Each borrower or the borrower's family must be a "first-time homebuyer," who is defined as any individual and his or her spouse who have not owned a home during the three-year period prior to purchase of a home using Homebuyer Assistance Program funds. Any individual who is a displaced homemaker may not be excluded because that individual, while a homemaker, previously owned a home with his or her former spouse. Any individual who is a single parent may not be excluded because that individual previously owned a home with his or her spouse. Definitions of "displaced homemaker" and "single-parent" are per 24 CFR 92.2. OH may narrow the definition of "first-time homebuyers" in order to ensure equitable treatment.



between married and non-married persons, subject to federal requirements in the case of loans using ADDI funds. OH also may, for the same purpose, expand the "single parent" eligibility category with respect to loans not using ADDI funds.

- Borrowers must successfully complete a pre-purchase homebuyer education program approved by OH.
- Borrowers must be able to financially qualify for a first mortgage approved by OH.
- In programs administered directly by the City, qualifying income will be defined using the IRS definition of adjusted gross income for reporting on IRS Form 1040, subject to any adjustments or exclusions required by federal law or regulations. House Key Plus Seattle, a program administered for the City by the Washington State Housing Finance Commission, will use the Section 8 Program definition for gross annual income.

Lending Guidelines

- Homebuyer assistance loans will be limited to the amount needed for each borrower, providing gap financing for low-income borrowers unable to qualify for sufficient private financing to purchase a home.
- Borrowers may receive homebuyer assistance loans up to a maximum of \$45,000 per assisted household, including both Levy funds and other City-administered funds, unless the maximum is increased in accordance with provisions below. The \$45,000 cap includes any fees paid to non-profit homeownership organizations for counseling services. Homebuyer assistance loans include loans to homebuyers and loans to developers or prior owners assumed by, or otherwise passed through to, homebuyers. Homebuyer assistance loans may be used for downpayments, closing costs, and/or first mortgage loan interest rate write down, as approved by OH.
- City-funded assistance for any home improvements, if committed or provided in connection with a home purchase, is considered to be assistance for the purchase and, together with the homebuyer assistance loan, cannot exceed the \$45,000 loan limit except in the following cases: (1) assistance provided to a nonprofit developer for home purchase and improvement costs associated with an OH-approved land trust project, and (2) assistance to an eligible buyer purchasing a home located within a Housing Investment Area, for which the combined homebuyer and home improvement assistance may total up to \$65,000, provided that the homebuyer assistance loan does not exceed \$45,000.
- In order that single-source downpayment assistance may be provided for the convenience of borrowers, in lieu of loans from Levy or other City funds and non-City sources to the same borrower, OH may allow a higher amount of City-funded home purchase assistance, not to exceed \$70,000, for a borrower that receives a loan made as part of a project or lending program for which a developer or nonprofit lending agency has obtained commitments of non-City homebuyer subsidy funds, but only if all of the following conditions are satisfied:



- (1) Non-City subsidy funds provided to such project or program must be used for deferred downpayment assistance loans or other assistance that increases the ability of low-income households to purchase a home.
 - (2) The average amount of City-administered home purchase assistance for all low-income homebuyers participating in the project or lending program, including buyers who do not receive any City-administered funds, may not exceed \$45,000.
- The OH Director may revise the maximum loan amount of \$45,000 by up to \$10,000 for the homebuyer assistance if increases in interest rates or sales prices, or lack of other homebuyer subsidies, create difficulty in qualifying households with incomes up to 60% of median income as eligible homebuyers in Seattle. The OH Director must provide five 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. Council approval is required if the OH Director wants to increase the maximum loan amount by more than \$10,000.
 - Homebuyer assistance loans using HOME funds, including ADDI funds, and using the recapture option will be structured with repayment obligations, using a promissory note and deed of trust approved by OH.
 - Loans will generally be 30-year amortizing loans, with payments deferred for the first 5 to 8 years or longer for homebuyers with disabilities or who are participating in certain OH homebuyer programs. Loans may include provisions for payment of a share of appreciation. Any share of appreciation payable may be reduced and/or eliminated over time. Loan repayment terms shall specify the interest rate, which generally shall not exceed 3% simple interest; loan term; period of payment deferral; and any contingent interest or share of appreciation. Interest may be forgiven for households participating in certain OH homebuyer programs if specific conditions are met as determined by OH.
 - Borrowers must provide a minimum of \$2,500 or 2% of the purchase price, whichever is greater, of their own funds toward the home purchase as a condition to any homebuyer assistance loan. Borrowers may receive gifts of funds towards their portion of the downpayment; however, gifts must not exceed 25% of the borrower's total downpayment requirement. Borrowers with incomes 60% of median income or less may provide a lower contribution as follows: (1) for borrowers who are participating in an Individual Development Account-type matching fund program, verified and approved by the Office of Housing, the minimum downpayment to be paid from the borrower's own funds, not including matching funds provided to the borrower, is \$2,500; (2) for borrowers participating in an OH-approved nonprofit-sponsored sweat equity housing program that requires significant participation by the borrower, the borrower's contribution of volunteer time may be accepted in lieu of the minimum cash contribution; and (3) for borrowers who have a long-term disability and whose household income includes SSI or similar public income



support, gifts may constitute up to 75% of the borrower's total downpayment requirement.

- The terms of each loan made to a homebuyer shall provide that the entire principal balance is due upon sale or refinancing of the home, at the lender's option, to the extent permitted by applicable law. However, OH may permit assumption of the loan by another eligible borrower in lieu of repayment.
- Borrowers may use any first mortgage product approved by OH, including FHA, Fannie Mae and Freddie Mac products, and portfolio loans. FHA 203(k) purchase-rehabilitation loans are also eligible, provided the rehabilitation amount exceeds \$5,000.

Recapture and Resale Guidelines

The following provisions apply to HOME, including ADDI, homebuyer assistance funds.

In conformity with HUD rules, OH will impose either resale or recapture requirements, at its option. The recapture or resale options may be managed by the City, a subrecipient, or other contracting party at OH's option. The recapture or resale options cannot be used together in the same loan.

- For HOME funds that are allocated for eligible development costs and programs operated by nonprofit housing agencies, the resale option may be used. In such cases, the agreement with the developer or nonprofit housing agency will provide for long-term affordability of the housing. Requirements include:
 - ✓ The initial sale and any resale of subsidized units during the applicable affordability period must be made to low-income households.
 - ✓ The resale price during the applicable affordability period is limited to maintain an affordable purchase price for subsequent low-income homebuyers. The resale formula must also provide for a fair return to the seller. The resale price and return formula must be approved in advance by OH.
 - ✓ New purchaser income and resale price are restricted during the affordability period via a recorded deed restriction or land covenant, or there is a purchase option or right of first refusal in favor of the City or a City-approved entity at a restricted price, or both methods are used.
- For HOME funds allocated to lending programs, the recapture option may be used. The City or a City-approved entity will have the right to require full repayment of the HOME subsidy, including ADDI funds, when resale occurs, regardless of the applicable affordability period, to the full extent permitted by law.

Subordination Policy

Many program borrowers refinance their homes or borrow against the value of their homes, and request that their homebuyer assistance loan's lien position be subordinated to another loan. In some cases agreeing to these subordination requests could greatly increase the risk that taxpayer funds may not be paid back. The current policy of OH is



that subordination requests will be evaluated by the Homeownership Program Manager and will be considered only when all of the following conditions are met:

- The total proposed loan to value ratio does not exceed 90% of the appraised or assessed value, whichever is less. The new loan does not have a balloon payment before the homebuyer assistance loan maturity date and is not an interest only loan.
- The homeowner needs to refinance only the existing first mortgage indebtedness against the property to take advantage of better rates, terms, and payments, and is not incurring additional indebtedness against the property, except for one or more of the following:
 - ✓ Refinancing fees;
 - ✓ Payments needed in order to save the house from a foreclosure;
 - ✓ Costs of an urgent health and safety repair;
 - ✓ Medical, funeral, or other emergency expenses of the homeowner or immediate family that are determined to be allowable by the Homeownership Program Manager.

Targeted Outreach

OH has worked with the Seattle Housing Authority (SHA), local lenders, and the Washington State Housing Finance Commission (WSHFC) to make City downpayment assistance funds available for residents and tenants of public housing and manufactured housing. SHA, through its Family Self-Sufficiency and Section 8 Homeownership programs, is marketing to residents and tenants of public housing and identifying eligible families for homeownership programs. The City will work with the WSHFC and participating lenders to identify tenants of manufactured housing in the City and mail program brochures to them. The City has made Levy, ADDI, and other HOME funds available for downpayment assistance. WSHFC is making below-market interest rate first mortgages available to eligible borrowers. Private mortgage lenders are originating and closing the mortgage loans.

Homebuyer Education and Counseling

All homebuyers using City downpayment assistance funds are required to attend homebuyer education. A portion of available federal funds are awarded by OH for delivery of homebuyer education and counseling programs. In addition, the Seattle Housing Authority (SHA) has contracted with the Urban League and the International District Housing Alliance to provide homebuyer education and counseling to residents and tenants of public housing who are planning to buy homes. SHA staff screen and determine the suitability of residents and tenants of public housing for participation in homebuyer programs.

SHA and King County Housing Authority (KCHA) received ROSS Homeownership Counseling funding in a joint application in FY 2002. SHA and KCHA procured the services of an ethnically-diverse homeownership counseling and referral consortium. The consortium of the Urban League, El Centro de la Raza and International District



Housing Alliance has begun culturally-specific outreach to qualified public housing tenants in Family Self-Sufficiency or similar programs to identify possible Section 8 homeownership recipients. The consortium also recruits and enrolls eligible households in homebuyer education workshops, works with participants on credit issues, prequalifies and connects them with lending programs and assists with housing search and other supportive services.

General Policies for Capital Funding

The following is a description of policies presently applied by OH in funding affordable rental housing and homeownership development capital projects.

Neighborhood Notification and Community Relations Guidelines

Policy: Prior to application for OH funding (permanent or bridge) for production or preservation of affordable rental housing or development of housing for low-income homebuyers, applicants are required to prepare and begin implementing a community relations plan, including neighborhood notification activities.

A successful notification effort leads to open, ongoing communication between developers and neighbors. This requires cooperation by developers, the City, and neighborhood residents. A positive, open relationship between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of ironing out differences. While not meant to be a definitive process for each proposal and neighborhood, the steps outlined below provide a comprehensive notification process.

It is the policy of the City of Seattle that OH funding of affordable housing not be refused solely on the basis of concerns expressed by neighbors; the City supports and is committed to promoting diversity in Seattle neighborhoods. Consistent with State and Federal law, a housing project should not be excluded from a neighborhood solely based on any of the following characteristics of the persons who will live there: age, ancestry, color, creed, disability, gender identity, marital status, national origin, parental status, political ideology, race, religion, gender, sexual orientation, possession or use of a Section 8 certificate, or use of a guide or service animal by a person with a disability.

The City supports affordable housing projects that will preserve and enhance the strengths of Seattle's neighborhoods. Housing developers and neighbors should keep OH informed of any issues or concerns throughout the community notification process and operation of the project.

This policy section is intended to provide guidance to developers, acknowledging that neighborhood notification efforts and appropriate community relations plans may vary.

Prior to releasing purchase and sale agreement contingencies the developer shall:

1. Consult with OH. OH will help identify developers of other affordable housing in the neighborhood(s) being considered and suggest neighborhood organizations to contact.



2. Contact other affordable housing owners to learn about a neighborhood's historical and current housing- and development-related concerns.

Prior to submitting an application for City funding the developer shall:

3. Notify neighbors within at least 500 feet of the site using a written notice, letter or flyer. Consider including basic information about the developer agency, proposed project, estimated schedule, contact person, and neighborhood organizations that have also been notified about the project in the written communication.
4. Contact neighborhood organizations, including the neighborhood community council and the local district council, with updated information about the project, including final site selection, schedule, and proposal for ongoing communication with the neighborhood. The ongoing communication plan may include presentation(s) at regularly scheduled neighborhood organization meeting(s), invitation to a meeting hosted by the housing developer, formation of an advisory committee, and/or regular project updates in neighborhood organization publications or posted at local libraries, community centers, etc. Information the housing developer should consider sharing at meetings includes the following:
 - Experience as a housing developer and manager; provide names and addresses of other affordable housing projects;
 - Description of targeted population of the housing, to the extent that it does not compromise the safety, confidentiality or well-being of the residents; information about property management and support services, if applicable;
 - Mechanisms for communication between the housing developer and neighbors, including 24-hour contact person and number if possible;
 - Estimated schedule for construction and completion; and
 - Opportunities for neighbors to provide input on the project (i.e. names of interested neighborhood organizations and how to contact them; community advisory committee; etc.).
5. Maintain communication with immediate neighbors and the neighborhood and community organizations throughout the project's design and construction phase.

Once the housing is operational the developer shall:

6. Invite neighborhood and community organizations and neighbors to project open houses.
7. Establish ongoing communication with neighborhood organizations and neighboring residents and businesses. Promptly address emerging issues and share successes.
8. Keep the City apprised of any issues.

Guidelines for Neighbors:

1. Encourage housing developers and residents to be active members of your community. Invite them to neighborhood meetings and events. Build foundation for long-lasting, positive relationship.
2. Communicate concerns about design, operation and management of a project. Work collaboratively with housing developers and/or residents to identify ways to address those concerns.



3. Neighbors may want to consider negotiating a good neighbor agreement with the housing developer if it turns out that clarity of understanding is difficult to reach verbally.
4. Make sure housing developer and/or residents know what is working well.

Relocation, Displacement, and Real Property Acquisition

OH discourages affordable rental housing and homebuyer proposals that will result in permanent displacement of households. Projects should be designed to minimize displacement of households. Any temporary relocation or permanent displacement of households must comply with all applicable provisions of (a) the City's Household Relocation Assistance Ordinance (TRAO), (b) the City's Just Cause Eviction Ordinance; and (c) for projects using federal funds, the City's Residential Anti-Displacement and Relocation Assistance Plan (RARAP), the federal Uniform Relocation Act (URA), and other relocation regulations and handbooks applicable to the particular funding program.

These policies, laws and regulations contain, among other requirements, different timelines under which households must be given various notices and provided financial assistance under certain circumstances. More information about the TRAO is available from the Department of Planning & Development's Property Owner and Households Assistance Unit, located on the 19th floor of the Seattle Municipal Tower, 700 Fifth Avenue, phone number 684-7979. In addition, consultation with OH staff prior to submission of applications for funding is required for any applicant whose project will involve any temporary or permanent relocation activities.

Affirmative Marketing

Borrowers must comply with the City's Fair Contracting Practices Ordinance. Borrowers and their general contractors shall be encouraged to take actions, consistent with that ordinance, which would increase opportunities for women and minority business enterprises (WMBEs). A combined WMBE aspirational goal of 14% of the total construction and other contracted services contracts shall apply for all affordable rental housing capital projects funded by OH. OH shall encourage additional efforts to increase WMBE participation including mentoring programs and participation in apprenticeship and other training opportunities.

HomeWise Program Policies

OH's HomeWise Program provides for low-interest rehabilitation loans and weatherization grants primarily for the purpose of improving the health, safety, and energy efficiency of housing for low-income households. Income limits for rehabilitation loans vary by fund source, but in no case exceed 80% of MI. The maximum individual rehab loan is \$45,000, with a waiver by the OH Director allowing up to \$10,000 additional (for an overall total of \$55,000) due to demonstrated health and safety needs. Interest rates generally are set at 3% simple interest. Depending on the circumstances of the individual household, the loan may be amortized or deferred. HomeWise forgivable grants are available, up to \$10,000, for lead-based paint abatement if required in a rehabilitation project. Grant terms require full repayment if the home is sold within 5 years and provide for forgiveness after 5 years.



The program generally gives priority to loans for improving health and safety, and for curing code violations. For a time period through December 31, 2007, the program will also give priority for repairs that address exterior dilapidation or conditions that would contribute to neighborhood revitalization in the Rainier Valley/Beacon Hill Housing Investment Area in Southeast Seattle.

Weatherization grants are made for energy efficiency-related repairs in owner- and renter- occupied single-family homes and eligible multifamily rental properties. The income limits for such grants vary by both fund source and tenure of the household (i.e. owner, renter).

Tenant-Based Rental Assistance Policies

The City administers two rental assistance programs. The *Rental Stabilization Program* is funded with HOME funds. The second program, called the *Emergency Rental Assistance Program*, is funded through the 2002 Seattle Housing Levy and is described in more detail in the Levy Administrative & Financial Plan.

Under the *Rental Stabilization Program*, \$205,947 of 2005 HOME funds are available for tenant-based rental assistance for families and individuals who are transitioning out of homelessness or who are at risk of becoming homeless. Up to eighteen months of transition and eviction prevention assistance is provided to eligible households. Additional non-HOME funding supplements the core rental assistance with case management services to address the special needs of those who have been or are at-risk of homelessness and to promote long-term stability for the households served. The program emphasizes client stabilization in housing six months after leaving the program. The Salvation Army is administering the program through a contract with the City.

Population served: Only Seattle households and individuals with incomes at or below 50% of median income are eligible to apply for rental-assistance funds.

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

- The increasing 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.

Feasibility: Tenant-based rental assistance is feasible in Seattle where the housing stock is in good condition. Vacancy rates vary from neighborhood to neighborhood and indicate that rental housing is available.

Consistency with the Consolidated Plan: Tenant-based rental assistance is used to assist households with incomes 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.

Both of Seattle's rental assistance programs were developed by the City in coordination with the Seattle Housing Authority and a diverse group of stakeholders who are experienced with rental subsidy and eviction prevention programs. The programs are an important element in the City's overall homelessness prevention and long-term stability strategy. The models emphasize 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 *Rental Stabilization Program* includes oversight of HUD-defined fair market rent/rent reasonableness, Housing Quality Standards (HQS) and lead-based paint inspections, processing of payments to landlords/tenants, and developing terms for rental assistance contracts.



Section 7 – Use of HOME Funds, Including ADDI

2007 Revised APPENDIX L to the 2005-2008 Consolidated Plan

The 2007 HOME funding allocation to the City of Seattle is estimated to be \$4,943,090, including \$92,338 of American Dream Downpayment Initiative (ADDI) funds. The following table summarizes planned use of estimated HOME allocation funds for 2007.

ESTIMATED 2007 HOME PROGRAM ALLOCATION			
Program	Population Served	2007 Funding	User of Funds
RENTAL PROGRAMS			
Rental production & preservation	Low-income families and individuals	\$3,169,123	Affordable housing developers
Rental assistance	Low-income families and individuals	\$205,947	Non-profit service providers
Rental Total		\$3,375,130	
HOMEOWNERSHIP PROGRAMS			
Homebuyer assistance	Low-income homebuyers	\$1,045,500	Nonprofit agencies, private and for-profit developers and mortgage lenders
Homebuyer assistance (ADDI Funds)	Low-income homebuyers	\$92,338	Nonprofit agencies, private and for-profit developers and mortgage lenders
Homeownership Total		\$1,137,838	
ADMINISTRATION		\$430,122	City of Seattle (HUD allows 10% of non-ADDI funds to be used for admin.)
TOTAL		\$4,943,090	

Please refer to the *Homebuyer Assistance Program Policies* section of Appendix H of this Consolidated Plan for information on planned use of HOME homebuyer assistance funds (including ADDI) and guidelines related to recapture/repayment, refinancing, targeted outreach, and education and counseling.



Section 8: Public Comments on Proposed 2006 Update to the Consolidated Plan

Public Hearing before the Housing, Human Services, and Health Committee of the Seattle City Council, August 15, 2006

Brian Flett – Lifelong Aids Alliance, Housing Manager

Mr. Flett testified in support of continued funding under HOPWA grants to support the success of their programs housing projects. He cited the stability for people housed in Lifelong Aids Alliance projects including increased access to healthcare. Since 2005 the program placed 110 individuals into transitional housing and 69 into permanent housing. Placements are not just a change in housing status but access to life skills, mental health and chemical dependency counseling. The most significant benefit is greater and more routine maintenance of treatment medications which stabilize client's overall wellbeing. As AIDS infection rates increase in poor and marginalized citizens, the Alliance, in partnership with the City and King County, will need to add greater depth to the programs, expanding permanent housing options and extending the efficacy of emergency services to provide relevant and critical services that increase access to medical care for those clients affected by AIDS/HIV.

Bob Olmquist, Plymouth Housing Group, Program Manager, Eviction Prevention (CDBG and HOPWA funded)

Speaking in support of funding, Plymouth Housing Group experiences a 90% success rate in keeping in people in housing program. Turnover rate used to be 18 months before individuals left or were evicted before this housing program; turnover is currently 48 months.

Strategies to help people stay in their apartments include:

Coming Home—for first 6 months staff provide intensive client contact helping them settle in, may assist in small purchases to set up housing and will link to community based services as needed.

Responsive Services – after six months, tenant may request services if need, assistance to pay rent to avoid eviction, and emergency referral to mental health services to maintain ability to keep stable housing.

Community –building activities - agency sponsors variety of activities designed to help individuals feel part of their community and increase their desire to stay in housing. These activities tend to have “dramatic impact” on attitude towards stability in housing.

Combination of access to emergency and community based services, funding of rent assistance, and creating livable, pleasant place for people to live means people want to stay and provides foundation for program's success.

Public Hearing before the Housing, Human Services, and Health Committee of the Seattle City Council, September 19, 2006

No comment received at this session.



Appendix – A: Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

The 2005-2012 Southeast Seattle Neighborhood Revitalization Strategy (NRS) focuses on three priority areas:

- Business Development and Job Creation
- Housing and Commercial Development
- Parks and Public Infrastructure

Within each of these priorities, a set of strategies, activities, outcomes and results have been established. Some of these activities describe how HUD Block Grant Funds will be used to support the Community Development Program of the Rainier Valley Community Development Fund. Other activities may or may not be funded by HUD Block Grant Funds but are included because they support revitalization in Southeast Seattle.

The following matrix summarizes the status of actions, outcomes and results as of 2006. Please refer to the full Southeast Seattle NRS document included as an attachment to the 2005 Consolidated Plan Update for more information.

Acronyms used in the matrix are defined below:

OED = City of Seattle Office of Economic Development

RVCDF = Rainier Valley Community Development Fund

OPM = City of Seattle Office of Policy Management

DPD = City of Seattle Department of Planning and Development

OH = City of Seattle Office of Housing

SHA = Seattle Housing Authority

HSD = City of Seattle Human Services Department

SDOT = City of Seattle Department of Transportation

Parks = City of Seattle Parks Department



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

A. BUSINESS DEVELOPMENT AND JOB CREATION

Strategy 1

Increase awareness and usage of available business technical assistance and financing, with a particular emphasis on serving the multi-ethnic communities of the Rainier Valley in a culturally appropriate and effective manner.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1a Identify and fund new approaches to improve access to technical and financial services for limited English speaking business owners.	OED	OED will emphasize the improvement of services to refugee and immigrant owned businesses in its program that funds technical assistance for low- to moderate-income business owners.	City of Seattle OED to complete by end of 2006	OED is working with existing practitioners to develop an assessment and evaluation tool that will allow better linkage between practitioners, community based organizations and immigrant and refugee entrepreneurs seeking business assistance. The tool will allow practitioners to provide better and more specific business assistance to immigrant and refugee entrepreneurs.	City of Seattle OED to complete by end of 2006	RVCDF will provide technical assistance to 280 small businesses.
1b The RVCDF will continue to leverage its unique expertise in establishing relationships with small businesses, especially ethnic businesses, to provide culturally-competent technical assistance.	RVCDF	N/A	N/A	RVCDF and Sound Transit meet regularly to analyze business assistance needs of businesses impacted by Sound Transit development. Sound Transit now offers one-on-one technical assistance to businesses along the MLK corridor. For other business throughout the Valley, targeted radio announcements, ethnic newspaper ads, clustered marketing approaches, and one-on-one technical assistance sessions are among the recommendations being considered to improve service delivery and awareness of business assistance resources to limited English speaking business owners.	RVCDF will provide technical assistance to at least 200 small businesses	RVCDF will provide technical assistance to 280 small businesses.



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

A. BUSINESS DEVELOPMENT AND JOB CREATION

Strategy 1 Continued

Increase awareness and usage of available business technical assistance and financing, with a particular emphasis on serving the multi-ethnic communities of the Rainier Valley in a culturally appropriate and effective manner.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1c Improve environmental practices of small business owners	Office of Sustainability	The City Office of Sustainability will work with the utilities to increase technical and financial assistance to business owners and operators with limited English, for energy and water efficiency, recycling and waste prevention, hazardous materials reductions and storm water pollution prevention. Outreach in 2005 will focus on restaurants and bakeries in Southeast Seattle.	The City will approach at least 60 small business owners and operators with limited English in effort to improve access to City services to improve energy and water efficiency, recycling and waste prevention, hazardous materials reductions and storm water pollution prevention by mid-2006. The City will have evaluated the success of the program and determine how best to continue to serve this group of businesses.	Outreach to business owners and operators with limited english proficiency was conducted. 157 businesses received introductory visits, 106 businesses received preliminary site audits, and 106 businesses made one or more changes. The program was most successful in terms of water conservation. Businesses installed: 422 water aerators; 44 low flow spray heads; and, 70 low flow toilets. In total, businesses saved approximately \$70,000 - \$80,000 in combined water and sewer fees. This is an average of roughly \$700 - \$800 per business and a potential water savings of 30,000 - 40,000 gallons for the utility. This pilot was intended to inform City utility depts in the needs and challenges of these businesses and best approaches to working with them. Depts will receive the report and decide how to incorporate it into their programs.	Same as Intermediate Outcome 2006	



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

A. BUSINESS DEVELOPMENT AND JOB CREATION Strategy 2

Create a more aggressive facade improvement program that targets existing business nodes within the Rainier Valley, with particular emphasis on the Rainier Avenue corridor.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
2a) RVCDF will work with Southeast Effective Development (SEED) to augment SEED's existing facade improvement program using RVCDF's Facade Improvement Grant.	RVCDF	N/A	N/A	RVCDF's Community Development Program includes a Facade Improvement Grant product up to \$25,000 to supplement SEED's city-funded program. Grant to be used for meeting match requirements, providing design and permit assistance, or expanding program reach. Implementation of the Program is on hold pending City's decision on facade program funding.	RVCDF and SEED will identify at least two business nodes on which to concentrate resources and will complete at least 4 total facade improvement projects across the two nodes.	RVCDF and SEED will complete at least 10 facade improvement projects across the two nodes.
2b) The City will: (1) increase the overall amount of facade funds available to complete facade projects in Southeast Seattle; (2) raise the maximum amount of funding available for each individual project to \$25,000; and (3) eliminate the match requirement for the first \$10,000 per project.	OED	N/A	N/A	(1) OED has suspended accepting new applications in 2006 due to decreased CDBG funds for the program. The City will decide in its 2006 budget process if sufficient funds are available to continue the program in 2007. RVCDF can use its allocated funding to provide facade grants, but is intending to do so in conjunction with SEED's City-funded program. (2) City has increased the maximum match amount to \$25,000.	The City will fund at least 30 facade improvements in Southeast Seattle.	The City will fund at least 60 facade improvements in Southeast Seattle.



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

A. BUSINESS DEVELOPMENT AND JOB CREATION

Strategy 3

Provide financial and technical assistance to small businesses that currently do not have access to and/or are not reached by existing community

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
RVCDF will offer its Business Incentive Loan and Business Interest Subsidy Grants to support the investment of additional capital for business development in Southeast Seattle.	RVCDF	N/A	N/A	RVCDF has completed all necessary agreements to begin offering its Business Incentive Loans and Business Interest Subsidy Grants. Two interest subsidy grant is under consideration.	RVCDF will complete: (a) at least 7 Business Incentive Loans resulting in at least 25 new jobs in the Rainier Valley; and (b) at least 10 Business Interest Subsidy Grants, in partnership with another community lender, by the year 2008 resulting in 10 new jobs in the Rainier Valley.	RVCDF will complete: (a) a total of at least 30 Business Incentives Loans resulting in at least 125 new jobs in the Rainier Valley; and (b) at least 30 Business Interest Subsidy Grants, in partnership with another community lender, by the year 2008 resulting in 30 new jobs in Rainier Valley.



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

A. BUSINESS DEVELOPMENT AND JOB CREATION

Strategy 4

Develop wireless and high speed internet access in the Rainier Valley to spur business growth and development.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
N/A	N/A	N/A	N/A	<p>The City identified Columbia City (S. Alaska to S Dawson along Rainier Ave S) as the Wi-Fi pilot project site. The pilot is currently averaging about 37 unique users per day and 75 sessions per day. After earlier technical problems, the system has been much more stable. A fiber optic cable has been installed to replace a wireless link to downtown and a new access point has been installed at Hudson and Rainier. Along with the Rainier Valley Chamber of Commerce (Chamber) and Columbia City Business Association, OED is planning an additional marketing push this summer. OED is in the process of conducting an evaluation of the system, including user and business surveys. This will be done by September. The Chamber and Dept of Neighborhoods have discussed potential funding sources to extend the WiFi coverage and train small-businesses in its use.</p>	<p>Wireless network is installed in the Columbia City business node along Rainier Avenue: (S. Alaska to S. Dawson) and is available through 2008.</p>	<p>Network functions through 2010, and by 2012 decision is made whether or not to continue and/or expand network into other neighborhoods.</p>



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

A. BUSINESS DEVELOPMENT AND JOB CREATION Strategy 5

Initiate and execute a concerted marketing and public outreach effort highlighting the opportunities and successes in the Rainier Valley.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
<p>The Rainier Valley Chamber of Commerce will coordinate the development of a marketing strategy. Participants will include representatives of neighborhood business district organizations, key business leaders, Sound Transit, Seattle Housing Authority, and the City of Seattle. OED will provide \$20,000 to pay for the development of the strategy leading and the Chamber will coordinate the fundraising to pay for the implementation of the campaign.</p>	<p>Rainier Valley Chamber of Commerce, OED</p>	<p>City has provided \$20,000 for a marketing campaign to promote the Rainier Valley and its businesses.</p>	<p>N/A</p>	<p>The Rainier Chamber distributed an RFP, evaluated proposals and selected a consultant to develop a valley-wide marketing plan. City provided \$20,000 to develop plan and initiate implementation. The Chamber just received a \$10,000 grant from OED to move the All Valley Marketing Plan forward. The money will be used to implement a discount/loyalty card program this fall as well as hire a grant writer to help seek additional funding for the remainder of the project. We also will be publishing a community directory in October. The neighborhood electronic newsletters are limited to Columbia City at this time, but Chamber hopes to expand that to other neighborhoods soon. The neighborhood website is on hold until additional funding can be secured.</p>	<p>Rainier Valley Chamber of Commerce has developed marketing plan and is coordinating its implementation among participants.</p>	<p>Marketing plan is completed</p>



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

A. BUSINESS DEVELOPMENT AND JOB CREATION

Strategy 6

Support creation of new jobs for local residents by supporting pre-apprenticeship training and job placement for employment opportunities emerging from light rail construction

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
The City of Seattle will provide CDBG funds to the Rainier Valley Community Development Fund to implement a four-year pre-apprenticeship program.	RVCDF	City of Seattle is dedicating \$2 million over four years to support this program	N/A	The RVCDF and Seattle Jobs Initiative (SJI) launched the Apprenticeship Preparation Program in April 2004. As of 6/30/06 the Program has placed 74 low-income Rainier Valley residents in construction-related jobs with an average wage of \$15.36 per/hr and 46 people have completed training.	160 local residents provided with pre-apprenticeship training and 220 job placements completed	N/A



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT Strategy 1

Encourage development in neighborhood business districts and light rail station areas in Southeast Seattle through incentives, such as increased height/density and reduced parking, provision of public amenities and other planning tools.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1a) Evaluate market conditions, zoning and other land use regulations at light rail stations.	OED, OPM, DPD, OH	By 2006, complete a feasibility analysis of potential development incentives at key sites, including incentives to encourage affordable housing and public amenities.	Department of Planning and Development's (DPD) multi-family zoning project is evaluating incentives. Amenities around transit stations will be further discussed as a component of the proposed Community Renewal Area (CRA) and through DPD's Neighborhood Business District Strategy.	By 2006, complete a feasibility analysis of potential development incentives at key sites, including incentives to encourage affordable housing and public amenities.	
1b) Revise land use codes in neighborhood business districts.	DPD	By 2005, land use revisions made that simplify regulatory requirements, permit residential-only buildings outside designated pedestrian areas, allow more flexibility for parking and open space, and make other changes to promote revitalization.	The Dept of Planning and Development (DPD)'s Neighborhood Business District Strategy proposed land use code changes were submitted to City Council in May, 2005; The City Council's Urban Development and Planning Committee is considering the Mayor's Proposal. Council action is anticipated in July, 2006.	By 2005, land use revisions made that simplify regulatory requirements, permit residential-only buildings outside designated pedestrian areas, allow more flexibility for parking and open space, and make other changes to promote revitalization.	



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT Strategy 1 Continued

Encourage development in neighborhood business districts and light rail station areas in Southeast Seattle through incentives, such as increased height/density and reduced parking, provision of public amenities and other planning tools.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1c) Explore the use of the state's Community Renewal Law to assist a community-supported and focused investment strategy for the Rainier Valley.	OED	By the end of 2006, conduct an area wide assessment. If community support exists, (i) develop a community renewal plan in accordance with state law and reflecting community input and (ii) seek City Council approval of community renewal plan with areas identified for community renewal activities on a demonstration basis	A group of SE community leaders have formed a planning group to analyze and explore the pros and cons of a CRA designation in SE Seattle. OED provided an overview of CRA to this group and they will develop preliminary recommendations. The SE District Council is developing an outreach plan to seek community input on CRA designation and the planning group's recommendations. If broad community support exists for CRA, the City will start a legislative process to seek approval of CRA designation in 2006.	By the end of 2006, conduct an area wide assessment. If community support exists, (i) develop a community renewal plan in accordance with state law and reflecting community input and (ii) seek City Council approval of community renewal plan with areas identified for community renewal activities on a demonstration basis	
1d) Support the completion of Seattle Housing Authority's NewHolly project, particularly the redevelopment of the mixed commercial-residential area adjacent to the Othello station area, into a pedestrian-friendly and transit-oriented community.	OPM, OED, OH	N/A	OED, OPM and OH are in the process of evaluating use of the Community Renewal Law to assist SHA with including more commercial space in its redevelopment.	Planning and any regulatory changes needed to complete the Othello station area at NewHolly are completed	
1e) Support the completion of SEED's Rainier Court mixed-use project by assisting with site assembly and project financing	OED, OH	N/A	OED and OH are evaluating the possible financing of affordable homeownership in Rainier Court Phase IV	Site assembly for all phases of the Rainier Court development is completed	



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT Strategy 2

Support development and preservation of homeownership opportunities, including ownership options for low-income and first-time homebuyers, through land use approaches and financial assistance.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
2a Encourage the development of town homes and condominiums in and near neighborhood business areas to promote market rate and affordable homeownership options close to retail services and transit	OH, OED, DPD and RVCDF	N/A	Issues related to the development of town homes is, in part, being addressed in Department of Planning and Development's efforts to overhaul multifamily zoning citywide. OED, OPM and OH are in the process of evaluating use of the Community Renewal Law to encourage development in SE Seattle.	406 homeownership units developed or under development due to City, SHA or nonprofit activities	458 homeownership units developed or under development due to City, SHA or nonprofit activities
2b Support the development of attached and detached for-sale housing at NewHolly and Rainier Vista, including affordable homes constructed by private builders and Habitat for Humanity.	SHA and OH	N/A	Work at New Holly is completed. OH provided funding for Habitat for Humanity's work at Rainier Vista.	Same as above	Same as above
2c Propose legislation allowing cottage housing developments in Southeast Seattle	DPD	By 2006, legislation will have been introduced to Council.	Work on developing cottage housing proposal continues in 2006. A preliminary concept has been developed, and it is anticipated to be ready to submit to City Council in the fourth quarter of 2006.	By 2006, legislation will have been introduced to Council.	
2d Propose code amendments to allow detached accessory dwelling units in single-family zones in Southeast Seattle, providing opportunities for rental income for homeowners and for housing that accommodates extended families.	DPD	By 2005, legislation will have been introduced to Council.	A proposal on 'detached' accessory dwelling units in single family neighborhoods was presented to the Southeast District Council in August, 2005. Legislation was submitted to the City Council in early November, 2005, and is awaiting Council Urban Development and Planning Committee review as of May, 06.	By 2005, legislation will have been introduced to Council.	



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT

Strategy 2 Continued

Support development and preservation of homeownership opportunities, including ownership options for low-income and first-time homebuyers, through land use approaches and financial assistance.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
2e) Work with housing developers, lenders and housing counseling organizations in Southeast Seattle to market the availability of City-funded down payment assistance for low-income, first-time homebuyers purchasing new and existing homes.	OH	N/A	The Office of Housing (OH) provides deferred downpayment assistance loans through community-based nonprofits and lenders. HomeSight, the International District Housing Alliance, and Homestead Community Land Trust assist buyers in Southeast Seattle. OH has increased its marketing of assistance to first-time homebuyers by creating Spanish-language marketing materials and radio advertisements. OH markets both homebuyer and home repair programs at cultural festivals that attract residents from Southeast Seattle.	35 first-time homebuyers receive City purchase assistance, 45 low-income homeowners receive home repair loans, 480 low-income residents receive weatherization grants	55 first-time homebuyers receive City purchase assistance, 90 low-income homeowners receive home repair loans, 960 low-income residents receive weatherization grants
2f) Through a new partnership with Fannie Mae and local lenders, provide housing rehabilitation loans in conjunction with down payment assistance loans to help first-time homebuyers to purchase lower cost homes in revitalizing neighborhoods. The program will also provide refinance of first mortgages in conjunction with rehab loans.	OH	N/A	Two loans were given in a pilot program. OH is reevaluating the program to enhance its feasibility and is considering relaunching it.	Same as above	Same as above



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT Strategy 2 Continued

Support development and preservation of homeownership opportunities, including ownership options for low-income and first-time homebuyers, through land use approaches and financial assistance.

	Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
2g	Provide housing repair loans and weatherization grants for low-income homeowners whose homes are in need of health and safety repairs.	OH	N/A	The Office of Housing (OH) funds weatherization and energy conservation improvements that significantly reduce utility costs for low-income home owners and tenants, many of whom live in Southeast Seattle. OH recently produced new marketing materials for their HomeWise housing repair program and is distributing brochures through community facilities and organizations in Southeast Seattle. In addition, OH prepared an article in 2005 on its weatherization programs for the Seattle Housing Authority (SHA)'s Porchlight publication, which reaches private building owners participating in the Section 8 rental assistance program.	Same as above	Same as above
2h	Working with community partners, prevent displacement of low-income homeowners by educating about the dangers of predatory lending, which is often targeted at minority homeowners and lower-income and minority neighborhoods.	OH	N/A	OH has produced information about predatory practices in a variety of languages and is providing it to residents attending homebuyer education classes and requesting information about low-cost home repair programs.	information about predatory practices, in a variety of languages, is provided to residents attending homebuyer education classes and requesting information about low-cost home repair programs.	



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT Strategy 3

Support rental housing development and preservation for a range of household sizes and a mix of incomes, including opportunities for low-income households and larger families, through land use approaches and financial assistance.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
3a) Continue to support rental housing development and preservation through City and nonprofit lending programs, with an emphasis on developments located within the neighborhood business areas designated as urban villages.	OH and RVCDF	N/A	OH provides funding for rental housing development through a competitive application process twice per year, including funds dedicated to projects that help revitalize neighborhood business districts. As of 7/1/06, RVCDF is able to offer real estate loans, which give preference to projects located in the SE Seattle urban villages.	825 rental housing units constructed or preserved using public funds and/or incentive programs; 742 of these will have long-term affordability for households below 60% of median income.	1,340 rental housing units constructed or preserved using public funds and/or incentive programs; 890 of these will have long-term affordability for households below 60% of median income.
3b) Support the development of market rate and affordable rental housing at NewHolly and Rainier Vista	SHA and OH	N/A	OH provided funding for 51 units of rental housing in the Genessee project at Rainier Vista and 212 units of rental housing for New Holly Phase 3.	Same as above	Same as above
3c) Encourage development of rental housing in mixed-use buildings that contain commercial space and/or community facilities, as a catalyst for neighborhood revitalization, using the Seattle Housing Levy's Neighborhood Housing Opportunity Program and other fund sources.	OH and RVCDF	N/A	Such development is eligible for financial assistance from the RVCDF.	Same as above	Same as above



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT Strategy 4

Support the development and improvement of commercial properties, providing opportunities for business growth and new jobs.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
4a) Identify and fund at least one small to medium scale development project that allows local businesses to become owners of their place of business.	RVCDF	N/A	Such development is eligible for financial assistance from the RVCDF. Specifically, three products in the RVCDF Community Development Program lend themselves to assisting small businesses in developing commercial space. These products are: (1) Business Interest Subsidy Grant; (2) Business Incentive Loan; and (3) Real Estate Financing Loan. The program favors projects that "encourage the growth of locally-owned, community-oriented businesses that add diversity and interest to the goods and services available in the Rainier Valley." No projects with this specific type of development have been brought to RVCDF to date.	RVCDF will provide financing to HomeSight as the developer of at least one or more commercial properties that will result in at least 5 local businesses becoming owners of their place of business. RVCDF will coordinate or partner with other CBDOs as appropriate. The creation of 85 new jobs.	Development projects completed. The creation of 265 new jobs.
4b) Provide loans for development of commercial properties (OED and CDF) See Business Development and Job Creation, Strategies 2, 4 and 5.	OED and RVCDF	N/A	Such development is eligible for financial assistance from the RVCDF. The RVCDF has provided its first real estate loan to SEED for the purchase of a commercial property.	The creation of 85 new jobs.	The creation of 265 new jobs
4c) By 2005, submit an application for federal New Market Tax Credits with a substantial amount targeted to development projects in the Rainier Valley.	OED	N/A	The City's first application was denied 5/13/05 and its second application was denied 6/06.	Same as above	Same as above



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

B. HOUSING AND COMMERCIAL DEVELOPMENT

Strategy 5 Continued

Continue to build community capacity to carry out community services and revitalization efforts by supporting key community-based partners, especially CBDOs.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
5c Continue to support CBDOs and other local non-profit organizations in their efforts to revitalize Southeast Seattle.	OED	N/A	OED provides outcome-based operating support grants for SEED, HomeSight and RVCDF either directly or by leveraging funds through Impact Capital.	CBDOs business plans are aligned with the NRS and other community plans and initiatives that support community development in the Rainier Valley. CBDOs have a culturally sensitive systematic community outreach approach to solicit input and educate the community about its goals, mission, initiatives, services and products.	Same as 2008



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

C. PARKS AND PUBLIC INFRASTRUCTURE

Strategy 1

Address the conflicting demands on Rainier Avenue as a major arterial and neighborhood business district "Main Street."

Action	Responsible Organization	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1a) Identify and address pedestrian safety issues through the installation of sidewalks, crosswalks and other traffic safety measures.	SDOT	Paving 16 lane miles of MLK is underway. Improvements on S Henderson St in 2006 include planting strips, street trees, relocating the curb and gutter, curb bulbs installed at key pedestrian crossings, widening the existing sidewalk, repairing pavement base, repairing existing bus layover areas, and installing new pedestrian lighting. The improvements to S Henderson St will connect the Rainier Beach light rail station with the Rainier Beach commercial area. Curb bulbs and planting strips will be installed at S Garden St, 37th Ave S, and S Henderson between 7th and 8th. Additional paving in SE will depend on the Mayor's "Bridging the Gap" ballot measure. SDOT prioritizes locations of traffic calming devices based on requests and safety. One speed hump and one traffic circle have been installed within the NRS boundaries in 2005 & 2006.	Complete 44.4 lane miles of paving on arterial streets; Complete 56.5 of paving on non-arterial streets; Complete 17 sidewalk or curb enhancement projects; Complete 13 or more neighborhood traffic calming projects such as traffic circles or speed humps.	5 miles of new concrete roadway and sidewalks, new street lights (with substantially higher light level than existing), a new state-of-the-art signal system, including CCTV, emergency vehicle signal preempt and 10 new signalized pedestrian crossings (from 21 today, to 31 when it's finished), and nearly 1,000 new street trees. Sidewalks, lighting, and landscaping are being improved for 1 mile along South Edmunds (to Columbia City) and for 1.5 miles along South Henderson (to Rainier Beach) to improve pedestrian connections to Light Rail stations.
1b) Identify transportation needs and develop comprehensive transportation improvement financing and programming for Southeast Seattle.	SDOT	The Southeast Transportation Study identified Rainier Avenue S as a high collision street and as a result the city has partnered with the state, county and Seattle citizens to identify problems and find solutions based on local conditions and community needs. An active group of 35 community leaders has been recruited to consider changes in road policies and practices. The program funds increased police enforcement, the development of educational materials and \$185,000 in improvements to the road and signs. SDOT is compiling a list of needs and a baseline traffic analysis will be performed to assess long term needs to 2030. A final report with recommendations should be completed by June 2007	N/A	Completion of multimodal transportation plan which will serve as a blueprint for transportation improvements in Southeast Seattle for next twenty years. Implementation of improvements according to investment strategy.



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

C. PARKS AND PUBLIC INFRASTRUCTURE

Strategy 2

Increase the amount of community facilities and public open space in Southeast Seattle.

Action	Responsible Organization	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
Improve existing community, park and open space facilities in Southeast Seattle.	Parks	1) Van Asselt Community Center is under construction and will be completed by Dec '06. This is a \$3.9 million expansion 2) So far, 3 of the parks projects listed are completed, 3 are under construction, and 3 are being designed. Mapes Creek project was completed in 2005, MLK and Kubota were completed in 2006. 3 projects are under construction: Columbia, Amy Yee, and John C Little. John C Little and Columbia will be completed by the end of '06. Lake Washington, Brighton, and Jefferson Park are under design. Hillman City P-Patch has been approved by Council. These parks projects represent over \$11 million in funding. 3) Additional acreage for E Duwamish and Kubota have been acquired.	City will commit 1) over \$4 million to make improvements to two community centers in Southeast Seattle by 2006; 2) over \$14 million to make improvements to enhance twelve public parks or open spaces in the Rainier Valley, including Columbia Park, John C. Little Park, Martin Luther King Jr. Way Memorial Park, Hillman City P-Patch, Jefferson Park, Lake Washington Boulevard, the Amy Yee Tennis Center, Brighton Playfield and the Mapes Creek Walkway; 3) additional funding to acquire property in the Kubota Garden Natural Area and the East Duwamish Greenbelt.	Additional improvements will occur through the Department's Capital Improvement Program and through grant funded projects.

Strategy 3

Provide and/or assist in the development of open space that provide recreational opportunities.

Action	Responsible Organization	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
Provide additional "off-road" recreational opportunities to walk or bike between Beacon Hill and the	Parks, SDOT	There are three remaining items to complete on the Chief Seattle Trail: crossings (ramps, bollards etc), the final sections of trail paving (both will be completed this fall); and a signal at Othello Street will be installed in '07.	City has initiated construction of the initial 3.6 mile segment of the Chief Seattle Trail in Southeast Seattle.	Completion of the next 1.5 mile segment of Chief Seattle Trail in Southeast Seattle.



Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

C. PARKS AND PUBLIC INFRASTRUCTURE

Strategy 4

Support completion and launch operations of light rail construction in Southeast Seattle.

Action	Responsible Organization	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
4a) City will continue to provide staff resources to coordinate with Sound Transit during light rail construction. This includes construction liaison support, and strategic planning services	SDOT	This is ongoing.	5 miles of Light rail construction in Southeast Seattle will be completed and in testing mode.	5 miles of Light rail in Southeast Seattle completed and operational, with 9,600 boardings at the 4 Rainier Valley stations per day.
4b) City of Seattle is relocating and upgrading major utilities (water, sewer, drainage, electricity) along Martin Luther King Jr. Way South as part of its contribution to light rail construction	SDOT	Major utilities along MLK have been upgraded and relocated.	Work complete. All new sewer (trunk and service lines), water, and drainage for the entire length of the corridor, including new service connections to more than 300 properties. Water work includes over 13,000 feet of new water pipe. All new overhead electrical and telecommunications utilities south of Henderson Street (about 1 mile), and overhead utilities relocated to new underground utilities north of Henderson (about 4 miles), including new service connections to more than 300 properties.	All work complete.



Provider Organizations	Mortgage Assistance	Dental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Alliance Of People With Disabilities											X					X		
Alpha Center For Treatment - Bothell											X							
Alternatives											X							
Always Hope - Taylor House											X							
Amara Parenting And Adoption Services									X									
American Dental Care													X					
American Legion	X		X															
American Lung Association Of Washington											X							
Angeline's - Hot meal						X												
Anti-Drug, The											X							
API Women & Family Safety Center				X														
Arc Of King County				X					X									
Archdiocesan Housing Authority						X					X					X		
Artworks																X		
Asian Congregate Meal Program at Legacy House						X												
Asian Counseling & Referral Associates In Cultural Exchange				X							X				X	X		
Association For Women In Communications Inc.																		X

Prevention	Outreach	Supportive Services
1	3	4



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
	Prevention			Outreach			Supportive Services													
Central Youth and Family Services				X	X	X			X		X									
Cham Refugee Community				X																
CHAYA				X																
Chief Seattle Club (primarily Native Americans)						X														
Children's Alliance				X																
Children's Hospital & Regional Medical Center												X								
Children's Home Society Of Washington												X			X		X			
Children's Services Northwest																X				
Chinese Information And Service Center									X		X				X	X				
Church Council Of Greater Seattle				X											X	X				
Church of Mary Magdalene																				
Circle Of Recovery											X									
Bellevue Youth Link/Bellevue Teen Services																				X
City Of Burien		X																		
City Of Pacific		X																		
City Of Seattle - Human Services Department - Help For Working Families		X				X									X	X				



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
City University - Counseling Center						X					X								
Cityteam Ministries																			
Columbia Legal Services				X	X														
Community Health Centers													X						
Community House Mental Health									X			X				X			
Community Justice Centers					X														
Community Psychiatric Clinic				X		X			X		X	X				X			
Compass Center Center				X		X													
Comprehensive Health Education Foundation										X	X								
Conflict Resolution Center					X														
Conquest Center											X								
Consejo Counseling and Referral				X					X		X	X							
Country Doctor Community Clinic				X					X				X						
Crisis Clinic				X															
Crista Ministries									X							X			
Deaf, Blind Service Center									X										
Des Moines Senior Activity Center																			X
Disabled American Veterans - Washington Service Office																			
Domestic Abuse Women's Network (DV)				X															
		1	2			3							4						
	Prevention				Outreach			Supportive Services											



Provider Organizations	Mortgage Assistance	Rehab Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Helping Link				X											X			
Highline - West Seattle Mental Health Center									X		X	X				X	X	
Highline Community College															X			
Highline Medical Center - Speciality Campus											X							
Highline School District															X			
His Ministry									X									
Hmong Association of Washington				X														
Homeless Veterans Reintegration Program for female veterans						X												
Homeless Women's Veterans Program (USVA)						X												
Hope Recovery Services											X							
Hopelink	X	X	X	X	X	X			X									
Horn Of Africa Services																		
Humane Society For Seattle/King County														X				
Idealist.Org - Action Without Borders																	X	
Immanuel Lutheran Church, Jubilee Dinners						X												



Provider Organizations	Prevention				Outreach				Supportive Services										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health	Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Indochina Chinese Refugee Association			X												X				
Interaction Transition						X													
Intercept Associates											X								
International Community Health Services-Dental														X					
International District Housing Alliance	X		X												X				
International Drop-In Center				X			X					X			X				
International Rescue Committee				X															
Iraqi Community Center				X															
Issaquah Church And Community Services	X		X																
Issaquah Police Department															X				
Issaquah Valley Senior Center																			X
Jewish Family Service - Seattle	X			X												X	X		
Jinny Tesik - Grief And Life Transitions Counseling																X			
Job Corps																	X		
Kang Wen Clinic															X				
Kent Food Bank And Emergency Services	X	X																	



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile/Onsite	Law Enforcement	Care Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
Kent Parks, Recreation, And Community Services Department				X															
Kent School District															X				
Kent Youth And Family Services										X	X					X			
Khmer Community of Seattle-King County			X																
Kids Co.																	X		
Kids Cuts N Play																	X		
Kin On Community Health Care, Family Caregiver Support Center									X										
Kindering Center									X										
King County Bar Association					X														
King County Community Court/Day Reporting						X													
King County Community Service Centers																X			
King County Department Of Community And Human Services	X		X						X		X				X	X			X
King County Department Of Natural Resources And Parks - Washington State University																			
King County District Court					X														
King County Drug Court				X		X													
			2				3												4
	Prevention			Outreach			Supportive Services												



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
King County Housing Authority - Conventional Housing Program																X		
King County Housing Stability Program	X	X		X														
King County Jobs Initiative																X		
King County Labor Council, AFL-CIO - Worker Center																X		
King County Library System - Federal Way Regional					X										X			
King County Mental Health Court				X														
King County Mental Health											X							X
King County Metro Transit - Accessible Services																		X
King County Veterans Program				X		X												
Kirkland Interfaith Transitions In Housing															X			
Korean Community Counseling Center				X							X	X	X					
Korean Womens Association											X							
Lake Washington School District No. 414																		X
Lakeside - Milam Recovery Centers, Inc.											X							
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	Prevention			Outreach			Supportive Services											



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Lambda Legal - Western Regional Office				X										X				
Lambert House			X															
Lao Community Service Office			X															
Lao Highland Association			X			X												
Lazarus Day Center						X			X									
Legal Action Center					X													
Lens Crafters Gift of Sight				X		X			X				X					X
Lifelong Aids Alliance				X		X			X									X
Lifetime Learning Center														X				
Lighthouse For The Blind																X		
Literacy Source - A Community Learning Center														X				
Love In The Name Of Christ Of Greater Federal Way And Auburn						X												X
Lunchtime at St. Luke's																		
Lutheran Community Services Northwest									X									
Lutheran Counseling Network												X						
Madison Clinic				X		X												
Magnolia Helpline	X	X																X
Mamma's Hands						X												
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Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Maple Valley Community Center																		X
Maple Valley Food Bank And Emergency Services	X		X															
Master Builders Care Foundation																X		
Matthew House																	X	
Mature Workers Alliance Of Puget Sound																X		
Mavin Foundation													X			X		
Medical Respite Program																X		
Mental Health Chaplaincy				X		X												
Mercer Island School District															X			
Mercer Island Youth And Family Services	X		X						X	X	X					X		
Millionaire Club						X										X		
Mobile Dentistry - Dr. Peter Moore							X											
Momentum																X		
Monday Feeding Program						X												
Motivations											X							
Mpowerment						X												
Muckleshoot Indian Tribe											X	X						
Multi-Service Center	X	X	X	X							X				X	X		
Narcotics Anonymous											X							
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Provider Organizations	Mortgage Assistance	Rental Assistance	Utility Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Crisis Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
National Asian Pacific Center On Aging																X		
National Association For Black Veterans			X															
National Cancer Institutes Cancer Information Service				X							X					X		
National Runaway Switchboard			X				X											
Needle Exchange						X												
Neighborhood House - Yesler Terrace									X						X	X		
Neighborhood House Helpline	X																	X
Network Services			X															
New Beginnings.			X						X	X							X	X
New Horizons Ministries			X			X				X								
Nicotine Anonymous World Services											X							
Nikkei Concerns - Nikkei Manor											X				X			
Normandy Park Police Department											X							
North Helpline	X		X										X					X
North Seattle Community College												X						
Northshore School District															X			
Northshore Youth And Family Services																	X	
Northwest Center									X	X						X		

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Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
Northwest Family Center				X					X			X							
Northwest Guardianship Services									X										
Northwest Justice Project					X														
Northwest Lions Foundation													X						
Northwest Urban Ministries													X				X		
Odessa Brown Childrens Clinic													X						
Olive Crest									X										
Operation Lookout - National Center For Missing Youth				X															
Operation Nightwatch				X															
Operational Emergency Center																			X
Optometric Physicians of WA													X						
Orion Industries																X			
Oromo Community In Seattle															X				
Oromo Community Organization				X															
Our Lady Of Mt. Carmel Center						X									X				
Overlake Christian Church - Special Delivery																			
Overlake Hospital Medical Center									X			X							
Overlake Service League			X										X						
Oxford House											X								



1 Provider Organizations	2 Prevention				3 Outreach			4 Supportive Services											
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health	Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Pacific Asian Empowerment Program-Hot meal						X													
Pacific Associates - Training And Employment Services									X							X	X		
Pacific/Algona Community Senior Center																			X
PacMed Clinics												X							
Parent Place												X							
Parent-Child Assistance Program - P-CAP																			
Park Lake Employment Center									X							X	X		
Peace For The Streets By Kids From The Streets										X						X	X		
Peace Heathens Homeless Youth Resource Guide																			
Pediatric Interim Care Center																			
People Of Color Against Aids Network - POCAAN										X									
Peoples Learning Center																			
Perinatal Treatment Services, Inc.																			
Phinney Neighborhood Association																			X



Provider Organizations	Prevention				Outreach				Supportive Services										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health	Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Pike Market Child Care And Preschool																		X	
Pike Market Senior Center/Downtown Food Bank																	X		
Pioneer Human Services											X					X			
Plateau Outreach Ministries		X																	
Plymouth Housing Group				X					X										
Port Of Seattle - Office Of Port Jobs - Airport Jobs																	X		
Powerful Schools																X			
Pregnancy Aid Of Washington - Kent		X																	
Prime Time Project									X										
PRO Youth				X					X	X									X
Proficiency International Multi-Service - Pims																	X		
Project Team																			
Provail																	X		
Providence Hospice Of Seattle									X										
Providence Marianwood																			X
Psychotherapy Cooperative														X					
Public Health - Seattle & King County				X						X	X				X	X			



Provider Organizations	1				2				3				4					
	Prevention				Outreach				Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinics	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Puget Sound Educational Service District,											X			X				X
Puget Sound Energy - Natural Gas/Electric Services			X															
Puget Sound Neighborhood Health Centers				X		X	X						X	X				
Puget Sound Personnel, Inc																X		
Queen Anne Helpline		X																X
REACH-case mgmt. for chronic public inebriates								X										
Real Change																		
Recovery Cafe											X							
Recovery Centers Of King County						X					X							
Redmond Police Department											X					X		
Refugee Assistance Program				X														
Refugee Federation Service Center				X											X	X		
Refugee Women's Alliance															X	X		
Renton Area Youth And Family Services									X									
Renton Fire Department																X		
Renton Technical College															X	X		
Residence XII											X							



Provider Organizations	Mortgage Assistance	Legal Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Riverview School District														X		X	
ROAR	X																X
Rosehedge - Assisted Care Program For Persons With HIV/AIDS													X				
Ruth Dykeman Children's Center			X							X							
Ryther Child Center										X							
Sacred Heart/St. Vincent de Paul-Hot meal					X												
Safefutures Youth Center								X		X				X	X		
Safety Net Services													X				
Salvation Army	X	X	X		X			X		X		X			X		
Samaritan Center Of Puget Sound											X					X	
Saturday Kitchen					X												
Schick Shadel Hospital										X							
Sea Mar Community Health Center											X	X					X
Sea Mar Youth Residential Treatment Center										X							
Sea-Tac Occupational Skills Center														X			
Seatac Parks And Recreation Department																	
Seattle Central Community College															X	X	
Seattle Children's Home								X									
<div style="display: flex; justify-content: space-around;"> 1 2 3 4 </div> <div style="display: flex; justify-content: space-around;"> Prevention Outreach Supportive Services </div>																	



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
	Prevention			Outreach			Supportive Services												
Seattle City Light	X																		
Seattle Counseling Service For Sexual Minorities			X						X		X	X							
Seattle Department Of Neighborhoods - Neighborhood Service Centers - Central					X														
Seattle Drug And Narcotic Center											X								
Seattle Education Access															X				
Seattle Indian Center						X									X	X	X		
Seattle Indian Health Board									X			X							
Seattle Jobs Initiative																			
Seattle King County Aging And Disability Services									X										
Seattle King County Dental Society																			
Seattle Mental Health				X					X		X	X							
Seattle Municipal Court																			
Seattle Municipal Drug Court				X															
Seattle Parks And Recreation Department					X														
Seattle Public Schools - School To Work Program																			
Seattle Team for Youth						X										X			
Seattle Veterans Center				X		X			X										
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
	Prevention			Outreach			Supportive Services												



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advisory	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Seattle Victory Church - Recovery Home						X					X							
Seattle Victory Outreach Church					X													
Seattle Vocational Institute												X				X		
Seattles Union Gospel Mission					X	X					X					X		
Senior Services of Seattle/King County				X	X							X				X		X
Service Alternatives For Washington Share/Wheel										X						X		
Shoreline Community Care	X	X																
Shoreline Community College																X	X	
Shoreline Public Schools																X		
Sisters Project- Drop-in						X												
Skeac Industries																X		
Skills, Inc.																X		
Smilemobile							X											
Society Of Saint Vincent De Paul	X	X																X
Somali Community Services Coalition				X								X			X	X		
SOS (Street Outreach Services)						X												X
Sound Transit																		
South Seattle Community College																X	X	X

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Prevention

Outreach

Supportive Services



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Southeast Youth & Family Services			X	X	X	X			X			X				X		
Southern Sudanese Community Of Washington															X			
Southwest Youth And Family Services															X			
Square One											X							
St. James Episcopal Church		X													X			
St. Lukes Operation Blessing		X	X															X
St. Stephen The Martyr Catholic Church		X	X															
Stand Downs						X												
Stay Safe Seattle											X							
Street Links						X												
Street Outreach Services				X		X			X									
Street Youth Ministries				X		X			X									
Swedish Medical Center											X			X				
Tabernacle Baptist Church						X										X	X	
Tahoma School District																		
Technology Access Foundation															X			
Teen Health Centers													X					
TeenHope				X														
Teens In Public Service																		X
			2			3								4				
			Prevention			Outreach								Supportive Services				



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
Verberna							X												
Veterans Independent Enterprises Of Washington																X			
Vets Edge (local office of USVA)				X															
Vietnamese Friendship Association.				X															
Vision House											X								
WA State Family Reconciliation Program				X															
WA State Health Dept				X															
Wallingford Community Senior Center																			
Washington Asian Pacific Islander Families											X								
Washington Coalition Of Citizens With Disabilities																			
Washington Council Of The Blind																			
WA State Department Of Services For The Blind																			
WA State Employment Security - Washington Service Corps																			
WA State Labor And Industries Department																			



1 Provider Organizations	2 Prevention				3 Outreach			4 Supportive Services										
	Mortgage Assistance	Rental Assistance	Clinical Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transition
Washington State Labor Council, AFL-CIO																X		
Washington Vocational Services																X		
Washington Womens Employment And Education																X		
Way Back Inn		X																
Wchs, Inc - Renton											X							
Weed and Seed						X												X
West Seattle Helpline		X																
Westminster Chapel																X		
With Grace Training Foundation																X		
Women's Referral Center						X												
Worksource																X		
World Relief Refugee Services				X											X			
YMCA of Greater Seattle				X		X			X						X			
Youth Eastside Services - Bellevue				X					X						X			
Youthcare - Orion Multi-Service Center				X					X						X			X
YWCA Of Seattle/King County	X	X		X		X			X					X	X	X		
Snohomish County				X		X			X				X		X	X		



APPENDIX C COC HOUSING INVENTORY DATA SOURCES AND METHODS CHART (FROM 2007 MCKINNEY GRANT APPLICATION)

(1) Indicate date on which Housing Inventory count was completed:	
01/26/2006	
(2) Identify the <i>primary</i> method used to complete the Housing Inventory Chart (check one):	
<input checked="" type="checkbox"/>	Housing inventory survey to providers – CoC distributed a housing inventory survey (via mail, fax, or e-mail) to homeless programs/providers to update current bed inventories, target populations for programs, beds under development, etc.
<input type="checkbox"/>	On-site or telephone housing inventory survey – CoC conducted a housing inventory survey (via phone or in-person) of homeless programs/providers to update current bed inventories, target populations for programs, beds under development, etc.
<input type="checkbox"/>	HMIS – Used HMIS data to complete the Housing Inventory Chart
(3) Indicate the percentage of providers completing the housing inventory survey:	
100%	Emergency shelter providers
99%	Transitional housing providers
100%	Permanent Supportive Housing providers
(4) Indicate steps to ensure data accuracy for 2006 Housing Inventory Chart (check all that apply):	
<input checked="" type="checkbox"/>	Instructions – Provided written instructions for completing the housing inventory survey.
<input type="checkbox"/>	Training – Trained providers on completing the housing inventory survey.
<input checked="" type="checkbox"/>	Updated prior housing inventory information – Providers submitted updated 2005 housing inventory to reflect 2006 inventory.
<input checked="" type="checkbox"/>	Follow-up – CoC followed-up with providers to ensure the maximum possible response rate and accuracy of the housing inventory survey.
<input checked="" type="checkbox"/>	Confirmation – Providers or other independent entity reviewed and confirmed information in 2006 Housing Inventory Chart after it was completed.
<input type="checkbox"/>	HMIS – Used HMIS to verify data collected from providers for Housing Inventory Chart.
<input type="checkbox"/>	Other – specify:



UNMET NEED:	
(5) Indicate type of data that was used to determine unmet need:	
<input checked="" type="checkbox"/>	Sheltered count (point-in-time)
<input checked="" type="checkbox"/>	Unsheltered count (point-in-time)
<input checked="" type="checkbox"/>	Housing inventory (number of beds available)
<input checked="" type="checkbox"/>	Local studies or data sources – specify: Health Care for the Homeless Network; Mental Health Substance Abuse and Dependency Services, Sound Families Initiative, agency turn-over, turn-away and vacancy data, state Department of Social and Health Services (for family data)
<input checked="" type="checkbox"/>	National studies or data sources – specify: Dr. Martha Burt as found in <u>Helping America's Homeless: Emergency Shelter or Affordable Housing</u>
<input checked="" type="checkbox"/>	Provider opinion through discussions or survey forms
<input type="checkbox"/>	Other – specify:
(6) Indicate the <i>primary</i> method used to calculate or determine unmet need:	
<input checked="" type="checkbox"/>	Stakeholder Discussion – CoC stakeholders met and reviewed data to determine CoC's unmet need
<input type="checkbox"/>	Calculation – Used local point-in-time (PIT) count data and housing inv. to calculate unmet need
<input type="checkbox"/>	Applied statistics – Used local PIT enumeration data and applied national or other local statistics
<input type="checkbox"/>	HUD unmet need formula – Used HUD's unmet need formula*
<input type="checkbox"/>	Other – specify:
<p>7) If your CoC made adjustments to calculated unmet need, please explain how and why. While the point-in-time count and housing inventory are significant elements of our determination of need, we estimate that the majority of homeless persons simply need permanent affordable housing and they are, therefore not reflected in the unmet need in the inventory charts. The calculation of unmet need for Permanent Supportive Housing takes into account the point-in-time data and housing inventory, and also a number of other data sources and studies as indicated in #5 above. Our calculation is based on the extensive discussion and data analysis that took place in conjunction with the Committee to End Homelessness (CEH) and the development of our ten year plan. Over a number of months in late 2004 the CEH partner organizations met, and calculated our unmet need for housing, including permanent supportive housing, using local agency-specific and cross-systems data, and provider discussions/surveys as well as national studies. Using these numbers as a baseline, we then analyzed our 2006 inventory and subtracted the units brought on line in 2005, those fully-funded and under development in 2006, and an additional 10% to account for the number of PSH residents who move on to other housing (per aggregate APR data). We cross-checked the identified gap with our point-in-time count to ensure validity.</p>	



Continuum of Care Homeless Population and Subpopulation Chart

Indicate date of last point-in-time count: 01/26/2006

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	182	727	243	1,152
1. Number of Persons in Families with Children:	628	2,290	778	3,696
2. Number of Single Individuals and Persons in Households without Children:	1,835	1,211	1,168	4,214
(Add Lines Numbered 1 & 2) Total Persons:	2,463	3,501	1,946	7,910

PART 2: HOMELESS SUBPOPULATIONS	Sheltered	Unsheltered	Total
a. Chronically Homeless (For sheltered, list persons in emergency shelter <i>only</i>)	868	701	1,569
b. Severely Mentally Ill	259	*	
c. Chronic Substance Abuse	470	*	
d. Veterans	402	*	
e. Persons with HIV/AIDS	21	*	
f. Victims of Domestic Violence	278	*	
g. Unaccompanied Youth (Under 18)	25	*	

If applicable, complete the following section to the extent that the information is available. Be sure to indicate the source of the information by checking the appropriate box:

Data Source: Point-in-time count OR Estimate

PART 3: HURRICANE KATRINA EVACUEES	Sheltered	Unsheltered	Total
Total number of Katrina evacuees	90	10	100
Of this total, enter the number of evacuees homeless prior to Katrina	0	0	0





City of Seattle

**2007 Update to the
2005 - 2008
Consolidated Plan
for Housing and Community
Development**

November 2006



City of Seattle
Gregory J. Nickels, Mayor

Attachment 1



Mayor Gregory J. Nickels

Seattle City Council

Nick Licata, President

Sally Clark

Richard Conlin

David Della

Jan Drago

Jean Godden

Richard McIver

Tom Rasmussen

Peter Steinbrueck

Seattle City Council Staff and Central Staff

Michael Fong, Ann Corbitt, Office of Councilmember Tom Rasmussen

Traci Ratzliff, Council Central Staff

City of Seattle Department of Finance

Kristi Beattie.

Contributing Departments and Agencies

Human Services Department

Patricia McInturff, Director

Michael Look, CDBG Administrator

Debra Rhinehart, CDBG Consolidated Plan Lead

Dave Berrian

John Mares

Tina Sajor

Sonya Slaughter

Kim vonHenkle

Al Poole

Office of Housing

Adrienne Quinn, Director

Bill Rumpf, Deputy Director

Laura Hewitt Walker

Rick Hooper

Office of Economic Development

Steve Johnson, Acting Director

Theresa Barerras

Tim Rash

Regena Bethea

Ellen Kissman, Seattle Housing Authority

The preparation of Seattle's 2007 update to the 2005-2008 Consolidated Plan was financed, in part, through Seattle's Community Development Block Grant Program. The Human Services Department complies with all federal, state and local laws prohibiting discrimination. Accommodations for people with disabilities provided upon request by calling 615-1717.



About This Update

The City of Seattle's 2005 – 2008 Consolidated Plan for Housing and Community Development guides the City's investment of the four Consolidated Plan funds from the United States Department of Housing and Urban Development (HUD). It serves as the application to HUD for:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grant Program (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

This 2007 Update to the Consolidated Plan 1) reviews changing economic and budgetary environments since the 2005 – 2008 Plan was adopted; and 2) describes the City's response to those changes with regard to the four funds.

The Update is divided into the following sections.

Section 1: Introduction

This section describes the changing environment to which strategic changes respond.

Section 2: Allocation and Revenue Data

Anticipated revenues are detailed here along with a summary of the allocation plan for the Consolidated Plan funds.

Section 3: Update of Homelessness Needs Assessment

The most recent available figures of homelessness and the City's response to it are reviewed briefly here.

Section 4: Updated Strategic Plan

This section outlines the City's response to the changing environment. Based on the strategy statements in the original 2005 – 2008 Plan, readers can use this section to see how the City will more effectively narrow and focus its use of Consolidated Plan funds to help end homelessness and expand economic development.

Section 5: Revised Table of Proposed Projects

This Table provides the details of the City's activities with the 2007 Consolidated Plan funds. Included are specific funding levels and anticipated performance outcomes.

Section 6: Revised Housing Policies

This document includes programmatic changes and technical adjustments to the homebuyer section of the City's Housing Policies (Appendix H to the 2003-2008 Consolidated Plan).

Section 7: Revised Statement of Use of HOME funds

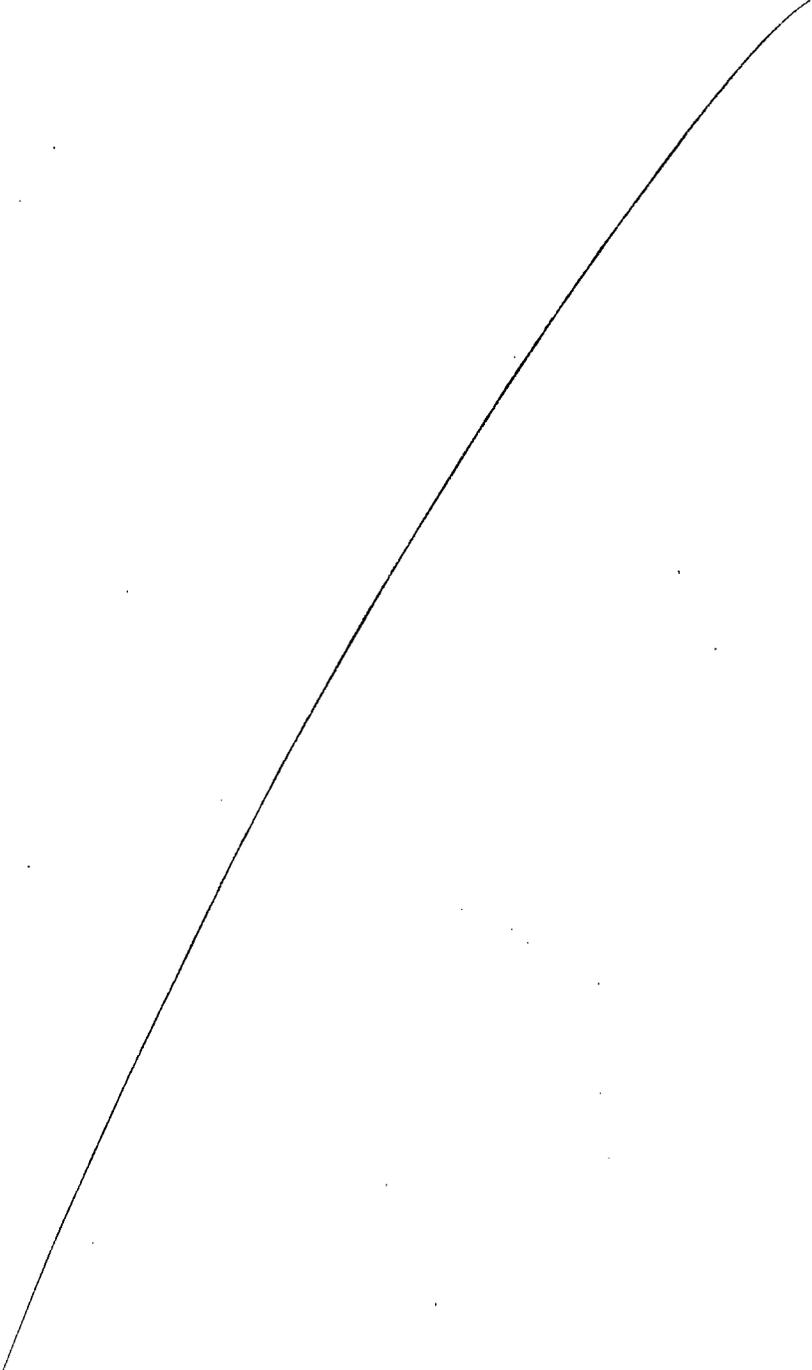
The City's use of HOME Investment Partnership (including funds from the American Dream Downpayment Initiative) for 2007 is described in this section.

Section 8: Public Comments on the Proposed 2007 Update to the Consolidated Plan

This document summarizes public comment received at the September 19, 2006 hearing before the Housing, Human Services and Health Committee of the Seattle City Council.

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.



Section 1 - Introduction to the 2007 Update to the Consolidated Plan for Housing and Community Development

Introduction

This 2007 Update to the 2005 – 2008 Consolidated Plan for Housing and Community Development continues the overall philosophy presented in the 2006 Update of ensuring that the Consolidated Plan funds, especially CDBG, are more targeted around specific goals to produce clear, measurable outcomes. The major trends in Seattle's local housing, homelessness, and community and economic development environment in the past year, as they relate to the four Consolidated Plan funds, have been 1) the continued increase in the price of housing; 2) the continued implementation of the Ten Year Plan to End Homelessness; and 3) the on-going progress in revitalizing Southeast Seattle. The 2007 Update policies and proposed funding allocations were developed against this backdrop.

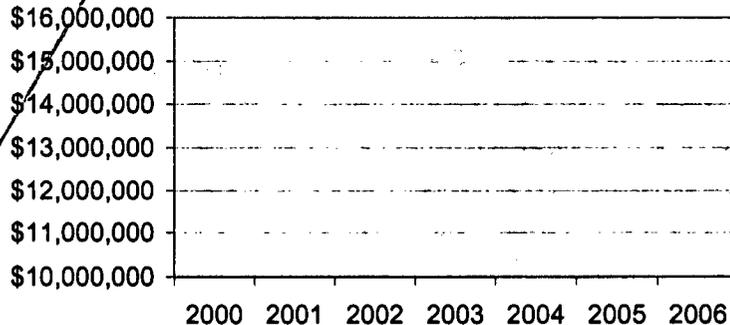
An equally important element in the development of the 2007 Update is the continued possibility of decreasing CDBG funds. As this Update was being developed during the summer of 2006, the City used a 10% reduction in CDBG funds as a planning guide. As news about the 2007 CDBG formula allocation budget came out of Congress during the late summer, a smaller reduction or no reduction was being considered since it appeared that the federal budget in 2007 would be level or slightly greater than the 2006 level. Should the actual awards from CDBG as well as HOME, HOPWA, and ESG differ from our estimates, we will be submitting a substantial amendment in the spring of 2007 to match the actual allocations to the actual budget.

Also during this past year HUD clarified and required the implementation of the performance measurements system for CDBG funds. Our allocation plan in 2007 incorporates performance expectations and categorizes our activities within the HUD's outcomes matrix.

Changes in the Environment

The anticipated likelihood of continuing reductions to Seattle's annual entitlement from HUD in CDBG force hard policy choices for the City.

In 2006, the City adopted a spending plan for CDBG reflecting a 5% reduction from the 2005 actual award level. When the 2006 actual awards were published, Seattle actually suffered a 10% reduction. The 2006 Substantial Amendment adjusted our spending to match our revenues using unanticipated CDBG reprogram funds, City General Funds, and other sources to maintain most programs originally funded with CDBG. The City's HOME program allocation was also less than anticipated. In anticipation of continued declining resources (see the following chart), the City reviewed its funding priorities for the Consolidated Plan funds. The City has become more deliberate in focusing CDBG funds on a few specific goals.



To be safe, the City in late summer 2006 decided to anticipate a zero change in our 2007 allocation from 2006. The Administration's proposed 2007 budget reduced the overall CDBG formula allocation budget (our source of CDBG) by 25%; during the summer of 2006, the House of Representatives and the Senate provided



indications that they would support CDBG at slightly above the 2006 level. A substantial amendment to the 2007 Update will be developed in the spring of 2007 to adjust our actual expenditures to our actual revenues.

CDBG funds will be focused on the implementation of the Ten Year Plan to End Homelessness.

The Ten Year Plan to End Homelessness was endorsed by Seattle and King County in 2005. This Plan outlines a more deliberate move toward the implementation of three key strategies: prevent homelessness, move people rapidly from homelessness to housing, and build the political will to end homelessness. In doing so, the Plan turns the focus of ending homelessness efforts from providing emergency overnight shelter and temporary housing to affirmative efforts of getting homeless persons housed and providing them the assistance necessary to stay in suitable housing. Beginning in 2006 all of the City's CDBG resources supporting public services supported programs directly involved in ending and preventing homelessness. A competitive Request for Proposals process run in the fall of 2005 was used to encourage emergency shelter and transitional housing providers to create or emphasize programming that provides deliberate efforts to move people out of emergency shelters and into transitional or other appropriate temporary or permanent housing. CDBG public services funds are allocated to successful applicants.

Increase efforts to promote economic development in the Southeast Seattle Neighborhood Revitalization Strategy Area (NRSA) in conjunction with the installation of a new light rail transportation system and other developments.

HUD has approved an NRSA designation for an area of Southeast Seattle. The City of Seattle's Neighborhood Revitalization Strategy (NRS) for Southeast Seattle includes a comprehensive set of activities focused on ensuring that other major investments in the area will provide the maximum benefit for low- and moderate income residents. These major initiatives are underway and include: the construction of Sound Transit's Link light rail system serving the community; redevelopment of Seattle's two largest public housing projects, Rainier Vista and Holly Park; implementation of the Rainier Valley Community Development Fund; and development of a Community Renewal Plan to assist in implementing the NRS goals. The NRS adopts the vision and strategies created by a community-led, City-staffed planning initiative called the Southeast Seattle Action Agenda, which intends to foster *equitable development* in Southeast Seattle by which existing residents and local entrepreneurs as well as future residents and business owners realize the benefits of revitalization, increased prosperity, property values and community well-being.

Sound Transit Light Rail

Sound Transit's Link light rail line is under construction in the Rainier Valley along a 4.3 mile stretch of Martin Luther King Jr. Way (MLK). Besides building the infrastructure for light rail itself, the project also involves transforming the entire street: rebuilding the stretch of MLK in concrete, upgrading 18 intersections, adding 10 pedestrian crossings, and planting 990 street trees. Sound Transit will also build four light rail stations along MLK: the Mt. Baker station at McClellan Street, the Columbia City station at Edmunds Street, the Othello Station at Othello Street, and the Rainier Beach station at Henderson Street. Road and light rail construction along MLK will continue until approximately fall 2007. Light rail service is planned to begin in 2009.

Economic Development

Light Rail Construction Impacts

During light rail construction, the businesses along MLK are faced with the effects of street closures, traffic delays, and utility outages, among other impacts. To support and retain this vibrant corridor of businesses, the Rainier Valley Community Development Fund is working with the City and Sound Transit to lessen the financial impacts caused by the project. Businesses along MLK that demonstrate revenue losses due to light rail construction can receive payments to mitigate those effects. Low cost loans, relocation assistance, and free consulting services in accounting and marketing are also available. So far, approximately \$7.3 million of City and Sound Transit funds have been provided to 139 businesses along MLK.

Community Renewal Act

The City and community are also developing a plan to use the powers granted by the State Community Renewal Act to achieve the outcomes in the NRS. This initiative will establish the organizational infrastructure, process and strategies to provide the community additional influence over development in the NRS area so that revitalization in the Rainier Valley benefits low and moderate income residents, to the maximum extent

possible. The Rainier Valley Community Development Fund's real estate loans will be a key component of this effort by providing a source of capital to invest in the community at reduced rates for qualified projects.

Other Economic Development

In addition to support for businesses on MLK, the City provided funding for the Rainier Chamber of Commerce to create and implement a marketing plan and has established free wireless high speed internet access in Columbia City. The City is also working to spur private real estate development, especially in and around the light rail station areas, while avoiding displacement of low-income residents. Land use codes and zoning are being reviewed to encourage transit oriented development such as higher density town homes and condominiums and buildings that combine commercial space with residential space.

City Infrastructure Investments

In collaboration with Sound Transit, the City of Seattle has coordinated a major utility relocation and upgrade project along MLK. Over 140,000 feet of utility lines and pipes have been replaced including gas lines, sewer pipe, water pipe, and storm pipe. In addition, 66,000 feet of duct bank has also been built to hold utility lines underground. These upgrades will add to the transformation of MLK by removing the old wooden utility poles, placing power lines out of view, and adding new street lights. The majority of this utility work was completed during the summer of 2006.

The City is planning a multitude of other enhancements and investments in the Rainier Valley as well.

- The 3.6 mile Chief Sealth Trail is nearing completion. This multi-purpose trail will be the City's newest addition to the Regional Trails System and will provide connections to the Mountains to Sound Greenway (via bike routes/lanes north of Beacon Avenue), and Sound Transit light rail stations along MLK.
- New sidewalks, lighting and landscaping will link Columbia City and Rainier Beach business districts to their respective light rail stations.
- The Seattle Parks Department is upgrading community centers and enhancing 12 public parks and open spaces, including Columbia Park, John C. Little Park, Martin Luther King Jr. Way Memorial Park, Hillman City P-Patch, Jefferson Park, Lake Washington Boulevard, the Amy Yee Tennis Center, Brighton Playfield, and the Mapes Creek Walkway

Progress on these and other projects in the Southeast Seattle Neighborhood Revitalization Strategy is included in Attachment A.

Public Participation

In accordance with the 2005 – 2008 Consolidated Plan's Public Participation Plan, two public hearings were held to allow the public an opportunity to discuss community development needs for the 2007 program year and to review the proposed 2007 Update. The first hearing was held on August 15, 2006 in the City Council chambers.

The second hearing was held on September 19, 2006, also in the Council Chambers. Seattle residents and interested persons were provided an opportunity beginning September 08, 2006 to request a draft copy of the 2006 Update for review. A summary of public comments appears in Section 8: Public Comments on Proposed 2006 Update to the Consolidated Plan.

Revised HUD Income Guidelines

In accordance with CDBG regulations, the following income definitions will be applied to the activities undertaken by Consolidated Plan funds unless specific funding legislation requires a different definition and unless updated by HUD.

**2006 INCOME GUIDELINES
INCOME LIMITS FOR HUD PROGRAMS
for the
Seattle-Bellevue-Everett Primary Metropolitan Statistical Area
Gross Annual Income in \$ by Family Size**

	FAMILY SIZE							
	1	2	3	4	5	6	7	8
VERY LOW 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	41,700	47,700	53,650	59,600	64,350	69,150	73,900	78,650



SECTION 2 – ALLOCATION OF CONSOLIDATED PLAN FUNDS

Summary of Revenue Estimates & Allocation Plan

This 2007 Update estimates that the City's CDBG entitlement will be the same as in 2006, approximately \$12.62 million. Combined with anticipated program income of \$972,000, the total estimated CDBG budget for 2007 is \$13.59 million. This is a decrease from the 2006 budget of approximately \$15 million due to the availability in 2006 of one-time recaptured funds and other income.

For HOME, ESG, and HOPWA, we also assume level funding with 2006. Specifically:

HOME / ADDI: \$4,393,559
ESG: \$539,949
HOPWA: \$1,615,000

These estimates are based on Seattle CDBG Administration's assessment of Congressional action as of the beginning of August, 2006.

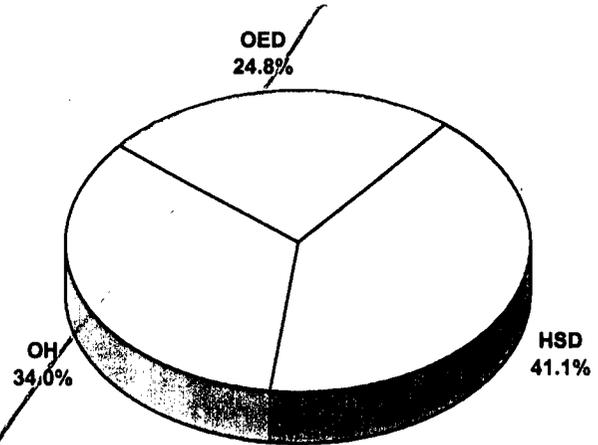
The allocation of these funds is highlighted in the chart on this page. Specific activity detail is provided in the 2007 Table of Proposed Projects, included in this document. The allocation of these Consolidated Plan funds are made in accordance with the stated policies and strategies contained in the 2005 – 2008 Consolidated Plan, as amended by this 2007 Update. Generally, funds are appropriated to the following City departments for the identified purposes:

Human Services Department (HSD): activities are focused on supporting services that assist homeless persons and families out of homelessness and into appropriate housing, and supporting non-profit social service organizations with their facility needs, and CDBG Administration. Approximately \$8 million from the Consolidated Plan funds are administered by HSD.

Office of Housing (OH): funds are used to create affordable housing options for low- and moderate-income Seattle residents. OH will be responsible for \$6.7 million in Consolidated Plan funds.

Office of Economic Development (OED): provides support for the economic development of low-income neighborhoods and businesses with a variety of business development products, and support for the neighborhood revitalization activities of the Southeast Seattle Neighborhood Revitalization Strategy Area. OED will be responsible for almost \$5 million in Consolidated Plan funds.

2007 Allocation by Departments 8/07



2007 Revised APPENDIX A to the 2005-2008 Consolidated Plan

Allocation Guidelines and Resources Overview

The 2005 – 2008 Consolidated Plan anticipates the receipt and use of approximately \$96 million of federal funds in the four Consolidated Plan funding programs over the course of the four years. Recent reductions revenues for the CDBG and HOME programs suggest that this may be an optimistic number for the four-year period. However, the City's intent for these funds remains to help support the achievement of the City's housing, human services, and community development goals.

Resources from other federal, state, and local funds will be used to achieve these goals as well. Some of these other sources are utilized directly by the City and others are used by community-based non-profit organizations in conjunction with City CDBG, HOPWA, ESG, or HOME funds. Significant other federal sources include funds from the McKinney program and funds for rent certificates and vouchers and tax exempt lending programs. State funds include proceeds from the State Housing Trust Fund and the State Community Services Facilities Loan Program. Local funds from the City come from the General Fund and a seven-year Housing Levy.

The use of private resources such as debt financing, equity, expertise, materials, donations, land and buildings, is an essential element of Seattle's use of resources for affordable housing and public (community) facilities. Major sources of private investment are United Way, which increasingly supports service costs connected to emergency housing and homeless services; Impact Capital, which supports interim financing, predevelopment financing, and tax credit projects; many local foundations, which make both operating and capital grants for housing development and operation; local banks; tax credit proceeds; owner equity, match, labor, and expertise; and thousands of hours of citizens' time spent planning, and revising policy documents governing Seattle's activities in these goal areas.

2007 CDBG Revenue Estimate and Allocation Guidelines

Over the past five years, Seattle's CDBG entitlement has both risen and fallen. In 2003, the City's CDBG entitlement award increased by \$201,000 over the 2002 level. The allocation for 2004 was lower by \$180,000, down to \$14.8 million. Pressures on the federal budget combined with an increasing number of entitlement jurisdictions are assumed to work to reduce Seattle's share of CDBG. For 2005, the City of Seattle received \$14,038,000 in the entitlement award, a reduction of approximately \$700,000 from the 2004 entitlement. In response to the debate over the future of the CDBG program during the summer of 2005, the City planned for a 5% reduction in estimating the 2006 entitlement. In actuality, the 2006 entitlement was 10% below planning estimates, to a level of \$12,622,401.

The current Community Development Block Grant entitlement projection for 2007 is \$12,622,401, exactly the same as was received in 2006. This estimate is based on action taken by the House of Representatives and the Senate in July and August of 2006, both of which



strongly indicate that they will fund the CDBG formula allocation budget at least at the level of 2006, if not slightly more.

Program income is assumed to be \$900,000 from Minor Home Repair loan repayments and \$72,200 from float loan interest payments. Combined with the estimated entitlement, the 2007 CDBG budget will be built on an estimate of \$13,594,601.

The City's broad objectives for CDBG funds since 2006 has been to support the Ten Year Plan to End Homelessness and to support economic revitalization in Southeast Seattle. The 2007 funding allocations shall use these overall guidelines:

- The City will continue to maximize the amount of CDBG funding for public services while mitigating for major fluctuations in the public services cap caused by fluctuating program revenue. Specifically, float loan repayments and interest on float loans will not be factored into the calculation of the cap. The inclusion of float loan repayments in the cap calculation has caused significant variation in the budget over recent years which forced the City to reduce public services spending in years where there was no float loan income.
- Public service dollars shall focus on activities that support the region's Ten Year Plan to End Homelessness.
- The City made a commitment to support neighborhood revitalization in the Rainier Valley through the Rainier Valley Community Development Fund, via Ordinance 121763, adopted April 2005, which adopted a Substitute Funding Agreement with the Central Puget Sound Regional Transit Authority. Following a full allocation to the public services cap, CDBG funds will be allocated to support the intent of the Substitute Funding Agreement.
- Remaining CDBG resources shall be used to support physical and economic development activities throughout the City and City CDBG administration activities.
- 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 permit up to 20 percent of CDBG expenditures for administration and planning activities, as allowed under CDBG regulations. Also, federal regulations currently allow cities to set aside up to 10 percent 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 opportunity, prior to submittal of the revised Table of Proposed Projects 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 a revised annual Table of Proposed Projects submitted to HUD.

- 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, 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; and
 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.
- Recaptured funds will be used in accordance with the guidelines contained in this Appendix A.

Should CDBG revenues exceed the planned amount, the additional resources shall be allocated in accordance with these funding guidelines. The use of unplanned resources may also be use to: 1) mitigate the funding reductions currently applied to various CDBG 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.

Should CDBG revenues come in lower than planned, the City will continue its policy that the priority for managing decreases in CDBG resources will, to the extent possible, be to reduce funding allocations in physical development and/or administrative activities and not in public services nor as committed in the Substitute Funding Agreement.

- The CDBG funding reductions shall be made in planning, administration, and/or physical development programs, including program delivery costs. One-time-only capital projects are most likely to experience reduced allocations of any CDBG revenue decrease. Funding reductions may be applied across-the-board among physical development programs.

- 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.

2007 ESG Revenue Estimate and Allocation Guidelines

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. A maximum of 5% of the grant is allocated to the Human Services Department for administrative costs while 95% of the total grant provides support for programs providing services to homeless people. The HSD Community Services Division administers the ESG program.

The 2006 amount was approximately \$1,500 less than projected in the 2006 adopted budget. The final 2006 award was \$539,949. The City of Seattle is projecting status quo for the 2007 award amount.

2006 HOME Revenue Estimate and Allocation Guidelines

We are anticipating the ability to use \$5.29 million in HOME resources, including the annual entitlement plus program income (primarily loan repayments). Please see the Goal 1 strategies in the 2005-2008 Plan for the general uses of HOME funds.

2006 HOPWA Revenue Estimate and Allocation Guidelines

Funding estimate for the 2007 Consolidated Plan is status quo. In 2006 we received \$1,615,000 for HOPWA and anticipate the same for 2007. The 2005 funding level was \$1,611,000.

Section Three - The Nature and Extent of Homelessness, 2007 Update

Introduction

This section describes the nature and extent of homelessness. It defines homelessness, addresses the scope and characteristics of homeless families and individuals in Seattle/King County, and describes key factors that create and sustain homelessness.

Priority needs are identified along with strategies for ending homelessness in accord with A Roof Over Every Bed in King County, our community's Ten Year Plan to End Homelessness (TYP). The TYP now guides the development of our local Continuum of Care.

Priorities for Serving Homeless Individuals and Families

The TYP provides the focus and roadmap for ending homelessness in Seattle/King County. The effort grew out of the 2002 formation of the Committee to End Homelessness (CEH) representing the vision and collective commitment of homeless and formerly homeless youth and adults, faith communities, philanthropy, business, local governments, nonprofit human services providers, nonprofit housing developers, advocates, and other stakeholders from throughout the county. All were involved in the planning process. The TYP Governing Board began its work in July 2005 and the Interagency Council (IAC) and committees followed, continuing the commitment to public involvement. There is broad representation and participation from throughout the County on the Consumer Advisory Council, Single Adults Committee, Families Committee, Youth and Young Adult Committee, Resource Development and Alignment Committee, Shelter Task Force, and Legislative Advocacy Workgroup.

The TYP focus is to *end homelessness rather than managing it* through five strategies: Prevent people from becoming homeless, build or acquire more affordable housing and move people rapidly from homelessness to housing with integrated services, increase the efficiency of the existing system that serves homeless people, build and sustain the public and political will to end homelessness, and measure and report outcomes. The plan also contains specific actions and approaches to preventing and ending homelessness for each of the subpopulations of single adults, families, and youth and young adults. The full Ten Year Plan document can be accessed at <http://cehkc.org/10YPlanPhotos.pdf>.

The TYP is based on six principles that are fundamental to the long-term success of the effort:

- Prevent people from becoming homeless
- Coordinating leadership, fund and program initiatives to end homelessness countywide
- Building and sustaining the political will and community support to end homelessness in the context of increasingly competitive human service needs
- Securing 9,500 units of stable housing for homeless persons
- Delivering flexible services to support stability and independence
- Measuring success and reporting outcomes

Each principle is supported by immediate, intermediate, and long-term activities to advance the primary goal to end homelessness within ten years.

Implementing the TYP in 2007

The TYP Interagency Council developed a workplan for 2006-07 which guides strategy implementation. Initiatives include:

- Establish a plan for moving from a shelter focus to a housing first response
- Reduce the number of individuals exiting jails/health institutions into homelessness via activities like discharge/planning from hospitals, the mental health system and detention facilities (closing the "front door" to homelessness)
- Increase housing maintenance strategies including rent assistance and eviction prevention

- Streamline the process of accessing housing and services programs via coordinated intake and reducing duplication of client assessments
- Increase access to housing through acquisition and/or rehabilitation of housing (efforts supported through other HUD, state and municipal development funds such as HOME, the state Housing Trust Fund and Seattle's Housing Levy), adaptation of transitional housing into long term units where appropriate and increasing the number of landlords willing to rent to currently homeless families and individuals
- Increase and coordinate funding for supported housing projects
- Effectively communicate successful outcomes

The TYP further acknowledges that solutions to homelessness differ among each of the subpopulations of families, single adults, and youth and young adults and recommends quantified goals for housing development specific to each group.

As the data following indicates, the trend continues that a disproportionate number of homeless individuals are people of color. Addressing that disproportionality, and attending to the evolving cultural competency of services working with homeless and at-risk of homeless people, is a critical issue woven through all of the work plans and strategies.

Families

Housing strategies include ensuring that homeless families can access appropriate affordable housing and continuing housing assistance to formerly homeless families after placement in permanent housing. Services recommendations are designed to coordinate and streamline access to services that will support both family and housing stability.

Strategies include those to realign the current system, prevent family homelessness, and add additional resources to rapidly move homeless families into permanent housing (independent, with moderate on-site services, with intensive on-site services) strategies to promote housing and family stability.

Single Adults

Housing models for single adults include subsidized independent apartments, units with moderate services on-site, and units with intensive services on-site, along with community-based services access points and flexible support services.

Youth and Young Adults

Housing and service strategies include the creation of an accessible network of community-based information and human service centers, a range of supportive services to promote success in housing, and development of youth-specific housing models.

Demographic Profile of Homeless People in Seattle/King County

To fully understand the nature and extent of homelessness, it is necessary to realize that people who are homeless or at risk of losing their housing are as varied as the general population. They have different family relationships, backgrounds, ages, ethnicities, and genders. Defining homelessness is not a simple matter.

Our community has used the definition for homelessness included in the Stewart B. McKinney Act of 1994 in order to comply with requirements of various federal funding resources. According to this Act, a person is considered homeless if he/she "lacks a fixed, regular, and adequate night-time residence and has a primary night-time residence that is:

- (A) A supervised publicly or privately operated shelter designed to provide temporary living accommodations,
- (B) An institution that provides a temporary residence for individuals intended to be institutionalized, or
- (C) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings."

A number of newly published reports have defined homelessness with more clarity and in ways that are better suited to the needs of homeless people. By embracing these new definitions, Seattle is joining many like-minded communities across the country by incorporating the following definitions in policies and strategic plans in order to better address gaps in housing and services. These studies have identified three primary categories of homeless people:

Transitionally homeless persons generally have a single episode of homelessness lasting an average of 58 days, although they might be homeless for up to six months. They move quickly through the homeless assistance system, and their principal need is for safe, decent, and affordable housing. Transitionally homeless people are typically working entry-level jobs as well as those, such as seniors, who are on fixed incomes. An increase in rent, loss of a job, or medical emergency could result in the loss of their housing.

Episodically homeless persons have four to five episodes of homelessness and are usually homeless for a short time, on average about 265 days. They may cycle back and forth from being housed to being homeless.

Chronically homeless persons experience a disabling condition and have either been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years. These individuals often live on the streets or cycle from shelter to shelter. Although much attention has been focused recently on chronically homeless single adults, Seattle is also looking at chronicity patterns of homeless families.

Data Collection Methodology

For people who are on the streets or staying in emergency shelters and transitional housing programs, the primary source of unduplicated data is the annual One Night Count (ONC) of Homeless People in Seattle-King County. The ONC provides a count and demographic data on individuals residing in emergency shelters and transitional housing programs at a point in time but undercounts the unsheltered population and provides poor information on what kind of people are unsheltered. Although methodology is improved every year, this source of data will always paint only a partial picture of Seattle's homeless people. It is, however, the only point-in-time source of data available for all homeless populations.

We continue to review data from numerous sources including reports and evaluations from Healthcare for the Homeless Network, Sound Families, the Crisis Clinic and other local programs, and best practices research from other areas of the country. This data is supportive of the trends documented in the process of developing and adopting the TYP. A limitation of many data sources is that they reflect those who are able to participate in those services. It is difficult, if not impossible, to infer the characteristics of people who may have similar needs but do not access services.

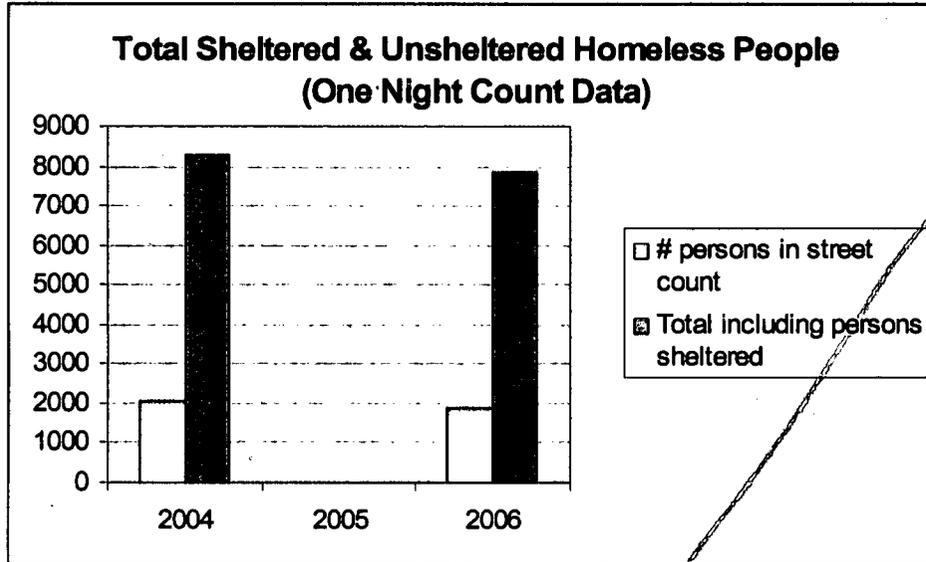
Safe Harbors, our community's Homelessness Management Information System (HMIS), is beginning to collect information about those who receive services in the City of Seattle as well as King County. As coverage increases in this system, we look forward to knowing more about the need for, and use of, housing and services so that we can modify and adjust our services and housing patterns to more effectively address the needs of those who seek assistance from our continuum of care. Safe Harbors currently produces data based on 40% program participation in the (HMIS) system, and it is anticipated that 90% of Seattle/King County homeless service programs will contribute data by June 30, 2007.

The following illustrates the profile of homeless people in Seattle and King County based on the "snapshot" taken primarily through the ONC survey. Similar information from 2004 formed the basis for the strategies included in the TYP:

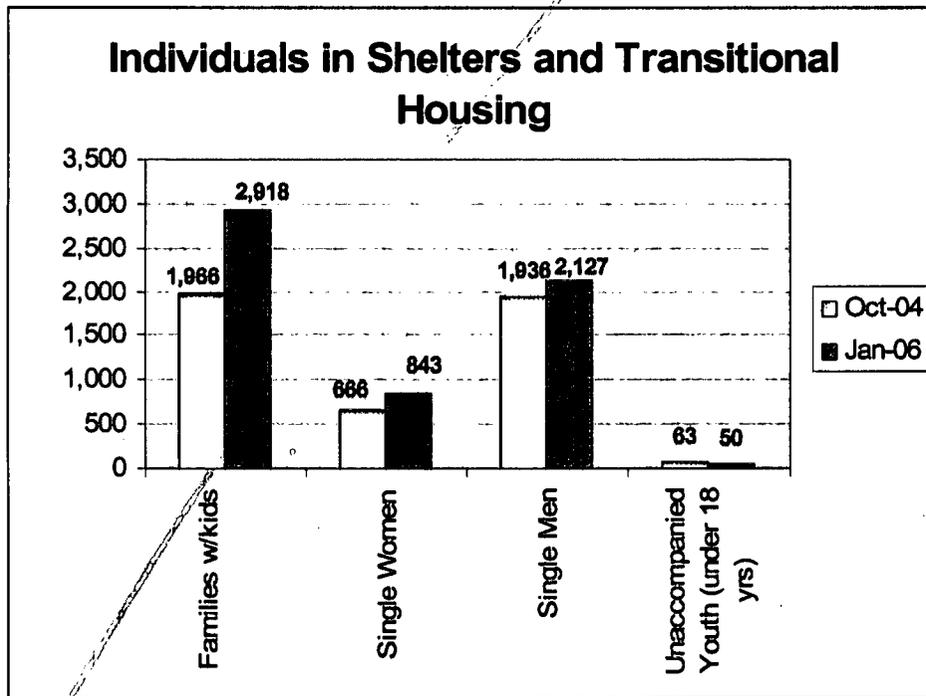
- In January 2006, the One Night Count of Homeless People found more than 7,900 sheltered and unsheltered individuals homeless in Seattle and King County. Fifty-three percent or 1,697 households were in Seattle. These included single adults, families and unaccompanied youth (under 18 years of age).
- There were 2,463 individuals in emergency shelters and 3,501 individuals in transitional housing programs.
- Families with children numbered 2,918 in shelters and transitional housing, followed by single men numbering 2,127. There were 843 single women, unaccompanied youth under 18 years of age accounted for the remainder

at 50 individuals.

- The graphs below compare available October 2004 and January 2006 ONC data (a 2005 count was delayed to correlate with January report deadlines.) Note: Federal Way was added as a count area in the 2006 survey. However, comparison of similar ONC areas between 2004 and 2006 shows a 6% decrease in overall numbers of persons counted on the streets and in shelters or transitional housing.



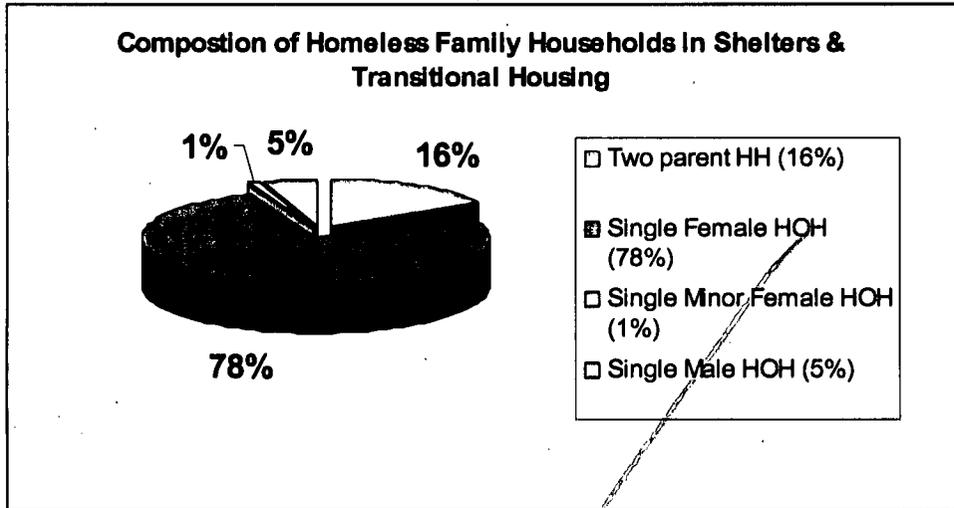
Source: Seattle-King County Coalition for the Homeless, 2004 & 2006



Source: Seattle-King County Coalition for the Homeless, 2004 & 2006

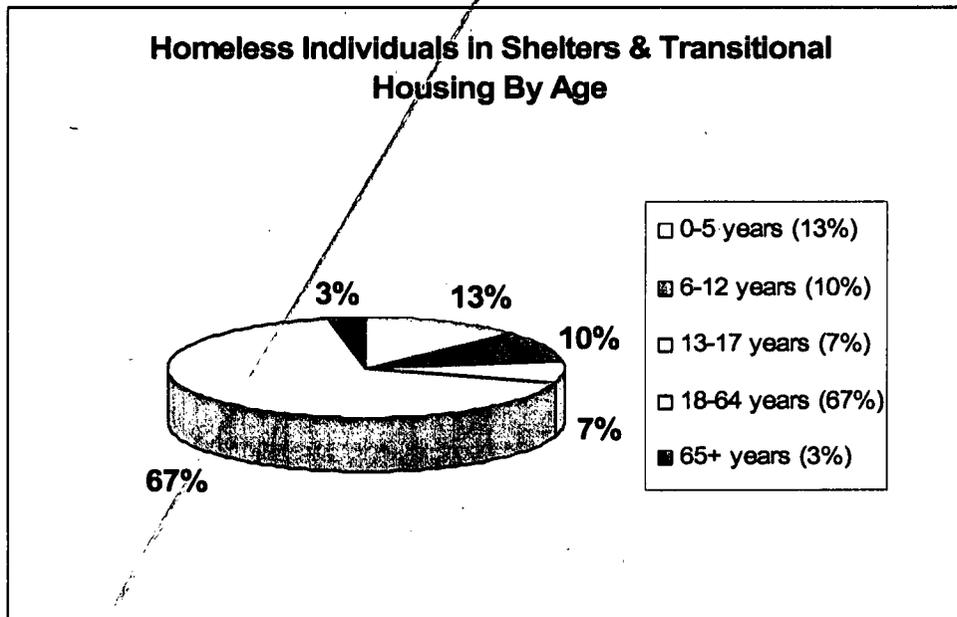


- 3,942 **households** were counted in shelters and transitional housing programs on the night of the survey, which included 809 families (defined as one or more adults with one or more children). The majority of children were with their mother or other female caretaker (78%), some were accompanied by either parents or two caretakers (16%), and a few were with their father or male caretaker (5%).



Source: Seattle-King County Coalition for the Homeless, January 2006

- Thirty percent or 1,749 of the persons in shelters and transitional housing programs are children under the age of 18 years. In these same types of programs, 3%, or 203 people are 65 and older.

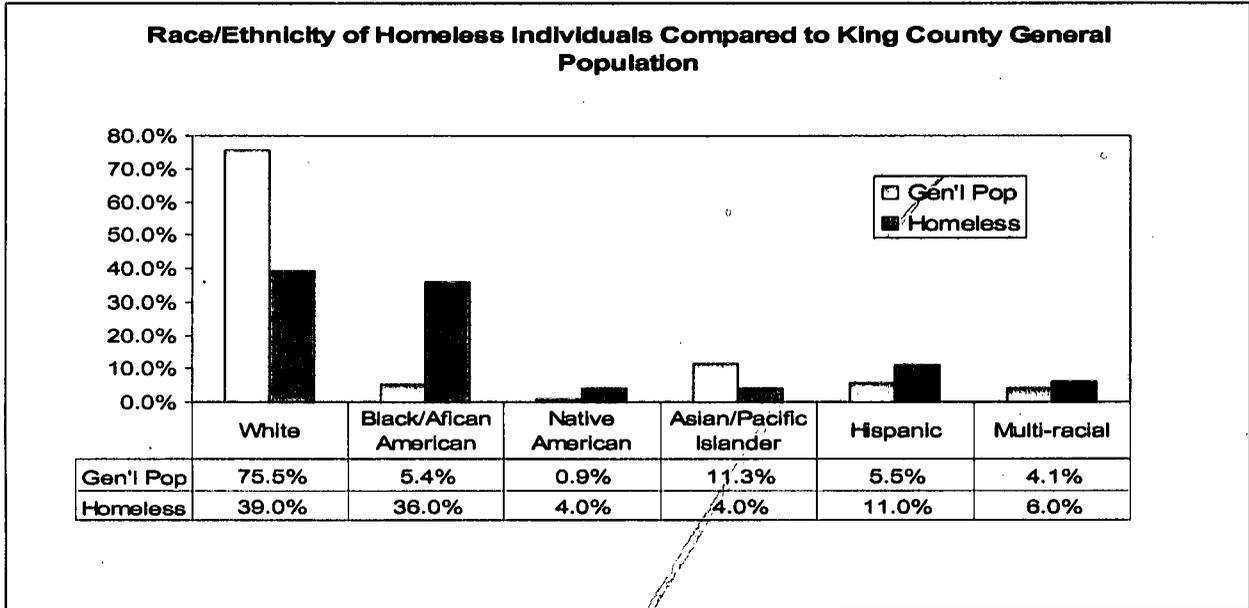


Source: Seattle-King County Coalition for the Homeless, January 2006

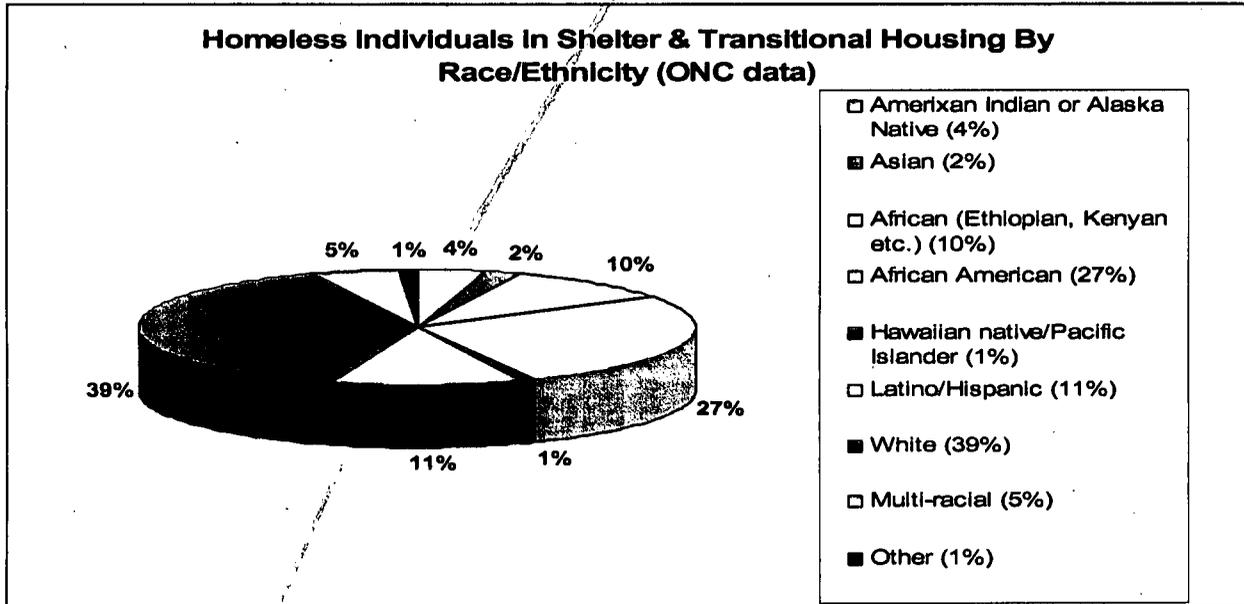
- The majority (2/3's) of all individual adults in shelters and transitional housing were men.
- Racial disparity is very apparent among the homeless population. Although information about race is not collected during the street count, the survey of shelters and transitional housing programs reported that African American, American Indian/Alaska Native, and Hispanic people comprise 51% of the homeless population, whereas in the general populations people of these races make up just 12% of the total adult population in Seattle.



Data from the Health Care for the Homeless Network also shows a disproportionate number of homeless people who are people of color. Of the 8,148 patients served by HCHN who reported their ethnicity, 54% were people of color – 26% were African American, 9% were American Indian/Alaska Native, 11% were Hispanic/Latino, 4% were Asian/Pacific Islander and 4% were multi-racial. (HCHN 2005 Annual Report and Data Summary – June 2006)



Source: 2000 U.S. Census data; available at <http://www.meetrokc.gov/KCCensus/>



Seattle-King County Coalition for the Homeless, January 2006. *Percentages are calculated excluding unknowns.

- Shelter and transitional housing providers continue to serve recent arrivals to the U.S., mainly from Africa, especially large families from East Africa. Although Native Americans account for 4% of persons seen by shelters and transitional housing programs, their numbers are believed to be higher among the unsheltered population. Southeast Asian refugees have expressed concerns that shelters do not address their cultural and language needs. As a consequence, many prefer to double up with other Southeast Asian households, often living in very crowded conditions.

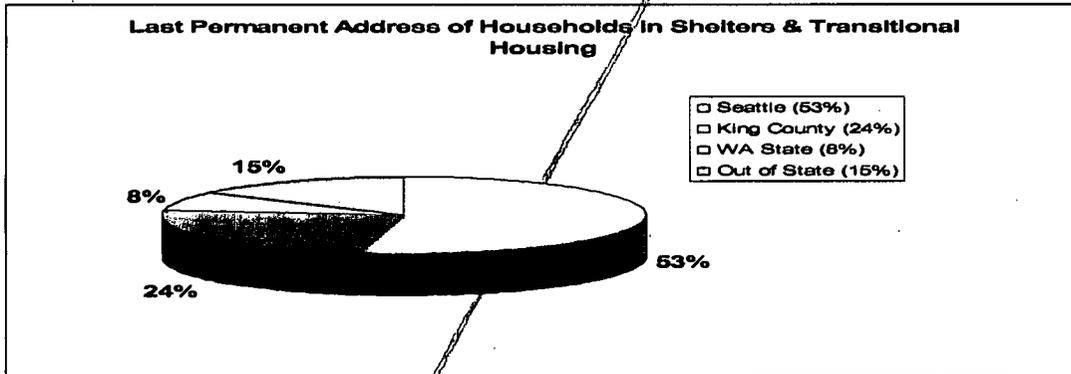


- Although immigrants or refugees were found in shelters serving single adults and families, the greatest number were families in transitional housing. Correspondingly, these programs reported many of these individuals and families used another language for their primary means of communication.
- The number of immigrants and refugees being served has nearly doubled since last year's reported data (353 immigrants/refugees and 225 limited English speakers respectively.) However, this increase could be explained by changes in federal refugee admission ceilings, the fact the ONC data included Federal Way in 2006, changes in immigrant and refugee's awareness of homeless services, and/or actual population increases.

Homeless Households in Shelters and Transitional Housing by Immigration Status and Need for Translation Services					
	Totals	Single Adults		Families	
		Shelter	Transitional Housing	Shelter	Transitional Housing
Immigrants/ Refugees	699	14	52	102	531
Limited English Speaking	569	51	39	84	395

Source: Seattle-King County Coalition for the Homeless, January 2006

- Of the 3,198 households who reported a last permanent address in the One Night Count survey, 1,697 or 53% were from Seattle, 758 or 24% were from the balance of King County, 273 or 8% were from other parts of Washington, and 469 or 15% were from other parts of the nation.



Source: Seattle-King County Coalition for the Homeless, January 2006

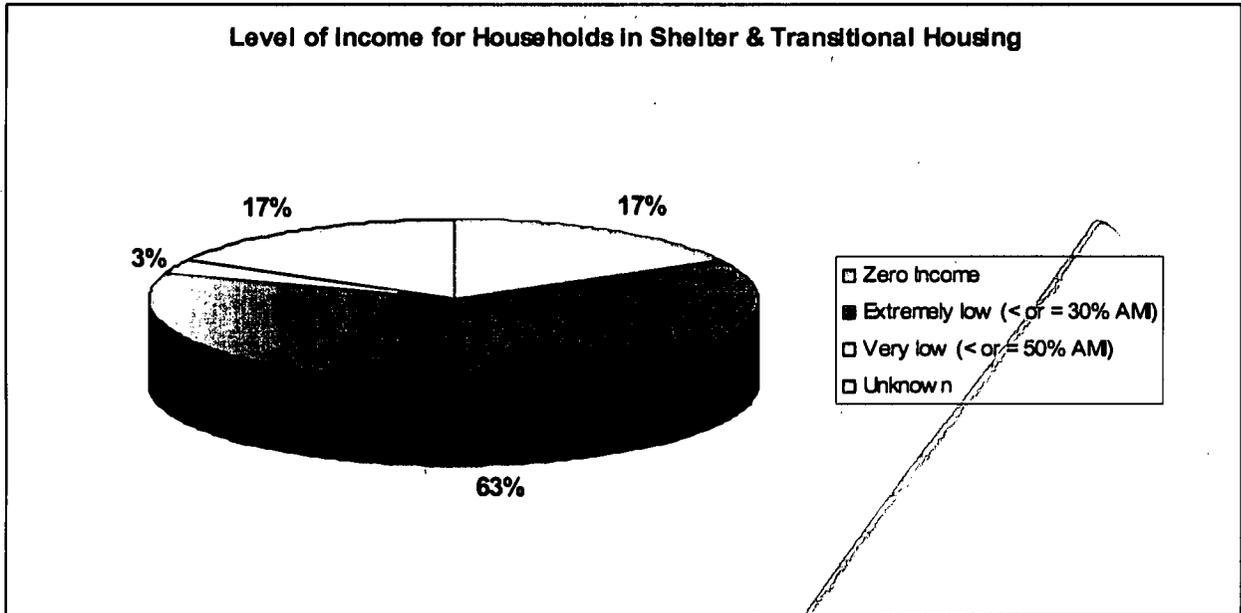
What we know about people who are homeless

The Committee to End Homelessness (CEH) has done substantial research, including stakeholder input, to identify factors that create and sustain homelessness for families, adults, and youth in our community. The combinations of factors that lead to homelessness are different for every individual. The CEH has highlighted the primary factors addressed by strategies in the TYP. These include:

- The high cost and shortage of housing – It is nearly impossible for low income individuals and families to find affordable housing in King County. A minimum wage worker (\$7.16 per hour) would have to work 80 hours per week to afford a one-bedroom apartment at the Fair Market rent of \$729.
- Fragmented systems – There is no seamless support system for people experiencing homelessness. This fragmentation often results in a need to patch together services among different agencies targeted to different subpopulations, sometimes even within the same family. Further, people must make many calls to even begin to access services.
- Institutional discharge to homelessness – Institutions such as jails, prisons, residential treatments, or hospitals often release people adequate reentry plans for housing stabilization. Many of these need support services in addition to housing resources

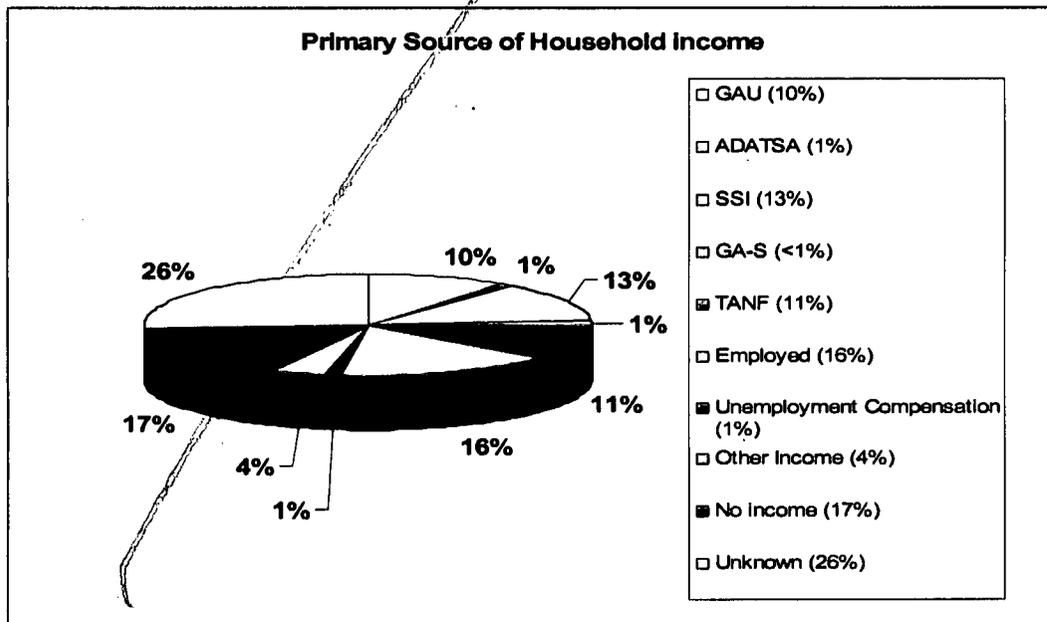


- Poverty, joblessness, education, and literacy – Poverty is linked to homelessness, and lack of living wage income puts housing at risk when households must choose between housing, utilities, healthcare, childcare, and food. Local and national research shows that at least one-quarter of homeless people are employed, but not with sufficient wages to support housing stability. Lack of educational opportunities limits access to living wage jobs. The poverty of homeless individuals and families is illustrated by the Source of Income data below:

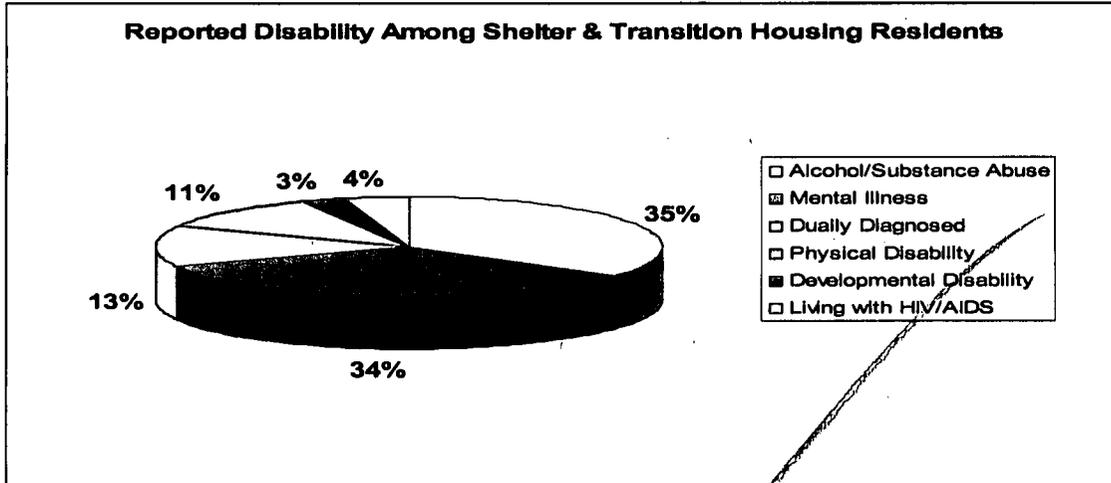


Source: Seattle-King County Coalition for the Homeless, January 2006

Nearly one quarter of households served by emergency shelter and transitional housing programs are employed, with an equal proportion having no income at all. Another way of understanding the economic circumstances for homeless people, at least those who are not on the streets, is to look at the area median income (AMI) for Seattle. Of the 3,285 households surveyed 556 or 17% had no income, 1,622 or 49% fell within the 30% of AMI range. Only 85 or 2% of the households fell within the 50% to 80% range. Income information was not obtained for 31% or 1,029 of the households.



- Effects of mental illness and chemical addiction – Mental illness and substance use are represented in greater proportions among homeless people than the general population. Untreated, they affect housing stability. Among those who reported having a disability in the ONC, 1,262 listed alcohol and/or substance abuse as an issue (760 of which were categorized as chronic substance abusers). Of the 1,228 persons dealing with mental illness, 585 were deemed seriously mentally ill. Under these conditions, survival without stable housing or supportive services is immeasurably complicated.



Source: Seattle-King County Coalition for the Homeless, January 2006

- Racism – As discussed above, people of color are significantly over-represented in the homeless population. It is estimated that 62% of homeless families are comprised of people of color, with African American families accounting for 43% of all homeless families in King County. In Seattle, the median income for households comprised of people of color is significantly lower than for white households.
- Domestic violence – Nationally, studies show that up to half of homeless women with children may have experienced domestic violence prior to becoming homeless. Many homeless youth and young adults have experienced violence in their homes.
- Access to healthcare – The cost of healthcare is a significant economic barrier to housing for many low income people. Systems for health coverage can be difficult to navigate. Lack of preventive care leads to emergency room utilization for health issues. Homeless people have high rates of chronic and acute health problems.
- Legal issues – Legal barriers can lead to homelessness or the inability to secure permanent housing.

Among the diverse population of homeless *single* adults, about half meet the definition of chronically homeless. Many face system factors that prevent single adults from accessing housing: few affordable housing options for those with no or low income, eligibility criteria that screen out those with criminal or eviction histories, ineffective reentry planning from institutions such as hospitals, jails, treatment programs, fragmented systems that don't meet the multiple service needs of clients in a holistic way, discrimination due to race, gender, religion, disability, sexual identity, lack of access to the full range of specialized services, lack of peer-based support models, shortage of appropriate housing options with on-site support services, and limited employment and vocational training opportunities.

For *families*, the most common causes of homelessness include: a lack of or reduced incomes, medical, mental health, and family emergencies, and domestic violence. A vast majority have extremely low incomes. Families need housing that is not time-limited and remains affordable long term, ongoing monthly rent subsidy, job training and educational opportunities leading to living wage jobs. Many families are increasingly experiencing complex life situations.

Youth and Young Adults often have developmental and socialization needs and challenges in common, and identify more with each other than with other homeless populations.

What we know about people who are at risk of becoming homeless

While the above discussion describes people who are homeless, it does not address those who are under housed or those who are at risk of losing their housing. They come from a variety of cultural, ethnic, and linguistic backgrounds. They include young adults freshly discharged from the foster care system, middle-aged workers, as well as others who are disabled or elderly. These households live in market rate rental housing, subsidized housing, or may even own their homes. They might be your neighbors, a family member, a friend, or a veteran who served during wartime. They are people living in overcrowded or unsafe conditions, or are those who "couch surf", stay in motels or find other temporary places to sleep at night.

Housing affordability is a major factor in determining the risk of homelessness. Housing is considered "affordable" when a low-income household pays no more than 30% of its income for housing, including utilities. Households paying more than 30% of their income on housing are increasingly at risk. The advent of welfare reform and the reduction in Temporary Assistance for Needy Families (TANF) and other public benefits removed or reduced the income cushion for vulnerable households. Many do not or cannot make sufficient incomes to live in high-cost urban areas, such as the City of Seattle. Based on available data from the 2000 Census, 29% of Seattle's households are extremely or very low-income (0-50% of Median Family Income, or MFI). Of those households, 27,643 extremely and very low-income households (owner and renter) pay more than one-half of their income for housing costs. Even more alarming, 20,404 of these households earn less than 30% of the median family income. For further discussion of how the City and its partners are addressing housing affordability through development and rehabilitation of housing units for low income people, see the Housing section of this report on page ____.

Ready access to safety net services, therefore, is critical to meet the needs of people who are facing a housing crisis. Utilization reports from the Crisis Clinic, our community's primary information and referral resource, are an indicator of need for eviction prevention services and emergency shelter for those who have lost their housing. In calendar year 2004, 26,814 calls to the Crisis Clinic Community Information Line were received from people seeking assistance with basic needs/housing assistance, 14,358 were for housing and emergency shelter. Another 9,142 calls were reported for financial assistance for rent/mortgage, heat/lights, and water/sewer assistance. Moreover, repeated customer focus groups overwhelmingly support the importance and efficacy of these prevention efforts.

Inventory of Services and Gap Analysis

A continuum of care (a term used by the McKinney Act grant program for homeless services) includes actions and strategies for moving homeless individuals and families to stable housing and achieving maximum self-sufficiency. The City of Seattle contracts with a variety of nonprofit organizations to provide most of the housing and services. The inventory of services available in the Seattle/King County Continuum of Care includes a broad array of organizations providing services in the following areas:

Prevention – Numerous services are in place to keep individuals and families in housing, whether they have never been homeless or were formerly homeless and now live in permanent housing. These range from large programs operated by government agencies, including those providing mainstream services, and major non-profit organizations, to small help funds established and operated by neighborhood and faith-based groups. These services foster a “no wrong door” approach to identify and remedy crises as quickly as possible. Prevention services include mortgage assistance, rental assistance, utility assistance, counseling/advocacy, and legal assistance.

Funding sources include Federal Emergency Management Agency (FEMA), state Emergency Shelter Assistance Program (ESAP), state Transitional Housing Operating and Rent (THOR) administered by King County, and state Additional Requirements for Emergency Needs (AREN) programs, Low-Income Home Energy Assistance Program (LIHEAP), Emergency Housing Assistance Program (EHAP), Ryan White Title 1, HOPWA, local government allocations, United Way of King County, private donations, faith-based entities, and local thrift store receipts.

Outreach – A variety of approaches identify and engage homeless individuals in homeless assistance programs. Special efforts are targeted to helping youth and young adults, veterans, people who are seriously mentally ill, substance abusers, and people living with HIV/AIDS. These approaches include street canvassing, mobile vans, drop-in and hygiene centers, emergency shelter dispatch, encampment response programs, day labor dispatch sites, health care, special programs in public schools, criminal justice system, and literature, websites, and presentations. Several state and federal sources support this component, coupled with McKinney, HOPWA, and General Funds. United Way and private resources are also important. Outreach services include street outreach, mobile clinic, and law enforcement.

Supportive Services – Supportive services make independent living possible for homeless and formerly homeless people who have barriers that prevent them from maintaining permanent housing. These services are often provided by staff associated with the housing provider, by mainstream systems or arranged under a memorandum of agreement between the housing provider and a service provider(s). New initiatives are underway in our community to improve the provision of supportive services. Increased collaboration among partners is enabling a more seamless linkage of homeless people to eligible public benefits. Multiple funding sources make the provision of supportive services available in our community. In addition to state, federal, United Way, and private sources, the City of Seattle allocates CDBG, ESG, HOPWA, HOME, McKinney, and General Funds to this component of the continuum. Program income is also an important resource for providers. Supportive services include case management, life skills, alcohol and drug abuse, mental health counseling, healthcare, HIV/AIDS, education, employment, child care, and transportation.

Continued improvements to our Continuum of Care are guided by the recommendations of the TYP and will bring the services inventory into alignment with TYP strategies for families, adults, and youth. Over the next several years with implementation of the TYP, the continuum should begin to reflect less of a linear relationship from intake via emergency service, through transitional programs and eventually to stable housing options. The goal of housing first should allow for stable housing options to occur at the earliest possible point in the service to homeless households.

The TYP states numeric goals for types of housing needed by chronically homeless, single adults, families, *over the ten year life* of the plan. On an annual basis, the City develops an estimate (or gap inventory) for housing types needed by subpopulations when it completes the McKinney Act grant application:

Type of Housing and Support Needed by Homeless Single Adults over 10 Years

Type of Housing	Population Description		
	Long-term homeless and disabled—chronic	Single adults not chronic	Total
Subsidized Independent Apartments	0	1,600	1,600
Units with Moderate Services on Site	700	2,100	2,800
Units with Intensive Services on Site	1,800	1,100	2,900
Total	2,500	4,800	7,300

Source: Seattle-King County Ten Year Plan 2005

The data in the following charts are requirements of the 2006 application for McKinney-Vento homelessness assistance funding. These charts identify annual unmet need, or housing gap, for Seattle and King County. For a detailed listing of all planned/funded services see Appendix _____. Information regarding the methodology used to determine the McKinney Continuum of Care housing needs data is also included as Appendix _____.



Continuum of Care Housing Inventory and Unmet Need Chart for Emergency Shelter

Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name	HMIS Part. Code	Number of Year-Round Beds in HMIS	Geo Code	Target Pop		Year-Round			Total Year-Round Beds	Other Beds		
					A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seasonal	Overflow & Voucher	
Inventory Under Development		Anticipated Occupancy Date											
Abused Deaf Women Advocacy Services	A Place of Our Own		June-06	531392	FC	DV	3	9		9			
Family and Adult Service Center	Family Center		March-06	531392	FC		2	11		11			
Subtotal Inventory Under Development:							5	20		20			
Unmet Need							5	16		16			
Unmet Need Totals													
1. Total Year-Round Individual ES Beds:			1905	4. Total Year-Round Family Beds:						765			
2. Year-Round Individual ES Beds in HMIS:			745	5. Year-Round Family ES Beds in HMIS:						229			
3. HMIS Coverage Individual ES Beds:			39%	6. HMIS Coverage Family ES Beds:						30%			



Continuum of Care Housing Inventory Chart and Unmet Need for Transitional Housing

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart												
Provider Name	Facility Name	HMIS Part. Code	Number of Year-Round Beds in HMIS	Geo Code	Target Pop		Year-Round			Total Year-Round Beds		
					A	B	Family Units	Family Beds	Individ. Beds			
Inventory Under Development		Anticipated Occupancy Date										
Abused Deaf Women Advocacy Service	A Place of Our Own		January-07	531392	FC	DV	19	72		72		
HRG/NW Family Center / YWCA	Genesee Housing		November-06	531392	FC	AIDS	6	24		24		
HRG/YWCA	Stone Way Apartments		December-06	531392	FC		14	66		66		
Interim	Nihonmachi Terrace (Main St. Family Housing)		April-06	531392	FC		5	16		16		
St. Andrews Housing Group / YWCA	East Village (Rose Crest)		November-06	539033	FC		10	24		24		
Vision House	Children's Village Phase II		June-07	531302	FC		8	44		44		
Subtotal Inventory Under Development:							62	246	0	246		
Unmet Need							Unmet Need Totals		15	42	20	62
1. Total Year-Round Individual TH Beds:		1,435	4. Total Year-Round Family Beds:				2728					
2. Year-Round Individual TH Beds in HMIS:		791	5. Year-Round Family TH Beds in HMIS:				962					
3. HMIS Coverage Individual TH Beds:		55%	6. HMIS Coverage Family TH Beds:				35%					



Continuum of Care Housing Inventory and Unmet Need Chart for Permanent Supportive Housing

Permanent Supportive Housing*: Fundamental Components in CoC System -- Housing Inventory Chart													
Inventory Under Development		Anticipated Occupancy Date											
Archdiocesan Housing Authority	Josephenum	December-06	531392	SF					15	15			
DESC	415 10th	June-07							75/53	75			
King County/PHG	Shelter Plus Care	May-06	539033	SMF					26 / 26	26			
Plymouth Housing Group (PHG)	3rd and Blanchard	November-07	531392	SMF					74/35	74			
Plymouth Housing Group (PHG)	3rd and Blanchard	November-07	531392	SMF	VETS				20/10	20			
PHG	Plymouth on Stewart (2nd and Stewart)	May-06	531392	SMF					84 / 40	84			
Seattle Mental Health	South King Pilot	September-06	539033	SMF					25/25	25			
Subtotal Inventory Under Development:								0	0	319/189	319		
Unmet Need								Unmet Need Totals:		166	530	2,170/1,358	2,700
1. Total Year-Round Individual PH Beds:		1846	4. Total Year-Round Family Beds:				624						
2. Year-Round Individual PH Beds in HMIS:		1175	5. Year-Round Family PH Beds in HMIS:				433						
3. HMIS Coverage Individual PH Beds:		64%	6. HMIS Coverage Family PH Beds:				69%						



Section 4 - 2007 Strategic Plan Update

As mentioned in the Introduction and in Section 2 Allocation of Consolidated Plan funds, Seattle's focus for the Consolidated Plan's Strategic Plan continues to be on ending homelessness and maintaining our support of neighborhood revitalization activities, particularly in the Southeast NRSA. Many of the original 2005 – 2008 Strategic Plan Goals and Objectives already address these two priorities. Changes to align strategies to these two priorities were detailed in the 2006 Update to the Consolidated Plan. That section is repeated here with minor updates. Detailed descriptions of specific activities and anticipated performance outcomes are found in the 2007 Table of Proposed Projects.

Goal 1: Provide Decent Affordable Housing for Low- and Moderate-Income Households

The housing objectives and strategies are not being amended. They contribute to the elimination of homelessness by developing, maintaining and preserving affordable housing opportunities for low- and moderate-income persons and families in Seattle:

1. Increase and maintain the supply of affordable rental housing in Seattle.
2. Provide service-enriched housing for homeless and/or special needs populations, with the goal of ending homelessness, not just managing it.
3. Increase opportunities for low-income households to purchase their first home, and to assist low-income homeowners to make needed repairs to enable them to stay in their homes.
4. Build strong communities by increasing the availability of affordable housing options in Seattle's urban centers and by using affordable housing as a catalyst for other economic development activity in distressed neighborhoods.

The City will continue funding in 2007 for the activities provided for under these objectives as described in the 2005 – 2008 Consolidated Plan, pages 4-2 through 4-21. One major change in the CDBG budget is the decision to move staffing costs related to the implementation of Seattle's Housing Levy off of CDBG and onto other fund sources available to the City. This will make available funds for the increased emphasis on providing capital and business support to the Southeast Seattle NRSA.

Goal 2: Help Low-Income People Meet Their Basic Self-Care and Other Survival Needs, and Improve Their Social and Economic Well-Being

The Goal 2 section of the Consolidated Plan addresses five objectives to help people meet basic self-care and other survival needs and improve their social and economic well-being. These objectives and their related strategies are detailed on pages 4-22 through 4-36 of the 2005 – 2008 Plan. The objectives are:

1. Meet the emergency needs of homeless and low-income persons.
2. Ensure that homeless and low-income households can secure and sustain housing.
3. Improve and enhance program delivery systems to low-income persons.
4. Improve and promote social and economic self-sufficiency of low-income persons and neighborhoods/communities.
5. Improve opportunities for children to succeed in school.

Each objective will be discussed separately.

Objective 1: Meet the emergency needs of homeless and low-income persons.

Full implementation of the Ten Year Plan to End Homelessness will take a few years of system change and retooling. In the interim, the need of emergency shelter, day centers, and hygiene centers for homeless persons and families will continue to exist. Therefore, this objective will remain part of the City's use of CDBG and ESG funds until such time as we are able to reorient the entire homelessness services system into one that focuses on ending homelessness.

Objective 2: Ensure that homeless and low-income households can secure and sustain housing.

This objective sustains the City's efforts in preventing homelessness through use of HOME and CDBG funds to provide assistance to tenants in danger of being evicted and providing rental assistance to homeless persons transitioning into permanent housing. This objective is directly related to the Ten Year Plan focus and will remain part of the Consolidated Plan for 2007.

Objective 3: Improve and enhance program delivery systems to low-income persons.

The City will provide planning support to the Committee to End Homelessness with non-CDBG funds. Planning efforts will shift away from activities and issues that do not directly support efforts to end homelessness. Work in the areas of the continuum of care, development of McKinney-funded projects, the Safe Harbors homeless management information system, and broader planning efforts to understand and end homelessness will continue.

The City has discontinued CDBG funding supporting community planning efforts in low-income neighborhoods. Funding for these specific planning efforts was not intended to be on-going.

Objective 4: Improve and promote social and economic self-sufficiency of low-income persons and neighborhoods/communities.

Activities that promote job training for Seattle Housing Authority residents will continue in 2007. These activities are in keeping with helping homeless and formerly homeless persons stay housed. Other activities have been shifted to other City funding, most notably the funding of child care subsidies for low-income families.

Objective 5: Improve opportunities for children to succeed in school.

The activities identified in this objective are funded not with the City's Consolidated Plan funds but through funding received directly by the Seattle Housing Authority. The SHA provides year-round academic tutoring services for SHA-resident youth. As noted in Objective 4, the City will support child care subsidies with non-CDBG funds.

Goal 3: Promote Financial Independence of Low- and Moderate-Income Residents and Invest in Economic Development of Distressed Neighborhoods

Efforts to end homelessness will not be sustainable if the City is unable to promote economic development and job opportunities. The objectives under Goal 3 (pages 4-37 through 4-44 of the 2005 – 2008 Plan) target communities with concentrations of low employment and low-income populations. Essential to the revitalization of Seattle is the support the City can provide to promote business and real estate development and job creation in the Rainier Valley. Construction of the new light rail line will affect businesses along the route as well as provide redevelopment opportunities. CDBG funding will help mitigate adverse impacts and support needed redevelopment. The City's strategy for this area is contained in the Southeast Seattle NRSA. The objectives of this goal all remain relevant for 2007:

1. Develop and execute revitalization strategies in the City's economically distressed neighborhoods to meet needs for jobs, retail and commercial services, and affordable housing.
2. Improve the economic vitality of Seattle's low- and moderate-income communities by supporting entrepreneurship to create wealth and a range of employment opportunities to ensure all residents participate in Seattle's economic prosperity.
3. Connect low-income job seekers to employment and support their retention and wage progression; provide employers with skilled workers; and support the regional workforce development needs of key sectors of Seattle's economy.

To respond to funding priorities in light of stagnant or decreased revenues to the CDBG program, the City will reduce eliminate funding for business façade improvements from the CDBG budget. Funding for the Southeast Seattle NRSA will be increased in accordance with the City's formal agreement with the Rainier Valley Community Development Fund, a community-based development organization.

Goal 4: Prevent Decay and Deterioration and Improve Public Infrastructure Such as Community Facilities, Parks, Streets and Sidewalks in Low-Income Neighborhoods.

Three objectives composed this goal area in the original 2005 – 2008 Consolidated Plan (pages 4-45 through 4-55):

1. Support capital projects that implement neighborhood adopted plans.
2. Maintain the physical infrastructure of social services providers to enhance their service delivery environment and maintain neighborhood quality.
3. Improve the quality of life in low-income neighborhoods through capital projects in parks, park facilities, and open spaces.

In response to diminished revenues and an increasing focus on ending homelessness and promoting economic development, the City changed its approach to some of these objectives. Programs and activities that are not priorities for CDBG funding may be priorities for other City revenues.

Objective 1: Support capital projects that implement neighborhood adopted plans.

In response to reduced resources and the move toward targeting funds more narrowly, funding for neighborhood capital projects are no longer funded with CDBG dollars.

Objective 2: Maintain the physical infrastructure of social services providers to enhance their service delivery environment and maintain neighborhood quality.

Also in response to diminishing revenues, funding for this objective was reduced in 2006. Continued funding in 2007 will focus on actual capital projects for social services providers rather than on planning projects.

Objective 3: Improve the quality of life in low-income neighborhoods through capital projects in parks, park facilities, and open spaces.

However, the program in question, the Parks Upgrade Program, is implemented by the Seattle Conservation Corps, a program established by the City to provide homeless adults the opportunity to learn and work in a structured program to carry out projects that benefit Seattle's residents and environment. The program offers each participant a minimum of one year of employment, education, and life skills development under the terms of an individual performance contract between the participant and the Corps. Funding for the Conservation Corps will be shifted off of CDBG and onto other appropriate fund sources available to the City. The will make available CDBG funds for the Southeast Seattle NRSA as well as respond to stagnant funding for CDBG.

DRAFT 2007 Table of Proposed Projects - WORK IN PROGRESS

								CDBG	ESG	HOPWA	HOME
1	9999	zz		1: Office of Housing		99					
11	9999	zz		11: HomeWise and Homebuyer Programs		99					
1109	9999	zz		111: Rehabilitation Lending and Investment		99					
111 010	7030C Wong	City of Seattle OH		Housing Technical Assistance - HomeWise and Homebuyer Staffing (CDBG) (Citywide) Support staff and related costs of managing homebuyer assistance programs and homeowner rehabilitation projects, managing rehabilitation, energy conservation, paying contract costs for compliance with lead-based paint, complying with Section 106 Historic Preservation regulations, and processing loans <i>Performance indicator: 850 housing units weatherized; 35 housing units repaired; homebuyer assistance indicator is shown below under Homebuyer Programs (HOME).</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>	14A 202 LMH		\$361,279				\$361,279
111 020	87060C-PI Flynn	City of Seattle OH		HomeWise-Rehabilitation Lending (CDBG-PI) (Citywide) The HomeWise rehabilitation program provides loans and grants for repair-of-owner-occupied single-family homes. Applicants must meet eligibility requirements, including income, credit, and documentation of repair/rehab needs, and are served on a first-come, first-served basis. HomeWise loans may be deferred or amortized over a period of up to 20 years and have an interest rate of 3%. Up to 10% of program income may be used for program delivery. <i>Performance indicator: 35 housing units repaired.</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>	24-14A 202 LMH						\$0
1115	9999	zz		111: Rehabilitation Lending and Investment Subtotal		99	\$361,279	\$0	\$0	\$0	\$361,279
1119	9999	zz		112: Homebuyer Assistance		99					
112 010	7084M Ellerbrook	City of Seattle OH		Homebuyer Programs (HOME PI) (Citywide) HOME program income will be used for eligible low-income homebuyer activities. Up to 10% of program income may be used for program delivery.	27 05R 201(c) LMH					\$133,933	\$133,933



DRAFT 2007 Table of Proposed Projects - WORK IN PROGRESS

				Performance indicator: Shown below under Homebuyer Programs (HOME)	LocGov Prog	CDBG	ESG	HOPWA	HOME	
112 020	Ellerbrook	City of Seattle OH		<p>Homebuyer Programs (HOME ADDI and CDBG) (Citywide)</p> <p>HOME American Dream Downpayment Initiative (ADDI) funds will be used for eligible low-income homebuyer activities. Total funding will include \$92,338 in 2007 HOME ADDI funds and \$92,712 from recaptured CDBG funds.</p> <p><i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME)</p>	27 05R 201(c) LMH LocGov Prog				\$92,338	\$92,338
112 030	Ellerbrook	City of Seattle OH		<p>Homebuyer Programs (HOME) (Citywide)</p> <p>HOME homeownership funds will be used for eligible low-income homebuyer activities.</p> <p><i>Performance indicator:</i> 20 households purchase homes (HOME/ADDI and HOME PI)</p> <p><i>Start date:</i> 1/1/2007 - Completion date: 12/31/2007.</p>	24 05R 201(c) LMH LocGov Prog				\$911,567	\$911,567
1125	9999	ZZ		112: Homebuyer Assistance Subtotal	99	\$0	\$0	\$0	\$1,137,838	\$1,137,838
1129	9999	ZZ		113: Minor Home Repair	99					
113 010	7150C Kirkland	Senior Services of Seattle & King County		<p>Minor Home Repair (CDBG) (Citywide)</p> <p>CDBG funds will be used by Senior Services to inspect and provide minor repairs (e.g. plumbing, electrical work, carpentry) for homes occupied by low-income homeowners primarily (but not exclusively) those 60 years of age and older.</p> <p><i>Performance indicator:</i> 650 housing units repaired</p> <p><i>Start date:</i> 1/1/2007 - Completion date: 12/31/2007.</p>	14A 202 LMH	\$449,917				\$449,917
1135	9999	ZZ		113: Minor Home Repair Subtotal	99	\$449,917	\$0	\$0	\$0	\$449,917
114 030	7172C Ellerbrook	City of Seattle OH		<p>Low-Income Housing Development Services (CDBG) (N/A)</p> <p>CDBG funds will be awarded to one or more organization(s) that provide education and counseling for first-time low-income homebuyers.</p> <p><i>Performance indicator:</i> 17 homebuyer workshops held; 220 households participate in counseling</p>	01 201(a) LMH LocGov	\$216,989				\$216,989



DRAFT 2007 Table of Proposed Projects - WORK IN PROGRESS

					Start date: 1/1/2007 - Completion date: 12/31/2007.		CDBG	ESG	HOPWA	HOME
							\$216,989	\$0	\$0	\$216,989
					114: Homebuyer Education and Counseling Subtotal			\$0	\$0	\$0
119	9999	zz			11: Homeownership and Homebuyer Programs Sustainability Subtotal	99	\$1,028,185	\$0	\$0	\$1,137,838
12	9999	zz			12: Multifamily Production and Preservation	99				
1209	9999	zz			121: Multifamily Lending and Investment	99				
121 010	7035C Wong	City of Seattle OH			Multifamily Housing Staffing (CDBG) (Citywide) Support staff and related costs of funding acquisition and/or rehabilitation or new construction to provide multifamily rental housing for low-income households. This includes providing technical assistance and reviewing competitive Multifamily NOFA applications, preparing legal documents, executing real estate closings, coordinating with other funders, processing loan draws, and monitoring and documenting compliance with federal, state and local requirements (e.g. relocation; construction and labor; lead-based paint; Endangered Species Act, NEPA, other environmental regulations; IDIS and other reporting; etc.).	21A.206 LMH	\$4,071			\$4,071
					<i>Performance indicator: NA</i>					
121 020	7086M LaTuchie	City of Seattle OH			Rental Housing Preservation & Development (HOME PI) (Citywide) Provide gap financing for acquisition and/or rehabilitation or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with HOME Program regulations. Up to 10% of program income may be used for program delivery.	24.14B 202 [LMH] LocGov				\$415,598
					<i>Performance indicator: Shown below under Rental Housing Preservation & Development (HOME)</i>					
					<i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>					
121 030	7086M LaTuchie	City of Seattle OH			Rental Housing Preservation & Development (HOME and CDBG recapture) (Citywide)	27.14B 202	\$233,836			\$2,753,585
										\$2,987,421



DRAFT 2007 Table of Proposed Projects - WORK IN PROGRESS

				[LMH]	CDBG	ESG	HOPWA	HOME	
121 040	7170C LaTuchie	City of Seattle OH	Provide gap financing for acquisition and/or rehabilitation or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with HOME Program regulations. <i>Performance indicator: HOME and CDBG funding combine with other OH funding to provide an estimated \$13 million for rental housing production and development in 2007—that funding is expected to fund 200 units.</i> Start date: 1/1/2007 – Completion date: 12/31/2007.	LocGov	\$636,081				\$636,081
121 050	87170C-PI LaTuchie	City of Seattle OH	Rental Housing Preservation & Development (CDBG) (Citywide) Provide gap financing for acquisition and/or rehabilitation or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with CDBG Program regulations. Up to 10% of program income may be used for program delivery. <i>Performance indicator: Shown above under Rental Housing Preservation & Development (HOME)</i> Start date: 1/1/2007 – Completion date: 12/31/2007.	14B 202 LMH LocGov	\$636,081				\$120,000
1215	9999	zz	Rental Housing Preservation & Development (CDBG PI) (Citywide) Provide gap financing for acquisition and/or rehabilitation or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with CDBG Program regulations. Up to 10% of program income may be used for program delivery. <i>Performance indicator: Shown above under Rental Housing Preservation & Development (HOME)</i> Start date: 1/1/2007 – Completion date: 12/31/2007.	24 14B 202 LMH LocGov	\$120,000				\$120,000
129	9999	zz	121: Multifamily Lending and Investment Subtotal	99	\$993,988	\$0	\$0	\$3,169,183	\$4,163,171
13	9999	zz	12: Multifamily Production and Preservation Subtotal	99	\$993,988	\$0	\$0	\$3,169,183	\$4,163,171
1329	9999	zz	13: Program Development	99					
			133: Program Development	99					

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	7035C Wong	City of Seattle OH	20 205 LMC LocGov	CDBG \$42,703	ESG	HOPWA	HOME	
133 010								\$42,703
	<p>Program Development Staffing (CDBG) (Citywide) Staff and related costs of creating new housing strategies to ensure sufficient supply of affordable housing for households at a wide range of income levels, including lower-wage workers and homeless families and individuals; developing strategies for neighborhood revitalization without displacing vulnerable populations; identifying strategies to protect families from predatory lending; administering programs such as Multifamily Tax Exemption and TDR/Bonus; leveraging City housing funds; writing and updating the housing element of the Consolidated Plan; preparing reports required for regulatory compliance; and coordinating outreach to stakeholders on potential policy changes and new housing affordability strategies.</p>							
1339	9999	Z	99	\$42,703	\$0	\$0	\$0	\$42,703
139	9999	Z	99	\$42,703	\$0	\$0	\$0	\$42,703
14	9999	Z	99					
1419	9999	Z	99					
142 010	8006M Flanagan	City of Seattle OH	27-21A 206 [LMH] LocGov				\$430,122	\$430,122
	<p>HOME Administration (HOME) (700 5th Avenue, 5th Floor) Fund City costs of implementing the HOME program (including ADDJ). Total funding includes \$430,122 in 2007 HOME funding.</p>							
1425	9999	Z	99	\$0	\$0	\$0	\$430,122	\$430,122
149	9999	Z	99	\$0	\$0	\$0	\$430,122	\$430,122
19	9999	Z	99	\$2,064,876	\$0	\$0	\$4,737,143	\$6,802,019



DRAFT 2007 Table of Proposed Projects - WORK IN PROGRESS

								CDBG	ESG	HOPWA	HOME
2	9999	z		2: Human Services Department	99						
2105	9999	z		21: Leadership & Management Services [H3]	99						
2119	9999	z		212: Planning [H3305]	99						
212 010	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. Staff will also be responsible for development of the Consolidated Plan and annual updates and other CDBG-related planning tasks. <i>Performance indicator: 1 organization.</i> <i>Start date: 1/1/2007 — Completion date: 12/31/2007.</i>	20 205 LMC LocGov	\$115,613					\$115,613
2125	9999	z		212: Planning Subtotal	99	\$115,613	\$0	\$0	\$0	\$0	\$115,613
2149	9999	z		215: Grants & Budget Administration [H55]	99						
215 010	8010C Look	City of Seattle HSD		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. <i>Performance indicator: 1 organization.</i> <i>Start date: 1/1/2007 — Completion date: 12/31/2007.</i>	21A 206 LMC LocGov	\$1,043,192					\$1,043,192
2155	9999	z		215: Grants & Budget Administration Subtotal	99	\$1,043,192	\$0	\$0	\$0	\$0	\$1,043,192
2167	9999	z		21: Leadership & Corporate Services Subtotal	99	\$1,158,805	\$0	\$0	\$0	\$0	\$1,158,805
				23: Children, Youth, & Family Development							
				231: Youth Development							
232 010		City of		Youth Shelter services	03T 201(e)	\$159,196	\$31,793				\$190,989



	Seattle HSD												
					Specific provider of these services will be determine via a Request for Investments process to be concluded in the fall of 2006. Anticipated services will include shelter for homeless youth.								
					231: Youth Development Subtotal				99	\$159,196	\$31,793	\$0	\$0
					23: Children, Youth, & Family Dev. Subtotal				99	\$159,196	\$31,793	\$0	\$190,989
					24: Community Services				99				\$190,989
					241: Community Facilities				.99				
					Community Facilities RFP (Citywide)				03 201(c)	\$414,000			\$414,000
					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. Awards will be announced at the conclusion of an RFP process in the Fall of 2006.				Loc Gov				
					<i>Performance indicator: 3 facilities projects.</i>								
					<i>Start date: 1/1/2007 — Completion date: 12/31/2007</i>								
					241: Community Facilities Subtotal				99	\$414,000	\$0	\$0	\$414,000
					242: Emergency & Transitional Services				99				
					Lazarus Day Center Operations (416 2nd Ave, 98104)				03T 201(e)	\$72,510			\$72,510
					Provide hygiene and laundry facilities, light snacks or meals, and information to homeless men and women aged 50 and older.				LMC				
					<i>Performance indicator: 1,600 persons who are homeless.</i>				SubPriv				
					<i>Start date: 1/1/2007 — Completion date: 12/31/2007.</i>								
					Urban Reststop Essential Services (1922 9th Ave, 98121)				26 03T 201(e)		\$112,116		\$112,116
					Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults. Project is also funded with 2005 ESG carryforward of \$43,626, for total budget of \$108,035				[LMC]				

SEATTLE'S DRAFT 2007 UPDATE OF THE 2005-2008 CONSOLIDATED PLAN - NOVEMBER 2006

242	Olsen	Salvation Army	<p><i>Performance indicator: 3,200 persons who are homeless.</i></p> <p><i>Start date: 1/1/2007 — Completion date: 12/31/2007.</i></p> <p>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 one year, including supportive counseling and referral services.</p> <p><i>Performance Indicator: 25 persons at risk of homelessness</i></p> <p><i>Start date: 1/1/2007 – Completion Date: 12/31/06</i></p>	SubPriv	\$41,957				\$41,957
242	16	Salvation Army	<p>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.</p> <p><i>Performance indicator: 234 persons at risk of homelessness.</i></p> <p><i>Start date: 1/1/2007 — Completion date: 12/31/2007.</i></p>	26 05G 201(e) [LMC] SubPriv	\$86,862	\$7,695			\$94,557
242	17	New Beginnings	<p>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. The eliminated CDBG will be replaced in 2005 by other City funding, there will be no net decrease to the contract.</p> <p><i>Performance indicator: 200 persons at risk of homelessness.</i></p> <p><i>Start date: 1/1/2007 — Completion date: 12/31/2007.</i></p>	05G 201(e) LMC SubPriv	\$86,861	\$8,180			\$95,041
242	120	YWCA of Seattle-King County	<p>Angeline's Day Center and Night Shelter (2024 - 3rd Avenue 98121) Provide a daytime shelter for chronically homeless low-income women. Services include hygiene, laundry, and supportive services. <i>Performance indicator: 1,450 persons who are homeless.</i></p> <p><i>Start date: 1/1/2007 — Completion date: 12/31/2007.</i></p>	03T 201(e) LMC SubPriv	\$245,439				\$245,439



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242 180	8005E Poole	City of Seattle HSD	Emergency Shelter Grant Program Administration (Office: 618 2nd Avenue) Emergency Shelter Grant Program Administration <i>Performance indicator: 1 organization.</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007.</i>	26 21A 206 [LMC] LocGov	\$28,018	\$28,018	\$28,018	\$28,018
242 210		Archdiocesan Housing Authority	Aloha Inn (1911 Aurora Avenue N, 98109) Transitional housing and support services for formerly homeless men and women. <i>Performance Indicator: 33 individuals will remain housed for 6 months</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$159,288	\$159,288	\$159,288	\$159,288
242 220		Archdiocesan Housing Authority	Noel House (2301 Second Avenue, 98121) Emergency shelter and transitional services for homeless women. <i>Performance Indicator: 58 individuals placed in in permanent or LT transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$418,428	\$418,428	\$418,428	\$418,428
242 230		Archdiocesan Housing Authority	St. Martin de Porres (1561 Alaskan Way S, 98134) Emergency shelter and transitional services for homeless individuals <i>Performance indicator: 37 individuals placed in permanent or LT transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$288,541	\$288,541	\$288,541	\$288,541
242 240		Downtown Emergency Services Center	Main Shelter Program (517 3rd Ave, 98104) Provide emergency shelter and supportive transitional services for homeless adult persons. <i>Performance indicator: 70 individuals placed in permanent or LT transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$860,732	\$352,147	\$1,212,879	\$1,212,879
242 250		Family Services	Transitional Assistance Provide transitional assistance to move people from homelessness into housing. <i>Performance indicator: 100 households placed into shelter, 48 of those exit to permanent or LT transitional housing</i> <i>Start date: 1/1/2007 - Completion date: 12/31/2007</i>	03T 201(e) LMC SubPriv	\$256,989	\$256,989	\$256,989	\$256,989



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242 260	Fremont Public Association	<p>Broadview Emergency Shelter and Transitional Housing (420 Terry Avenue, 98104)</p> <p>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</p> <p><i>Emergency-\$162,198; Performance indicator: 45 families placed into shelter, 32 of those exit to permanent or LT transitional housing</i></p> <p><i>Transitional-\$146,096; Performance indicator: 24 families placed into LT transitional housing, 10 of those exit to permanent housing</i></p> <p><i>Start date: 1/1/2007 - Completion date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$425,446	425446
242 270	Fremont Public Association	<p>Family Shelter-(Citywide)</p> <p>Provide emergency shelter, counseling and extended stay shelter to homeless families, with support services to help transition out of homelessness</p> <p><i>Performance indicator: 59 families placed into enhanced shelter, 36 of those exit to stable housing</i></p> <p><i>Start date: 1/1/2007 - Completion date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$139,725	139725
242 280	YWCA Seattle - King County	<p>Angeline's Enhanced Shelter Program (2024 - 3rd Avenue 98121)</p> <p>Enhanced shelter and supportive services to help transition individuals out of homelessness</p> <p><i>Performance indicator: 27 individuals placed in permanent or long-term transitional housing</i></p> <p><i>Start date: 1/1/2007 - Completion date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$93,169	93169
242 290	YWCA Seattle - King County	<p>Downtown Emergency Shelter (1118 5th Avenue, 98101)</p> <p>Provide emergency shelter and counseling services for homeless women and children in crisis.</p> <p><i>Performance indicator: 18 households and an additional 65 single persons placed in permanent or long-term transitional housing</i></p> <p><i>Start date: 1/1/2007 - Completion date: 12/31/2007</i></p>	03T 201(e) LMC SubPriv	\$207,000	207000
242 300	YWCA Seattle - King County	<p>Seattle Emergency Housing (2820 E. Cherry, 98122)</p> <p>Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services.</p>	03T 201(e) LMC	\$432,209	432209



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Betts	Community Services	Eviction Prevention: provide legal representation and litigation services to low income tenants who are the subjects of wrongful landlord eviction actions. <i>Performance Indicator:</i> 135 households. <i>Start Date:</i> 1/1/2007 — <i>Completion Date:</i> 12/31/2007	LMC SubPriv						
243 060	tbd	HOPWA RFP An RFP process will be used to allocate the 2007 HOPWA funds. The RFP will occur in 2007.	28 03T 201(e) [LMC] LocGov	\$1,615,000					\$1,615,000
243 070	Salvation Army	Rent Stabilization Program (Citywide) Provide rental assistance with case management services to low-income households who are transitioning out of homelessness or at-risk of eviction. <i>Performance indicator:</i> 100 households (general). <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.	03T 201(e) LMC SubPriv	\$0	\$0	\$556,361	\$205,947	\$205,947	\$205,947
2435	9999	243: Tenant Stabilization Subtotal	99	\$0	\$1,615,000	\$556,361	\$205,947	\$205,947	\$2,377,308
		244: Food Assistance							
244 010	Arreola Operation Sack Lunch	Outdoor Meal Program (Columbia & 6th Avenue, Seattle) Provide free meals to 300 persons per day weekends and weekdays). <i>Performance indicator:</i> <i>Start date:</i> 1/1/2007 — <i>Completion date:</i> 12/31/2007.			\$50,000				\$50,000
		244: Food Assistance Subtotal		\$0	\$0	\$50,000	\$0	\$0	\$50,000
2547	9999	24: Community Services Subtotal	99	\$508,156	\$4,835,517	\$539,949	\$205,947	\$205,947	\$7,164,620
29	9999	2: Human Services Department Subtotal		\$539,949	\$6,153,518	\$539,949	\$205,947	\$205,947	\$8,514,414

			CDBG	ESG	HOPWA	HOME	
9999	zz	42: Neighborhood and Community Development Subtotal	\$5,170,449	\$0	\$0	\$0	\$5,170,449
9999	zz	4: Office of Economic Development Subtotal	\$5,170,449	\$0	\$0	\$0	\$5,170,449

Office of Economic Development 108 Loans

Alps Loan (621) South King Street

Section 108 loan in the amount of \$2.3 million for acquisition of the Alps Hotel. Upon completion of rehabilitation, the Alps Hotel will contain approximately 117 studio units and, 6,000 square feet of ground floor commercial space

\$2,300,000

Hong Kong Building (507 Maynard Avenue)

Section 108 loan in the amount of \$1.1 million for acquisition of Hong Kong/Mar Hotel. Upon completion of rehabilitation, the Hong Kong/Mar Hotel will contain approximately 28,000 square feet of commercial/office and 6 units of housing

\$1,100,000

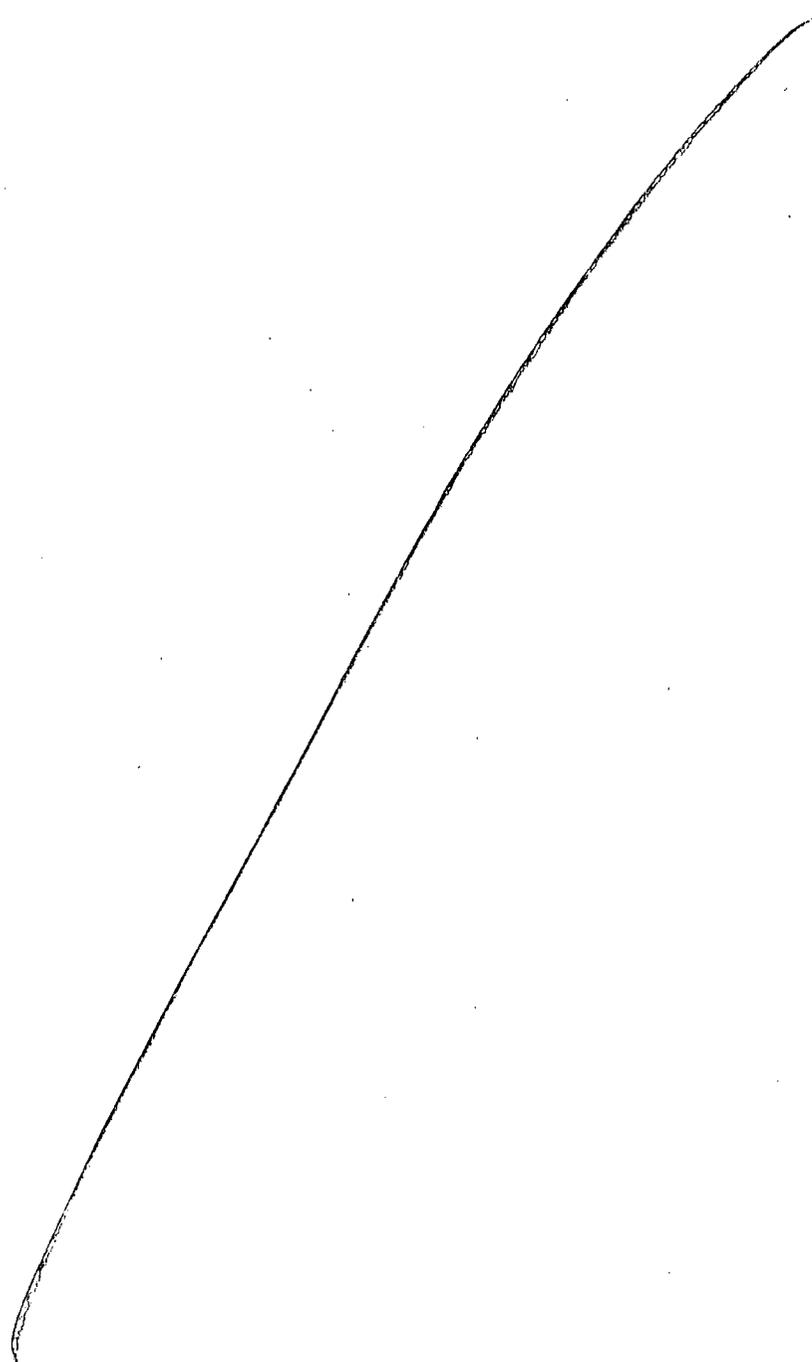
Northgate South Commons (301 NE 103rd Street)

Section 108 loan in the amount of \$,144,000 for construction financing of a portion of the commercial component of the Northgate South Commons mixed-use project. Upon completion of construction, this commercial component will include approximately 28,650 square feet of commercial retail space.

\$4,144,000



Totals \$13,388,843 \$539,949 \$1,615,000 \$4,943,090 \$20,486,882



Section 6 - Housing Policies

2007 Revised APPENDIX H to the 2005-2008 Consolidated Plan

The policies outlined in this Appendix H to the Consolidated Plan pertain to all capital funds administered by the Seattle Office of Housing (OH) unless otherwise noted. Please refer to the currently applicable 2002 Housing Levy Administrative and Financial Plan for additional policies governing the use of 2002 Housing Levy funds.

Affordable Rental Housing Policies

RENTAL HOUSING PRIORITIES

The rental housing priorities described below indicate the types of rental housing the City is most interested in funding, but are not listed in priority order. Proposed projects not meeting one or more these priorities may still be considered for City funding.

PRIORITY: HOUSING FOR FAMILIES WITH CHILDREN

- *Particular interest:*

- The area of greatest need based on 2000 Census special tabulation data provided by HUD is housing for extremely low-income families (0-30% of MI);
- Supportive transitional and permanent housing for families who are homeless, including projects participating in the Gates Foundation Sound Families Initiative.

- *Needs rationale:*

- Over 5,000 extremely low-income families in Seattle have housing problems as defined by HUD, meaning they pay more than they can afford for rent and utilities (i.e., > 30% of their income), live in overcrowded conditions, or lack complete kitchen and plumbing facilities. Almost 60% of extremely low-income families pay more than one-half of their household income for rent and utilities.
- The October 2003 One Night Count found that 369 families with children were living in shelters or transitional housing.
- Preliminary findings from a recent evaluation of the Sound Families Initiative found positive outcomes for homeless families, with two-thirds moving on to stable housing, and slightly more than half with increased monthly income.

PRIORITY: HOUSING FOR SMALL HOUSEHOLDS

- *Particular interest:*

- The area of greatest need among Seattle's small households is for housing for extremely low-income (0-30% of MI) single individuals;
- Permanent supportive housing projects serving people who are chronically homeless and/or disabled.

- *Needs rationale:*

- In Seattle, over 10,000 extremely low-income singles (under the age of 62) and another 2,500 extremely low-income seniors who live alone or with others pay more than one-half of their income for rent and utilities.
- The Seattle-King County Health Care for the Homeless Network (HCHN) estimated that, in 2002, at least 4,900 single men and women in the downtown Seattle area met the definition of

chronically homeless, meaning they had been homeless for a year or longer or had four or more episodes of homelessness in the past three years.

- Ninety-eight percent of persons who are homeless or who live in transitional housing report either having no source of income or having extremely low incomes through social security, unemployment insurance, or State general assistance.
- Most homeless persons suffer from one or more disabilities, such as mental illness, chemical or alcohol dependency, and/or chronic and acute medical conditions.
- National studies have documented the success of supportive housing models on multiple levels:
 - ✓ utilization of health services (decreases in emergency room visits, hospitalization, and emergency detoxification, and increases in preventive health care services);
 - ✓ employment status (increase in earned income and employment rates when employment services are provided in supportive housing, and decrease in dependence on entitlements);
 - ✓ treatment of mental illness (decreased symptoms of schizophrenia and depression); and
 - ✓ ending substance abuse (much higher success rates for people living in supportive housing).

PRIORITY: PRESERVATION OF SUBSIDIZED RENTAL HOUSING PROJECTS WITH EXPIRING AFFORDABILITY RESTRICTIONS

- *Particular interest:*
 - Projects that preserve affordable units that are at risk due to expiring project-based Section 8 subsidy.
 - Preservation of tax credit projects with expiring affordability restrictions, if rents are currently below-market and buildings serve a significant number of very low-income (0-50% of MI) households.
- *Needs rationale:*
 - The Washington Low Income Housing Alliance estimates that 984 affordable units in 19 buildings in Seattle are at risk of being lost by 2006 due to expiring project-based Section 8 subsidies.
 - In addition, a list provided by the Washington State Housing Finance Commission in January 2004 showed 19 other low-income housing tax credit buildings (1,023 units) in Seattle with affordability restrictions that will be expiring by 2006. Some of this affordable housing stock may be at risk of converting to market-rate.

PRIORITY: HOUSING THAT HELPS ADDRESS SPECIFIED COMMUNITY DEVELOPMENT OBJECTIVES

- *Particular interest:*
 - Affordable workforce housing (generally housing affordable to households with incomes 31-80% of MI) that furthers revitalization or other community development goals in Housing Investment Areas. Strategies and priorities for Housing Investment Areas are identified in the Levy Administrative & Financial Plan, Consolidated Plan, and neighborhood plans.
 - New construction of affordable housing in urban centers, especially those lagging in meeting their residential growth targets as identified in the Comprehensive Plan or those where affordable housing is needed to help mitigate displacement of low-income people due to gentrification.
 - Transit-oriented development projects that are generally located within ½ mile of a light rail station or major transit center.
- *Needs rationale:*
 - Mixed-use and multifamily development projects are needed in certain Seattle neighborhoods, particularly ones where the private market is not developing due to economic distress or other factors. Such projects fulfill both housing and commercial needs, and higher-density populations and pedestrian- or transit-friendly orientation meet goals of smart growth, the Growth Management Act, and neighborhood plans.

- The market in some Seattle neighborhoods is not mature enough to support desired mixed-use and residential development without public subsidies. Non-profit developers often are relied on to lead community development and revitalization in distressed areas.
- Housing is integrally connected to targeted community development strategies, as well as to wealth creation efforts for economically disadvantaged families and individuals. Affordable housing not only benefits residents, but also contributes to security and stability of neighborhoods. As neighborhoods revitalize, continued provision of affordable housing helps enable existing residents to continue to live there.
- Locating affordable housing near employment centers and public transit reduces household transportation costs and increases transportation choices.

AFFORDABILITY POLICIES

The policies described in this section apply to capital funds awarded by OH for production or rehabilitation to provide or preserve affordable rental housing, including HOME and CDBG funds, except that these policies do not apply to Housing Levy funds, Sound Families funds, programs where the City leverages other funds through credit enhancement strategies, other City fund sources for which specific affordability guidelines are adopted by City legislation, mitigation funds that are used to provide affordable rental housing in accordance with the findings of a nexus study, or funds used for bridge loans (but amounts repaid on bridge loans and bridge loans converted to long-term financing are subject to these policies unless the fund source for the bridge loan was otherwise exempt). Affordability policies for Levy funds are provided in the Levy Administrative & Financial Plan.

The following rental affordability policies apply to permanent capital funding appropriated for use in a biennial budget cycle (e.g. 2005-2006):

- At least 50% of rental program funds shall be used for units with affordable rents for extremely low-income households;
- Remaining rental program funds shall be used for units with affordable rents for very low-income households, except:
 - ✓ Funds may be used to produce or preserve units with affordable rents for low-income households, that are not affordable to very low-income households, in the Central Area, Rainier Valley/Beacon Hill, Delridge/Westwood, South Park, Pioneer Square, and International District Housing Investment Areas as described in Appendix G of this Consolidated Plan;
 - ✓ Funds may be used to produce or preserve units with affordable rents for low-income households, that are not affordable to very low-income households, within half a mile of a light rail station or major transit center located outside of Downtown;
- Funds may be used to acquire or rehabilitate an existing, occupied project and subsidize some units affordable to low-income households, but occupied by over-income households with incomes up to 80% of median income. Such funds will be considered to have been used for housing affordable to extremely low-income households or very low-income households, respectively, to the extent the units are required to be occupied solely by and affordable to, such households within 2 years of the date of the loan agreement. In such case, the initial regulatory term will be established for a 52-year period. By the end of the initial 2-year period after the date of the loan agreement, over-income households need to be relocated or the Borrower will be in default and required to return a prorata portion of the OH funding.

RENT STANDARDS AND ELIGIBLE HOUSEHOLDS

Except as provided in the *Affordability Policies* above, program funds are to be used only for units that are occupied or will be initially occupied by eligible households at affordable rents for the respective income categories.

For the purposes of the Consolidated Plan, "affordable rent" for low-income households means annual rent not exceeding 30% of 80% of median income; affordable rent for very low-income households means an annual rent not exceeding 30% of 50% of median income; and affordable rent for extremely low-income households means an annual rent not exceeding 30% of 30% of median income. For the purposes of determining whether a unit bears affordable rent, the term "rent" includes the rent paid by the tenant plus an allowance for utilities paid by the tenant.

Tenant households with income above the applicable eligibility levels are called "over-income households." City funding is not available for units that are occupied at the time of funding by residents with household income greater than 80% of median income. The City may require as a funding condition that units occupied by such households, although not City-funded, become rent-regulated under a City regulatory agreement when occupancy changes.

SITING POLICY

Unless the Director waives the siting policy as stated below, OH will not fund, or certify as consistent with this Consolidated Plan, a project if the proposed number of subsidized rental housing units for extremely low-income households would exceed the capacity for additional subsidized rental housing units for extremely low-income households in the Census block group where the proposed project is located.

Capacity for additional subsidized rental housing units for extremely low-income households is defined as:

- The total number of housing units in the Census block group according to the latest information as updated annually by the Department of Planning and Development (DPD), multiplied by 20%;
- Less the number of existing subsidized rental housing units for extremely low-income households in the Census block group according to the latest report available from OH (OH's inventory of subsidized rental housing in Seattle includes projects with capital subsidies from public agencies; i.e. City-funded projects as well as non-City funded projects as reported annually by county, state and federal agencies).

The siting policy does not apply to projects located within Downtown because of its special nature as a high priority area for affordable housing investment. A map of Downtown is included in Appendix G of this Consolidated Plan.

The OH Director may grant a waiver of the siting policy if one or more of the following criteria are met:

- The proposed project is a "neighborhood-supported project".

To be considered a neighborhood-supported project, OH will need to determine that the proposed project is supported by a reasonable number of immediate neighbors and/or affected neighborhood organizations. Such determination will be based on review of results of the community notification process as described in the *Good Neighborhood Guidelines* section of this Appendix H, including notification of immediate neighbors, consultation with established community groups, public meetings, and/or other means of community notification as OH deems appropriate. The 2007 proposed update to the Good Neighborhood Guidelines is attached to this report as Appendix _____. In accordance with national, state and local fair housing laws, OH disregards, in evaluating neighborhood support for the project, any opposition that appears to be based on characteristics of future residents of a project if discrimination based on such characteristics is prohibited.

- Additional market-rate housing development is planned in the Census block group, and OH determines that the proposed project would not result in more than 20% of total housing units in the block group being subsidized rental housing for extremely low-income households, based on an adjusted estimate of total housing units that includes units for which building permits have been issued (based on the Department of Planning & Development's latest annual report of building permit data) or other such documentation as deemed appropriate by OH.
- OH determines that natural or manmade barriers (e.g. a bluff, waterway, or freeway) physically separate the proposed project from existing concentrations of subsidized rental housing for extremely low-income households.

BRIDGE LOAN POLICY

OH bridge loans are intended to provide short-term funding to permit housing projects to proceed in advance of the availability of permanent project funding. Bridge loan funding is available to enable property acquisition, construction or rehabilitation to proceed when the borrower can provide assurance that permanent funding will be available from other sources on acceptable terms within a reasonable time period to repay the bridge loan. Given reasonable assurance of repayment, bridge loans may also be made for acquiring at-risk Section 8 preservation projects or to assist in the acquisition of sites or buildings in designated Housing Investment Areas or in certain neighborhood areas in order to implement neighborhood plan-identified strategies advocated by community organizations. Applications for bridge loans may be made outside of OH's NOFA process.

Bridge loans for affordable housing are made utilizing any OH-administered fund sources determined to be appropriate by the OH Director. The maximum term of a bridge loan shall be two years. OH shall require payment of a reasonable rate of interest, which shall be no less than 3% simple interest. In addition, a loan fee may be charged for providing the bridge loan. A bridge loan may be made as a component of a larger loan that includes long-term financing.

OH may allow all or a portion of a bridge loan to be converted to a permanent loan subject to maximum subsidy limits for all OH and other City agency administered or allocated capital funds that may be combined to provide permanent gap financing for the housing portion of a project, pursuant to the Levy Administrative & Financial Plan, and availability of permanent fund sources. Conversion to a long-term loan may be conditioned upon affordability restrictions for additional units.

Homebuyer Assistance Program Policies

The policies that follow apply to City Homebuyer Assistance Program funds, including Levy, American Dream Downpayment Initiative (ADDI), and other HOME funds. Additional policies pertaining to Housing Levy Homebuyer Assistance Program funds are provided in the Levy Administrative & Financial Plan.

ELIGIBLE USE OF FUNDS

- HOME funds, including ADDI funds, may be used for home purchase assistance and development of affordable units to be sold to eligible low-income households.
- OH may provide up to \$1,000 of HOME funds to non-profit homeownership organizations at the time of loan closing to help pay for counseling services provided by such organizations in connection with each OH-funded homebuyer assistance loan. However, the \$1,000 for counseling services must be authorized in the contracts between organizations that originate homebuyer assistance loans and OH, and may not be included as part of the loans to homebuyers.
- All types of for-sale units are eligible, including single-family residences, condominiums, limited equity cooperatives, co-housing/land trusts, and homes on leased land.
- The maximum home purchase price is the same as the FHA mortgage limit, as adjusted annually or 95 percent of the median purchase price for single family housing in Seattle as documented according to HUD requirements.
- Borrowers must purchase a home in Seattle and use it as their principal residence. Purchases of investment properties are not allowed under this program. Homes with an accessory dwelling unit are eligible, provided that the borrower is an owner-occupant of the home and ADU tenants and rents meet household income limits and affordability requirements, per HOME regulations. A lease-to-own contract may be considered a purchase.

HOMEBUYER ELIGIBILITY

- Borrowers must have household incomes at or below 80% of median income.
- Each borrower or the borrower's family must be a "first-time homebuyer," which is defined as any individual and his or her spouse who have not owned a home during the three-year period prior to purchase of a home using Homebuyer Assistance Program funds. Any individual who is a displaced homemaker may not be

excluded because that individual, while a homemaker, previously owned a home with his or her former spouse. Any individual who is a single parent may not be excluded because that individual previously owned a home with his or her spouse. Definitions of "displaced homemaker" and "single-parent" are per 24 CFR 92.2. OH may narrow the definition of "first-time homebuyers" in order to ensure equitable treatment between married and non-married persons, subject to federal requirements in the case of loans using ADDI funds. OH also may, for the same purpose, expand the "single parent" eligibility category with respect to loans not using ADDI funds.

- Borrowers must successfully complete a pre-purchase homebuyer education program approved by OH.
- Borrowers must be able to financially qualify for a first mortgage approved by OH.
- In programs administered directly by the City, qualifying income will be defined using the IRS definition of adjusted gross income for reporting on IRS Form 1040, subject to any adjustments or exclusions required by federal law or regulations. House Key Plus Seattle, a program administered for the City by the Washington State Housing Finance Commission, will use the Section 8 Program definition for gross annual income.

LENDING GUIDELINES

- Homebuyer assistance loans will be limited to the amount needed for each borrower, providing gap financing for low-income borrowers unable to qualify for sufficient private financing to purchase a home.
- Borrowers may receive homebuyer assistance loans up to a maximum of \$45,000 per assisted household, including both Levy funds and other City-administered funds, unless the maximum is increased in accordance with provisions below. The \$45,000 cap includes any fees paid to non-profit homeownership organizations for counseling services. Homebuyer assistance loans include loans to homebuyers and loans to developers or prior owners assumed by, or otherwise passed through to, homebuyers. Homebuyer assistance loans may be used for downpayments, closing costs, and/or first mortgage loan interest rate write down, as approved by OH.
- City-funded assistance for any home improvements, if committed or provided in connection with a home purchase, is considered to be assistance for the purchase and, together with the homebuyer assistance loan, cannot exceed the \$45,000 loan limit except in the following cases: (1) assistance provided to a nonprofit developer for home purchase and improvement costs associated with an OH-approved land trust project, and (2) assistance to an eligible buyer purchasing a home located within a Housing Investment Area, for which the combined homebuyer and home improvement assistance may total up to \$65,000, provided that the homebuyer assistance loan does not exceed \$45,000.
- In order that single-source downpayment assistance may be provided for the convenience of borrowers, in lieu of loans from Levy or other City funds and non-City sources to the same borrower, OH may allow a higher amount of City-funded home purchase assistance, not to exceed \$70,000, for a borrower that receives a loan made as part of a project or lending program for which a developer or nonprofit lending agency has obtained commitments of non-City homebuyer subsidy funds, but only if all of the following conditions are satisfied:
 - (1) Non-City subsidy funds provided to such project or program must be used for deferred downpayment assistance loans or other assistance that increases the ability of low-income households to purchase a home.
 - (2) The average amount of City-administered home purchase assistance for all low-income homebuyers participating in the project or lending program, including buyers who do not receive any City-administered funds, may not exceed \$45,000.
- The OH Director may revise the maximum loan amount of \$45,000 by up to \$10,000 for the homebuyer assistance if increases in interest rates or sales prices, or lack of other homebuyer subsidies, create difficulty in qualifying households with incomes up to 60% of median income as eligible homebuyers in Seattle. The OH Director must provide five 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. Council approval is required if the OH Director wants to increase the maximum loan amount by more than \$10,000.

- Homebuyer assistance loans using HOME funds, including ADDI funds, and using the recapture option will be structured with repayment obligations, using a promissory note and deed of trust approved by OH.
- Loans will generally be 30-year amortizing loans, with payments deferred for the first 5 to 8 years or longer for homebuyers with disabilities or who are participating in certain OH homebuyer programs. Loans may include provisions for payment of a share of appreciation. Any share of appreciation payable may be reduced and/or eliminated over time. Loan repayment terms shall specify the interest rate, which generally shall not exceed 3% simple interest; loan term; period of payment deferral; and any contingent interest or share of appreciation. Interest may be forgiven for households participating in certain OH homebuyer programs if specific conditions are met as determined by OH.
- Borrowers must provide a minimum of \$2,500 or 2% of the purchase price, whichever is greater, of their own funds toward the home purchase as a condition to any homebuyer assistance loan. Borrowers may receive gifts of funds towards their portion of the downpayment; however, gifts must not exceed 25% of the borrower's total downpayment requirement. Borrowers with incomes 60% of median income or less may provide a lower contribution as follows: (1) for borrowers who are participating in an Individual Development Account-type matching fund program, verified and approved by the Office of Housing, the minimum downpayment to be paid from the borrower's own funds, not including matching funds provided to the borrower, is \$2,500; (2) for borrowers participating in an OH-approved nonprofit-sponsored sweat equity housing program that requires significant participation by the borrower, the borrower's contribution of volunteer time may be accepted in lieu of the minimum cash contribution; and (3) for borrowers who have a long-term disability and whose household income includes SSI or similar public income support, gifts may constitute up to 75% of the borrower's total downpayment requirement.
- The terms of each loan made to a homebuyer shall provide that the entire principal balance is due upon sale or refinancing of the home, at the lender's option, to the extent permitted by applicable law. However, OH may permit assumption of the loan by another eligible borrower in lieu of repayment.
- Borrowers may use any first mortgage product approved by OH, including FHA, Fannie Mae and Freddie Mac products, and portfolio loans. FHA 203(k) purchase-rehabilitation loans are also eligible, provided the rehabilitation amount exceeds \$5,000.

RECAPTURE AND RESALE GUIDELINES

The following provisions apply to HOME, including ADDI, homebuyer assistance funds.

In conformity with HUD rules, OH will impose either resale or recapture requirements, at its option. The recapture or resale options may be managed by the City, a subrecipient, or other contracting party at OH's option. The recapture or resale options cannot be used together in the same loan.

- For HOME funds that are allocated for eligible development costs and programs operated by nonprofit housing agencies, the resale option may be used. In such cases, the agreement with the developer or nonprofit housing agency will provide for long-term affordability of the housing. Requirements include:
 - ✓ The initial sale and any resale of subsidized units during the applicable affordability period must be made to low-income households.

- ✓ The resale price during the applicable affordability period is limited to maintain an affordable purchase price for subsequent low-income homebuyers. The resale formula must also provide for a fair return to the seller. The resale price and return formula must be approved in advance by OH.
- ✓ New purchaser income and resale price are restricted during the affordability period via a recorded deed restriction or land covenant, or there is a purchase option or right of first refusal in favor of the City or a City-approved entity at a restricted price, or both methods are used.
- For HOME funds allocated to lending programs, the recapture option may be used. The City or a City-approved entity will have the right to require full repayment of the HOME subsidy, including ADDI funds, when resale occurs, regardless of the applicable affordability period, to the full extent permitted by law.

SUBORDINATION POLICY

Many program borrowers refinance their homes or borrow against the value of their homes, and request that their homebuyer assistance loan's lien position be subordinated to another loan. In some cases agreeing to these subordination requests could greatly increase the risk that taxpayer funds may not be paid back. The current policy of OH is that subordination requests will be evaluated by the Homeownership Program Manager and will be considered only when all of the following conditions are met:

- The total proposed loan to value ratio does not exceed 90% of the appraised or assessed value, whichever is less. The new loan does not have a balloon payment before the homebuyer assistance loan maturity date and is not an interest only loan.
- The homeowner needs to refinance only the existing first mortgage indebtedness against the property to take advantage of better rates, terms, and payments, and is not incurring additional indebtedness against the property, except for one or more of the following:
 - ✓ Refinancing fees;
 - ✓ Payments needed in order to save the house from a foreclosure;
 - ✓ Costs of an urgent health and safety repair;
 - ✓ Medical, funeral, or other emergency expenses of the homeowner or immediate family that are determined to be allowable by the Homeownership Program Manager.

TARGETED OUTREACH

OH has worked with the Seattle Housing Authority (SHA), local lenders, and the Washington State Housing Finance Commission (WSHFC) to make City downpayment assistance funds available for residents and tenants of public housing and manufactured housing. SHA, through its Family Self-Sufficiency and Section 8 Homeownership programs, is marketing to residents and tenants of public housing and identifying eligible families for homeownership programs. The City will work with the WSHFC and participating lenders to identify tenants of manufactured housing in the City and mail program brochures to them. The City has made Levy, ADDI, and other HOME funds available for downpayment assistance. WSHFC is making below-market interest rate first mortgages available to eligible borrowers. Private mortgage lenders are originating and closing the mortgage loans.

HOMEBUYER EDUCATION AND COUNSELING

All homebuyers using City downpayment assistance funds are required to attend homebuyer education. A portion of available federal funds are awarded by OH for delivery of homebuyer education and counseling programs. In

addition, the Seattle Housing Authority (SHA) has contracted with the Urban League and the International District Housing Alliance to provide homebuyer education and counseling to residents and tenants of public housing who are planning to buy homes. SHA staff screen and determine the suitability of residents and tenants of public housing for participation in homebuyer programs.

SHA and King County Housing Authority (KCHA) received ROSS Homeownership Counseling funding in a joint application in FY 2002. SHA and KCHA procured the services of an ethnically-diverse homeownership counseling and referral consortium. The consortium of the Urban League, El Centro de la Raza and International District Housing Alliance has begun culturally-specific outreach to qualified public housing tenants in Family Self-Sufficiency or similar programs to identify possible Section 8 homeownership recipients. The consortium also recruits and enrolls eligible households in homebuyer education workshops, works with participants on credit issues, prequalifies and connects them with lending programs and assists with housing search and other supportive services.

HomeWise Program Policies

OH's HomeWise Program provides for low-interest rehabilitation loans and weatherization grants primarily for the purpose of improving the health, safety, and energy efficiency of housing for low-income households. Income limits for rehabilitation loans vary by fund source, but in no case exceed 80% of MI. The maximum individual rehab loan is \$45,000, with a waiver by the OH Director allowing up to \$10,000 additional (for an overall total of \$55,000) due to demonstrated health and safety needs. Interest rates generally are set at 3% simple interest. Depending on the circumstances of the individual household, the loan may be amortized or deferred. HomeWise forgivable grants are available, up to \$10,000, for lead-based paint abatement if required in a rehabilitation project. Grant terms require full repayment if the home is sold within 5 years and provide for forgiveness after 5 years.

The program generally gives priority to loans for improving health and safety, and for curing code violations. For a time period through December 31, 2007, the program will also give priority for repairs that address exterior dilapidation or conditions that would contribute to neighborhood revitalization in the Rainier Valley/Beacon Hill Housing Investment Area in Southeast Seattle.

Weatherization grants are made for energy efficiency-related repairs in owner- and renter-occupied single-family homes and eligible multifamily rental properties. The income limits for such grants vary by both fund source and tenure of the household (i.e. owner, renter).

Tenant-Based Rental Assistance Policies

The City administers two rental assistance programs. The *Rental Stabilization Program* is funded with HOME funds. The second program, called the *Emergency Rental Assistance Program*, is funded through the 2002 Seattle Housing Levy and is described in more detail in the Levy Administrative & Financial Plan.

Under the *Rental Stabilization Program*, \$205,947 of 2005 HOME funds are available for tenant-based rental assistance for families and individuals who are transitioning out of homelessness or who are at risk of becoming homeless. Up to eighteen months of transition and eviction prevention assistance is provided to eligible households. Additional non-HOME funding supplements the core rental assistance with case management services to address the special needs of those who have been or are at-risk of homelessness and to promote long-term stability for the households served. The program emphasizes client stabilization in housing six months after leaving the program. The Salvation Army is administering the program through a contract with the City.

Population served: Only Seattle households and individuals with incomes at or below 50% of median income are eligible to apply for rental-assistance funds.

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

- The increasing 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.

Feasibility: Tenant-based rental assistance is feasible in Seattle where the housing stock is in good condition. Vacancy rates vary from neighborhood to neighborhood and indicate that rental housing is available.

Consistency with the Consolidated Plan: Tenant-based rental assistance is used to assist households with incomes 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.

Both of Seattle's rental assistance programs were developed by the City in coordination with the Seattle Housing Authority and a diverse group of stakeholders who are experienced with rental subsidy and eviction prevention programs. The programs are an important element in the City's overall homelessness prevention and long-term stability strategy. The models emphasize 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 *Rental Stabilization Program* includes oversight of HUD-defined fair market rent/rent reasonableness, Housing Quality Standards (HQS) and lead-based paint inspections, processing of payments to landlords/tenants, and developing terms for rental assistance contracts.

Section 7 – Use of HOME Funds, Including ADDI

2007 Revised APPENDIX L to the 2005-2008 Consolidated Plan

The 2007 HOME funding allocation to the City of Seattle is estimated to be \$4,393,559, including \$92,338 of American Dream Downpayment Initiative (ADDI) funds. The following table summarizes planned use of estimated HOME allocation funds for 2007.

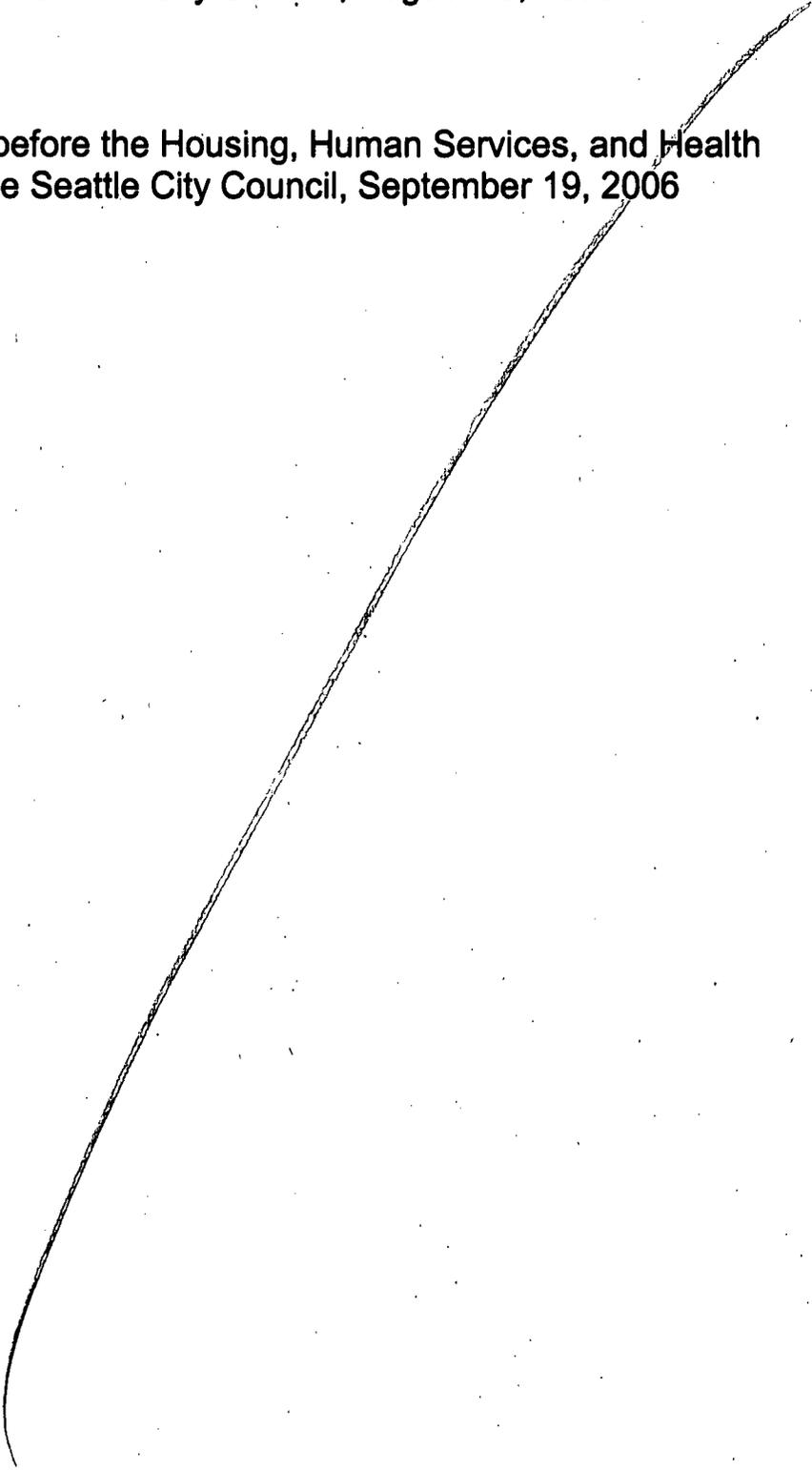
ESTIMATED 2007 HOME PROGRAM ALLOCATION			
Program	Population Served	2007 Funding	User of Funds
RENTAL PROGRAMS			
Rental production & preservation	Low-income families and individuals	\$7,753,585	Affordable housing developers
Rental assistance	Low-income families and individuals	\$205,947	Non-profit service providers
Rental Total		\$2,959,532	
HOMEOWNERSHIP PROGRAMS			
Homebuyer assistance	Low-income homebuyers	\$911,567	Nonprofit agencies, private and for-profit developers and mortgage lenders
Homebuyer assistance (ADDI Funds)	Low-income homebuyers	\$92,338	Nonprofit agencies, private and for-profit developers and mortgage lenders
Homeownership Total		\$1,003,905	
ADMINISTRATION		\$430,122	City of Seattle (HUD allows 10% of non-ADDI funds to be used for admin.)
TOTAL		\$4,393,559	

Please refer to the *Homebuyer Assistance Program Policies* section of Appendix H of this Consolidated Plan for information on planned use of HOME homebuyer assistance funds (including ADDI) and guidelines related to recapture/repayment, refinancing, targeted outreach, and education and counseling.

Section 8: Public Comments on Proposed 2006 Update to the Consolidated Plan

Public Hearing before the Housing, Human Services, and Health Committee of the Seattle City Council, August 15, 2006

Public Hearing before the Housing, Human Services, and Health Committee of the Seattle City Council, September 19, 2006



Appendix – A: Southeast Seattle Neighborhood Revitalization Strategy 2006 Update

The 2005-2012 Southeast Seattle Neighborhood Revitalization Strategy (NRS) focuses on three priority areas:

- Business Development and Job Creation
- Housing and Commercial Development
- Parks and Public Infrastructure

Within each of these priorities, a set of strategies, activities, outcomes and results have been established. Some of these activities describe how HUD Block Grant Funds will be used to support the Community Development Program of the Rainier Valley Community Development Fund. Other activities may or may not be funded by HUD Block Grant Funds but are included because they support revitalization in Southeast Seattle.

The following matrix summarizes the status of actions, outcomes and results as of 2006. Please refer to the full Southeast Seattle NRS document included as an attachment to the 2005 Consolidated Plan Update for more information.

Acronyms used in the matrix are defined below:

OED = City of Seattle Office of Economic Development
RVCDF = Rainier Valley Community Development Fund
OPM = City of Seattle Office of Policy Management
DPD = City of Seattle Department of Planning and Development
OH = City of Seattle Office of Housing
SHA = Seattle Housing Authority
HSD = City of Seattle Human Services Department
SDOT = City of Seattle Department of Transportation
Parks = City of Seattle Parks Department

Strategy 1

Increase awareness and usage of available business technical assistance and financing, with a particular emphasis on serving the multi-ethnic communities of the Rainier Valley in a culturally appropriate and effective manner.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1a Identify and fund new approaches to improve access to technical and financial services for limited English speaking business owners.	OED	OED will emphasize the improvement of services to refugee and immigrant owned businesses in its program that funds technical assistance for low- to moderate-income business owners.	City of Seattle OED to complete by end of 2006	OED is working with existing practitioners to develop an assessment and evaluation tool that will allow better linkage between practitioners, community based organizations and immigrant and refugee entrepreneurs seeking business assistance. The tool will allow practitioners to provide better and more specific business assistance to immigrant and refugee entrepreneurs.	City of Seattle OED to complete by end of 2006	RVCDF will provide technical assistance to 280 small businesses.
1b The RVCDF will continue to leverage its unique expertise in establishing relationships with small businesses, especially ethnic businesses, to provide culturally-competent technical assistance.	RVCDF	N/A	N/A	RVCDF and Sound Transit meet regularly to analyze business assistance needs of businesses impacted by Sound Transit development. Sound Transit now offers one-on-one technical assistance to businesses along the MLK corridor. For other business throughout the Valley, targeted radio announcements, ethnic newspaper ads, clustered marketing approaches, and one-on-one technical assistance sessions are among the recommendations being considered to improve service delivery and awareness of business assistance resources to limited English speaking business owners.	RVCDF will provide technical assistance to at least 200 small businesses	RVCDF will provide technical assistance to 280 small businesses.



Strategy 1 Continued

Increase awareness and usage of available business technical assistance and financing, with a particular emphasis on serving the multi-ethnic communities of the Rainier Valley in a culturally appropriate and effective manner.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1c) Improve environmental practices of small business owners	Office of Sustainability	The City Office of Sustainability will work with the utilities to increase technical and financial assistance to business owners and operators with limited English, for energy and water efficiency, recycling and waste prevention, hazardous materials reductions and storm water pollution prevention. Outreach in 2005 will focus on restaurants and bakeries in Southeast Seattle.	The City will approach at least 60 small business owners and operators with limited English in effort to improve access to City services to improve energy and water efficiency, recycling and waste prevention, hazardous materials reductions and storm water pollution prevention by mid-2006. The City will have evaluated the success of the program and determine how best to continue to serve this group of businesses.	Outreach to business owners and operators with limited english proficiency was conducted. 157 businesses received introductory visits, 106 businesses received preliminary site audits, and 106 businesses made one or more changes. The program was most successful in terms of water conservation. Businesses installed: 422 water aerators; 44 low flow spray heads; and, 70 low flow toilets. In total, businesses saved approximately \$70,000 - \$80,000 in combined water and sewer fees. This is an average of roughly \$700 - \$800 per business and a potential water savings of 30,000 - 40,000 gallons for the utility. This pilot was intended to inform City utility depts in the needs and challenges of these businesses and best approaches to working with them. Depts will receive the report and decide how to incorporate it into their programs.	Same as Intermediate Outcome 2006	



Strategy 2

Create a more aggressive facade improvement program that targets existing business nodes within the Rainier Valley, with particular emphasis on the Rainier Avenue corridor.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
<p>2a RVCDF will work with Southeast Effective Development (SEED) to augment SEED's existing facade improvement program using RVCDF's Facade Improvement Grant.</p>	<p>RVCDF</p>	<p>N/A</p>	<p>N/A</p>	<p>RVCDF's Community Development Program includes a Façade Improvement Grant product up to \$25,000 to supplement SEED's city-funded program. Grant to be used for meeting match requirements, providing design and permit assistance, or expanding program reach. Implementation of the Program is on hold pending City's decision on facade program funding.</p>	<p>RVCDF and SEED will identify at least two business nodes on which to concentrate resources and will complete at least 4 total facade improvement projects across the two nodes.</p>	<p>RVCDF and SEED will complete at least 10 facade improvement projects across the two nodes.</p>
<p>2b The City will: (1) increase the overall amount of facade funds available to complete facade projects in Southeast Seattle; (2) raise the maximum amount of funding available for each individual project to \$25,000; and (3) eliminate the match requirement for the first \$10,000 per project.</p>	<p>OED</p>	<p>N/A</p>	<p>N/A</p>	<p>(1) OED has suspended accepting new applications in 2006 due to decreased CDBG funds for the program. The City will decide in its 2006 budget process if sufficient funds are available to continue the program in 2007. RVCDF can use its allocated funding to provide facade grants, but is intending to do so in conjunction with SEED's City-funded program. (2) City has increased the maximum match amount to \$25,000.</p>	<p>The City will fund at least 30 facade improvements in Southeast Seattle.</p>	<p>The City will fund at least 60 facade improvements in Southeast Seattle.</p>



Strategy 3

Provide financial and technical assistance to small businesses that currently do not have access to and/or are not reached by existing community

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
<p>RVCDF will offer its Business Incentive Loan and Business Interest Subsidy Grants to support the investment of additional capital for business development in Southeast Seattle.</p>	<p>RVCDF</p>	<p>N/A</p>	<p>N/A</p>	<p>RVCDF has completed all necessary agreements to begin offering its Business Incentive Loans and Business Interest Subsidy Grants. Two interest subsidy grant is under consideration.</p>	<p>RVCDF will complete: (a) at least 7 Business Incentive Loans resulting in at least 25 new jobs in the Rainier Valley; and (b) at least 10 Business Interest Subsidy Grants, in partnership with another community lender, by the year 2008 resulting in 10 new jobs in the Rainier Valley.</p>	<p>RVCDF will complete: (a) a total of at least 30 Business Incentives Loans resulting in at least 12 new jobs in the Rainier Valley; and (b) at least 30 Business Interest Subsidy Grants, in partnership with another community lender, by the year 2008 resulting in 30 new jobs in the Rainier Valley.</p>



Strategy 4

Develop wireless and high speed internet access in the Rainier Valley to spur business growth and development.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
N/A	N/A	N/A	N/A	<p>The City identified Columbia City (S. Alaska to S Dawson along Rainier Ave S) as the Wi-Fi pilot project site. The pilot is currently averaging about 37 unique users per day and 75 sessions per day. After earlier technical problems, the system has been much more stable. A fiber optic cable has been installed to replace a wireless link to downtown and a new access point has been installed at Hudson and Rainier. Along with the Rainier Valley Chamber of Commerce (Chamber) and Columbia City Business Association, OED is planning an additional marketing push this summer. OED is in the process of conducting an evaluation of the system, including user and business surveys. This will be done by September. The Chamber and Dept of Neighborhoods have discussed potential funding sources to extend the WiFi coverage and train small businesses in its use.</p>	<p>Wireless network is installed in the Columbia City business node along Rainier Avenue: (S. Alaska to S. Dawson) and is available through 2008.</p>	<p>Network functions through 2010, and by 2012 decision is made whether or not to continue and/or expand network into other neighborhoods.</p>



Strategy 5
Initiate and execute a concerted marketing and public outreach effort highlighting the opportunities and successes in the Rainier Valley.

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
<p>The Rainier Valley Chamber of Commerce will coordinate the development of a marketing strategy. Participants will include representatives of neighborhood business district organizations, key business leaders, Sound Transit, Seattle Housing Authority, and the City of Seattle. OED will provide \$20,000 to pay for the development of the strategy leading and the Chamber will coordinate the fundraising to pay for the implementation of the campaign.</p>	<p>Rainier Valley Chamber of Commerce, OED</p>	<p>City has provided \$20,000 for a marketing campaign to promote the Rainier Valley and its businesses.</p>	<p>N/A</p>	<p>The Rainier Chamber distributed an RFP, evaluated proposals and selected a consultant to develop a valley-wide marketing plan. City provided \$20,000 to develop plan and initiate implementation. The Chamber just received a \$10,000 grant from OED to move the All Valley Marketing Plan forward. The money will be used to implement a discount/loyalty card program this fall as well as hire a grant writer to help seek additional funding for the remainder of the project. We also will be publishing a community directory in October. The neighborhood electronic newsletters are limited to Columbia City at this time, but Chamber hopes to expand that to other neighborhoods soon. The neighborhood website is on hold until additional funding can be secured.</p>	<p>Rainier Valley Chamber of Commerce has developed marketing plan and is coordinating its implementation among participants.</p>	<p>Marketing plan is completed</p>



Strategy 6

Support creation of new jobs for local residents by supporting pre-apprenticeship training and job placement for employment opportunities emerging from light rail construction

Action	Responsible Organization	City Commitment	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
The City of Seattle will provide CDBG funds to the Rainier Valley Community Development Fund to implement a four-year pre-apprenticeship program.	RVCDF	City of Seattle is dedicating \$2 million over four years to support this program	N/A	The RVCDF and Seattle Jobs Initiative (SJI) launched the Apprenticeship Preparation Program in April 2004. As of 6/30/06 the Program has placed 74 low-income Rainier Valley residents in construction-related jobs with an average wage of \$15.36 per/hr and 46 people have completed training.	160 local residents provided with pre-apprenticeship training and 220 job placements completed	N/A



Strategy 1

Encourage development in neighborhood business districts and light rail station areas in Southeast Seattle through incentives, such as increased height/density and reduced parking, provision of public amenities and other planning tools.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1a Evaluate market conditions, zoning and other land use regulations at light rail stations.	OED, OPM, DPD, OH	By 2006, complete a feasibility analysis of potential development incentives at key sites, including incentives to encourage affordable housing and public amenities.	Department of Planning and Development's (DPD) multi-family zoning project is evaluating incentives. Amenities around transit stations will be further discussed as a component of the proposed Community Renewal Area (CRA) and through DPD's Neighborhood Business District Strategy.	By 2006, complete a feasibility analysis of potential development incentives at key sites, including incentives to encourage affordable housing and public amenities.	
1b Revise land use codes in neighborhood business districts.	DPD	By 2005, land use revisions made that simplify regulatory requirements, permit residential-only buildings outside designated pedestrian areas, allow more flexibility for parking and open space, and make other changes to promote revitalization.	The Dept of Planning and Development (DPD)'s Neighborhood Business District Strategy proposed land use code changes were submitted to City Council in May, 2005; The City Council's Urban Development and Planning Committee is considering the Mayor's Proposal. Council action is anticipated in July, 2006.	By 2005, land use revisions made that simplify regulatory requirements, permit residential-only buildings outside designated pedestrian areas, allow more flexibility for parking and open space, and make other changes to promote revitalization.	



Strategy 1 Continued

Encourage development in neighborhood business districts and light rail station areas in Southeast Seattle through incentives, such as increased height/density and reduced parking, provision of public amenities and other planning tools.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1c Explore the use of the state's Community Renewal Law to assist a community-supported and focused investment strategy for the Rainier Valley.	OED	By the end of 2006, conduct an area wide assessment. If community support exists, (i) develop a community renewal plan in accordance with state law and reflecting community input and (ii) seek City Council approval of community renewal plan with areas identified for community renewal activities on a demonstration basis	A group of SE community leaders have formed a planning group to analyze and explore the pros and cons of a CRA designation in SE Seattle. OED provided an overview of CRA to this group and they will develop preliminary recommendations. The SE District Council is developing an outreach plan to seek community input on CRA designation and the planning group's recommendations. If broad community support exists for CRA, the City will start a legislative process to seek approval of CRA designation in 2006.	By the end of 2006, conduct an area wide assessment. If community support exists, (i) develop a community renewal plan in accordance with state law and reflecting community input and (ii) seek City Council approval of community renewal plan with areas identified for community renewal activities on a demonstration basis	
1d Support the completion of Seattle Housing Authority's NewHolly project, particularly the redevelopment of the mixed commercial-residential area adjacent to the Othello station area, into a pedestrian-friendly and transit-oriented community.	OPM, OED, OH	N/A	OED, OPM and OH are in the process of evaluating use of the Community Renewal Law to assist SHA with including more commercial space in its redevelopment.	Planning and any regulatory changes needed to complete the Othello station area at NewHolly are completed	
1e Support the completion of SEED's Rainier Court mixed-use project by assisting with site assembly and project financing	OED, OH	N/A	OED and OH are evaluating the possible financing of affordable homeownership in Rainier Court Phase IV	Site assembly for all phases of the Rainier Court development is completed	



Strategy 2
Support development and preservation of homeownership opportunities, including ownership options for low-income and first-time homebuyers, through land use approaches and financial assistance.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
2a Encourage the development of town homes and condominiums in and near neighborhood business areas to promote market rate and affordable homeownership options close to retail services and transit	OH, OED, DPD and RVCDF	N/A	Issues related to the development of town homes is, in part, being addressed in Department of Planning and Development's efforts to overhaul multifamily zoning citywide. OED, OPM and OH are in the process of evaluating use of the Community Renewal Law to encourage development in SE Seattle.	406 homeownership units developed or under development due to City, SHA or nonprofit activities	458 homeownership units developed or under development due to City, SHA or nonprofit activities
2b Support the development of attached and detached for-sale housing at NewHolly and Rainier Vista, including affordable homes constructed by private builders and Habitat for Humanity.	SHA and OH	N/A	Work at New Holly is completed. OH provided funding for Habitat for Humanity's work at Rainier Vista.	Same as above	Same as above
2c Propose legislation allowing cottage housing developments in Southeast Seattle	DPD	By 2006, legislation will have been introduced to Council.	Work on developing cottage housing proposal continues in 2006. A preliminary concept has been developed, and it is anticipated to be ready to submit to City Council in the fourth quarter of 2006.	By 2006, legislation will have been introduced to Council.	
2d Propose code amendments to allow detached accessory dwelling units in single-family zones in Southeast Seattle, providing opportunities for rental income for homeowners and for housing that accommodates extended families.	DPD	By 2005, legislation will have been introduced to Council.	A proposal on 'detached' accessory dwelling units in single family neighborhoods was presented to the Southeast District Council in August, 2005. Legislation was submitted to the City Council in early November, 2005, and is awaiting Council Urban Development and Planning Committee review as of May, 06.	By 2005, legislation will have been introduced to Council.	



Strategy 2 Continued

Support development and preservation of homeownership opportunities, including ownership options for low-income and first-time homebuyers, through land use approaches and financial assistance.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
<p>2e Work with housing developers, lenders and housing counseling organizations in Southeast Seattle to market the availability of City-funded down payment assistance for low-income, first-time homebuyers purchasing new and existing homes.</p>	<p>OH</p>	<p>N/A</p>	<p>The Office of Housing (OH) provides deferred downpayment assistance loans through community-based nonprofits and lenders. HomeSight, the International District Housing Alliance, and Homestead Community Land Trust assist buyers in Southeast Seattle. OH has increased its marketing of assistance to first-time homebuyers by creating Spanish-language marketing materials and radio advertisements. OH markets both homebuyer and home repair programs at cultural festivals that attract residents from Southeast Seattle.</p>	<p>35 first-time homebuyers receive City purchase assistance, 45 low-income homeowners receive home repair loans, 480 low-income residents receive weatherization grants</p>	<p>55 first-time homebuyers receive City purchase assistance, 90 low-income homeowners receive home repair loans, 960 low-income residents receive weatherization grants</p>
<p>2f Through a new partnership with Fannie Mae and local lenders, provide housing rehabilitation loans in conjunction with down payment assistance loans to help first-time homebuyers to purchase lower cost homes in revitalizing neighborhoods. The program will also provide refinance of first mortgages in conjunction with rehab loans.</p>	<p>OH</p>	<p>N/A</p>	<p>Two loans were given in a pilot program. OH is reevaluating the program to enhance its feasibility and is considering relaunching it.</p>	<p>Same as above</p>	<p>Same as above</p>



Strategy 2 Continued
 Support development and preservation of homeownership opportunities, including ownership options for low-income and first-time homebuyers, through land use approaches and financial assistance.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
<p>2g Provide housing repair loans and weatherization grants for low-income homeowners whose homes are in need of health and safety repairs.</p>	<p>OH</p>	<p>N/A</p>	<p>The Office of Housing (OH) funds weatherization and energy conservation improvements that significantly reduce utility costs for low-income home owners and tenants, many of whom live in Southeast Seattle. OH recently produced new marketing materials for their HomeWise housing repair program and is distributing brochures through community facilities and organizations in Southeast Seattle. In addition, OH prepared an article in 2005 on its weatherization programs for the Seattle Housing Authority (SHA)'s Porchlight publication, which reaches private building owners participating in the Section 8 rental assistance program.</p>	<p>Same as above</p>	<p>Same as above</p>
<p>2h Working with community partners, prevent displacement of low-income homeowners by educating about the dangers of predatory lending, which is often targeted at minority homeowners and lower-income and minority neighborhoods.</p>	<p>OH</p>	<p>N/A</p>	<p>OH has produced information about predatory practices in a variety of languages and is providing it to residents attending homebuyer education classes and requesting information about low-cost home repair programs.</p>	<p>information about predatory practices, in a variety of languages, is provided to residents attending homebuyer education classes and requesting information about low-cost home repair programs.</p>	



Strategy 3

Support rental housing development and preservation for a range of household sizes and a mix of incomes, including opportunities for low-income households and larger families, through land use approaches and financial assistance.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
3a Continue to support rental housing development and preservation through City and nonprofit lending programs, with an emphasis on developments located within the neighborhood business areas designated as urban villages.	OH and RVCDF	N/A	OH provides funding for rental housing development through a competitive application process twice per year, including funds dedicated to projects that help revitalize neighborhood business districts. As of 7/1/06, RVCDF is able to offer real estate loans, which give preference to projects located in the SE Seattle urban villages.	825 rental housing units constructed or preserved using public funds and/or incentive programs; 742 of these will have long-term affordability for households below 60% of median income.	1,340 rental housing units constructed or preserved using public funds and/or incentive programs; 890 of these will have long-term affordability for households below 60% of median income.
3b Support the development of market rate and affordable rental housing at NewHolly and Rainier Vista	SHA and OH	N/A	OH provided funding for 51 units of rental housing in the Genessee project at Rainier Vista and 212 units of rental housing for New Holly Phase 3.	Same as above	Same as above
3c Encourage development of rental housing in mixed-use buildings that contain commercial space and/or community facilities, as a catalyst for neighborhood revitalization, using the Seattle Housing Levy's Neighborhood Housing Opportunity Program and other fund sources.	OH and RVCDF	N/A	Such development is eligible for financial assistance from the RVCDF.	Same as above	Same as above



Strategy 4

Support the development and improvement of commercial properties, providing opportunities for business growth and new jobs.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
4a) Identify and fund at least one small to medium scale development project that allows local businesses to become owners of their place of business.	RVCDF	N/A	Such development is eligible for financial assistance from the RVCDF. Specifically, three products in the RVCDF Community Development Program lend themselves to assisting small businesses in developing commercial space. These products are: (1) Business Interest Subsidy Grant; (2) Business Incentive Loan; and (3) Real Estate Financing Loan. The program favors projects that "encourage the growth of locally-owned, community-oriented businesses that add diversity and interest to the goods and services available in the Rainier Valley." No projects with this specific type of development have been brought to RVCDF to date.	RVCDF will provide financing to HomeSight as the developer of at least one or more commercial properties that will result in at least 5 local businesses becoming owners of their place of business. RVCDF will coordinate or partner with other CBDOs as appropriate. The creation of 85 new jobs.	Development projects completed. The creation of 265 new jobs.
4b) Provide loans for development of commercial properties (OED and CDF) See Business Development and Job Creation, Strategies 2, 4 and 5.	OED and RVCDF	N/A	Such development is eligible for financial assistance from the RVCDF. The RVCDF has provided its first real estate loan to SEED for the purchase of a commercial property.	The creation of 85 new jobs.	The creation of 265 new jobs
4c) By 2005, submit an application for federal New Market Tax Credits with a substantial amount targeted to development projects in the Rainier Valley.	OED	N/A	The City's first application was denied 5/13/05 and its second application was denied 6/06.	Same as above	Same as above



Strategy 5 Continued

Continue to build community capacity to carry out community services and revitalization efforts by supporting key community-based partners, especially CBDOs.

Action	Responsible Organization	Intermediate Outcome 2006	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
5d Continue to support CBDOs and other local-non-profit organizations in their efforts to revitalize Southeast Seattle.	OED	N/A	OED provides outcome-based operating support grants for SEED, HomeSight and RVCDF either directly or by leveraging funds through Impact Capital.	CBDOs business plans are aligned with the NRS and other community plans and initiatives that support community development in the Rainier Valley. CBDOs have a culturally sensitive systematic community outreach approach to solicit input and educate the community about its goals, mission, initiatives, services and products.	Same as 2008



Strategy 1
Address the conflicting demands on Rainier Avenue as a major arterial and neighborhood business district "Main Street."

Action	Responsible Organization	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
1a) Identify and address pedestrian safety issues through the installation of sidewalks, crosswalks and other traffic safety measures.	SDOT	Paving 16 lane miles of MLK is underway. Improvements on S Henderson St in 2006 include planting strips, street trees, relocating the curb and gutter, curb bulbs installed at key pedestrian crossings, widening the existing sidewalk, repairing pavement base, repairing existing bus layover areas, and installing new pedestrian lighting. The improvements to S Henderson St will connect the Rainier Beach light rail station with the Rainier Beach commercial area. Curb bulbs and planting strips will be installed at S Garden St, 37th Ave S, and S Henderson between 7th and 8th. Additional paving in SE will depend on the Mayor's "Bridging the Gap" ballot measure. SDOT prioritizes locations of traffic calming devices based on requests and safety. One speed hump and one traffic circle have been installed within the NRS boundaries in 2005 & 2006.	Complete 44.4 lane miles of paving on arterial streets; Complete 56.5 of paving on non-arterial streets; Complete 17 sidewalk or curb enhancement projects; Complete 13 or more neighborhood traffic calming projects such as traffic circles or speed humps.	5 miles of new concrete roadway and sidewalks, new street lights (with substantially higher light level than existing), a new state-of-the-art signal system, including CCTV, emergency vehicle signal preemption, and 10 new signalized pedestrian crossings (from 21 today, to 31 when it's finished), and nearly 1,000 new street trees. Sidewalks, lighting, and landscaping are being improved for 1 mile along South Edmunds (to Columbia City) and for 1.5 miles along South Henderson (to Rainier Beach) to improve pedestrian connections to Light Rail stations.
1b) Identify transportation needs and develop comprehensive transportation improvement financing and programming for Southeast Seattle.	SDOT	The Southeast Transportation Study identified Rainier Avenue S as a high collision street and as a result the city has partnered with the state, county and Seattle citizens to identify problems and find solutions based on local conditions and community needs. An active group of 35 community leaders has been recruited to consider changes in road policies and practices. The program funds increased police enforcement, the development of educational materials and \$185,000 in improvements to the road and signs. SDOT is compiling a list of needs and a baseline traffic analysis will be performed to assess long term needs to 2030. A final report with recommendations should be completed by June 2007	N/A	Completion of multimodal transportation plan which will serve as a blueprint for transportation improvements in Southeast Seattle for next twenty years. Implementation of improvements according to investment strategy.



Strategy 2

Increase the amount of community facilities and public open space in Southeast Seattle.

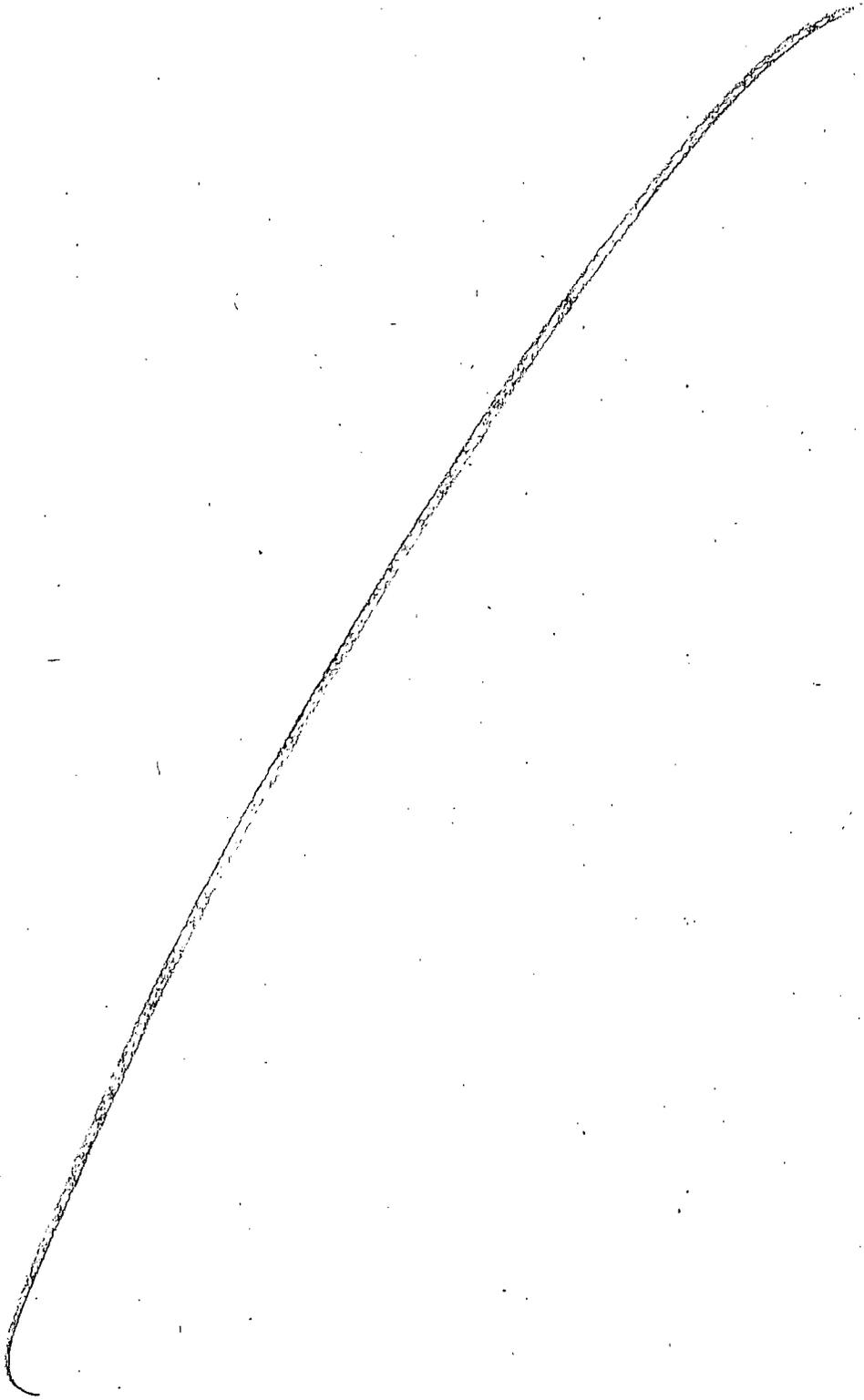
Action	Responsible Organization	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
Improve existing community, park and open space facilities in Southeast Seattle.	Parks	<p>1) Van Asselt Community Center is under construction and will be completed by Dec '06. This is a \$3.9 million expansion 2) So far, 3 of the parks projects listed are completed, 3 are under construction, and 3 are being designed. Mapes Creek project was completed in 2005, MLK and Kubota were completed in 2006. 3 projects are under construction: Columbia, Amy Yee, and John C Little. John C Little and Columbia will be completed by the end of '06. Lake Washington, Brighton, and Jefferson Park are under design. Hillman City P-Patch has been approved by Council. These parks projects represent over \$11 million in funding. 3) Additional acreage for E Duwamish and Kubota have been acquired.</p>	<p>City will commit 1) over \$4 million to make improvements to two community centers in Southeast Seattle by 2006; 2) over \$14 million to make improvements to enhance twelve public parks or open spaces in the Rainier Valley, including Columbia Park, John C. Little Park, Martin Luther King Jr. Way Memorial Park, Hillman City P-Patch, Jefferson Park, Lake Washington Boulevard, the Amy Yee Tennis Center, Brighton Playfield and the Mapes Creek Walkway; 3) additional funding to acquire property in the Kubota Garden Natural Area and the East Duwamish Greenbelt.</p>	<p>Additional improvements will occur through the Department's Capital Improvement Program and through grant funded projects.</p>

Strategy 3

Provide and/or assist in the development of open space that provide recreational opportunities.

Action	Responsible Organization	Status of Outcomes as of 6/30/06	Result by 2008	Result by 2012
Provide additional "off-road" recreational opportunities to walk or bike between Beacon Hill and the	Parks, SDOT	<p>There are three remaining items to complete on the Chief Seattle Trail: crossings (ramps, bollards etc), the final sections of trail paving (both will be completed this fall); and a signal at Othello Street will be installed in '07.</p>	<p>City has initiated construction of the initial 3.6 mile segment of the Chief Seattle Trail in Southeast Seattle.</p>	<p>Completion of the next 1.5 mile segment of Chief Seattle Trail in Southeast Seattle.</p>





Appendix B - CoC Housing and Service Needs (from 2007 McKinney application)

H: COC SERVICES INVENTORY CHART

1	2				3			4										
	Prevention				Outreach			Supportive Services										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Provider Organizations													X					
45th Street Clinic Homeless Youth Clinic																		
A Positive Alternative - Women's Recovery Center											X							
A Positive Alternative-Men's Treatment Program											X							
Abused Deaf Women's Advocacy 24-Hour Crisis Line				X														
Acap Child And Family Services																X		
Aids Housing Of Washington														X				
Alcohol and Drug 24-Hour Helpline (SA)				X							X							
Alcoholics Anonymous											X							
Algonia Police Department											X							
1	2				3			4										
	Prevention				Outreach			Supportive Services										



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
	1			2			3			4								
	Prevention			Outreach			Supportive Services											
Alliance Of People With Disabilities																X		
Alpha Center For Treatment - Bothell Alternatives											X							
Always/Hope - Taylor House											X							
Amaral Parenting And Adoption Services									X									
American Dental Care													X					
American Legion		X	X															
American Lung Association Of Washington											X							
Angeline's - Hot meal						X												
Anti-Drug, The											X							
API Women & Family Safety Center				X														
Arc Of King County				X					X							X		
Archdiocesan Housing Authority						X					X					X		
Artworks																X		
Asian Congregate Meal Program at Legacy House																		
Asian Counseling & Referral				X					X		X	X			X	X		
Associates In Cultural Exchange															X			
Association For Women In Communications Inc.																		X



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
	Prevention			Outreach			Supportive Services												
Atlantic Street Center									X						X				
Atwork!, Issaquah and Bellevue									X										
Auburn Community Supper						X													
Auburn Food Bank		X	X															X	
Auburn Parks And Recreation Department																	X		
Auburn Police Department											X								
Auburn School District															X				
Auburn Youth Resources				X		X			X		X								
Bailey-Boushay House				X										X					
Ballard Food Bank		X	X															X	
Barry Wolborsky											X								
Bayview Manor																	X		
Bellevue Community College															X		X		
Bellevue Parks And Community Services															X				
Benson Heights Rehabilitation Center,												X							
Black Diamond Community Center		X	X																X
Blessed Sacrament Church—Hot meal						X													
Blue Mountain Counseling																			
Bosnian Community (Tukwila)				X															
1	2			3			4				Supportive Services								



Provider Organizations	1				2				3				4					
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Bothell Police Department						X					X			X			X	
Boys And Girls Club Of King County											X							
Bread of Life																		
Cambodian Women's Association				X														
Camp Fire USA - Central Puget Sound Council - Seattle																	X	
Capitol Hill Community Resource Center												X						
Care Planning Associates								X										
Cares Of Washington																X		
Carolyn Downs Family Medical Center												X						
Casa Latina													X			X		
Casey Family Program																X		
Catholic Community Services	X	X	X	X	X	X			X		X			X	X	X	X	X
Center For Career Alternatives								X							X	X		
Center For Human Services											X				X	X		
Center For Multi-Cultural Health								X							X	X		
Central Area Motivation Program								X							X	X		
Central Lutheran Church Lunch Program																		



Provider Organizations	1										2			3			4			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation		
Central Youth and Family Services				X	X	X			X		X									
Cham Refugee Community				X																
CHAYA				X																
Chief Seattle Club (primarily Native Americans)						X														
Children's Alliance				X																
Children's Hospital & Regional Medical Center											X									
Children's Home Society Of Washington											X			X				X		
Children's Services Northwest										X					X					
Chinese Information And Service Center									X		X			X	X					
Church Council Of Greater Seattle									X											
Church of Mary Magdalene																				
Circle Of Recovery																				
Bellevue Youth Link/Bellevue Teen Services											X							X		
City Of Burien			X																	
City Of Pacific			X																	
City Of Seattle - Human Services Department - Help For Working Families			X												X					



Provider Organizations	1		2		3			4										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
City University - Counseling Center						X					X							
Cityteam Ministries			X								X							
Columbia Legal Services				X									X					
Community Health Centers																		
Community House Mental Health								X								X		
Community Justice Centers					X													
Community Psychiatric Clinic				X		X			X		X							
Compass Center Center				X		X												
Comprehensive Health Education Foundation										X								
Conflict Resolution Center					X													
Conquest Center											X							
Consejo Counseling and Referral				X					X		X							
Country Doctor Community Clinic				X					X									
Crisis Clinic				X														
Crista Ministries									X									
Deaf, Blind Service Center									X									
Des Moines Senior Activity Center																		
Disabled American Veterans - Washington Service Office																		
Domestic Abuse Women's Network (DV)				X														



Provider Organizations	1										2				3				4			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation				
Donna Bevan-Lee				X		X			X		X				X							
Downtown Emergency Service Center (DESC)				X		X			X		X				X							
WA Dept. of Social and Health Services (DSHS)		X	X	X					X					X								
Dunshēe House						X																
Dutch Shisler Sobering Center						X																
DWI Victims Panel										X												
Earthcorps															X							
East Cherry YWCA				X											X							
Easter Seals of Washington													X									
Eastside Addiction Professionals										X												
Eastside Domestic Violence Program				X						X												
Eastside Employment Services															X							
Eastside Love Inc. (North and East King County)													X									
El Centro De La Raza						X			X					X								
Elderhealth Northwest, Downtown Seattle Adult Day Center									X													
Emerald City Outreach Ministries						X					X											
Emergency Service Patrol																						
Empowerment Institute								X									X					
1																						
	2										3				4							
	Prevention										Outreach				Supportive Services							



Provider Organizations	1				2				3			4						
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Encompass		X	X														X	
Enumclaw Helping Hands		X	X															
Episcopal Church Of The Redeemer		X	X															
Episcopal Migration Ministries				X														
Eritrean Association of Greater Seattle			X												X			
Ethiopian Community Mutual Association									X						X			
Evergreen Health Care							X		X				X					
Evergreen Treatment Services						X				X								
Fairfax Hospital										X								
Family & Adult Service Center							X							X		X		
Family Kitchen						X												
Family Resources											X							
Family Services				X					X									
Familyworks														X				
Farestart Job Training									X									
Federal Way Community Caregiving Network	X	X																
Filipino Community-Youth Empowerment Project				X														
First Avenue Service Center						X			X									

Supportive Services

Prevention

Outreach

Supportive Services



Provider Organizations	1												2				3			4			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation					
First Place	X								X		X			X									
Fremont Public Association	X	X		X				X			X					X							
Friends Of Youth				X		X																	
Future Visions											X												
Gay City Health Project											X												
Genesis House										X													
Gethsemane Community Services																X		X					
Gondar Mutual Association Of Seattle				X							X			X									
Goodwill - Seattle															X								
Goodwill Baptist Association				X											X								
Greater Seattle Chamber Of Commerce																X							
Hamlin Robinson School														X									
Harborview Medical Center									X		X	X											
Heal														X									
Health Care for Homeless Veterans (USVA)													X										
Health Care for the Homeless Network												X											
Health Information Network													X										
Hearing, Speech And Deafness Center														X									
	2												3			4							
	Prevention												Outreach			Supportive Services							



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Helping Link				X											X			
Highline - West Seattle Mental Health Center									X		X	X				X		
Highline Community College															X		X	
Highline Medical Center - Speciality Campus											X				X			
Highline School District															X			
His Ministry								X										
Hmong Association of Washington				X														
Homeless Veterans Reintegration Program for female veterans						X												
Homeless Women's Veterans Program (USVA)						X												
Hope Recovery Services											X							
Hopelink	X	X	X	X	X	X			X									
Horn Of Africa Services																		
Humane Society For Seattle/King County														X				
Idealist.Org - Action Without Borders																		
Immanuel Lutheran Church, Jubilee Dinners						X												



1	2					3			4									
	Prevention					Outreach			Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Provider Organizations																		
Indochina Chinese Refugee Association			X	X											X			
Interaction Transition						X					X							
Intercept Associates																		
International Community Health Services-Dental													X					
International District Housing Alliance	X			X										X				
International Drop-In Center				X		X						X		X				
International Rescue Committee				X														
Iraqi Community Center				X														
Issaquah Church And Community Services		X	X															
Issaquah Police Department											X							
Issaquah Valley Senior Center																		X
Jewish Family Service - Seattle	X			X					X		X	X		X	X	X		
Jinny Tesik - Grief And Life Transitions Counseling														X				
Job Corps																X		
Kang Wen Clinic														X				
Kent Food Bank And Emergency Services	X	X	X															
1	2					3			4									
	Prevention					Outreach			Supportive Services									



Provider Organizations	Prevention										Outreach				Supportive Services			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Kent Parks, Recreation, And Community Services Department				X														
Kent Youth And Family Services									X									
Khmer Community of Seattle-King County				X														
Kids Co.																	X	
Kids Cuts N Play																	X	
Kin On Community Health Care, Family Caregiver Support Center																		
Kindering Center								X										
King County Bar Association					X													
King County Community Court/Day Reporting						X												
King County Community Service Centers																X		
King County Department Of Community And Human Services		X	X					X		X				X		X		X
King County Department Of Natural Resources And Parks - Washington State University																		
King County District Court																		
King County Drug Court				X														
	2										3				4			



Provider Organizations	1										2				3			4			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation			
King County Housing Authority - Conventional Housing Program															X						
King County Housing Stability Program	X			X												X					
King County Jobs Initiative																X					
King County Labor Council, AFL-CIO - Worker Center															X						
King County Library System - Federal Way Regional					X									X							
King County Mental Health Court				X																	
King County Mental Health										X							X				
King County Metro Transit - Accessible Services																	X				
King County Veterans Program				X																	
Kirkland Interfaith Transitions In Housing						X															
Korean Community Counseling Center				X										X							
Korean Womens Association														X							
Lake Washington School District No. 414																					
Lakeside - Milam Recovery Centers, Inc.											X						X				



Provider Organizations	Prevention				Outreach			Supportive Services										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Lambda Legal - Western Regional Office				X										X				
Lambert House				X														
Lao Community Service Office				X														
Lao Highland Association				X														
Lazarus Day Center						X												
Legal Action Center				X														
Lens Crafters Gift of Sight						X						X						
Lifelong Aids Alliance				X		X								X				X
Lifetime Learning Center															X			
Lighthouse For The Blind																X		
Literacy Source - A Community Learning Center														X				
Love In The Name Of Christ Of Greater Federal Way And Auburn																		X
Lunchtime at St. Luke's										X								
Lutheran Community Services Northwest											X							
Lutheran Counseling Network																		
Madison Clinic				X								X						
Magnolia Helpline		X	X															X
Mamma's Hands						X												
1			2				3						4					



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
	1		2		3		4		Supportive Services									
Maple Valley Community Center																		X
Maple Valley Food Bank And Emergency Services		X																
Master Builders Care Foundation																X		X
Matthew House																		
Mature Workers Alliance Of Puget Sound																X		
Mavin Foundation													X			X		
Medical Respite Program																		
Mental Health Chaplaincy				X		X												
Mercer Island School District															X			
Mercer Island Youth And Family Services		X							X	X	X							
Millionaire Club																X		
Mobile Dentistry - Dr. Peter Moore							X											
Momentum																		
Monday Feeding Program						X												
Motivations											X							
Mpowerment																		
Muckleshoot Indian Tribe											X	X						
Multi-Service Center		X	X	X							X				X			
Narcotics Anonymous											X							



Provider Organizations	2										3				4			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
National Asian Pacific Center On Aging				X											X			
National Association For Black Veterans																		
National Cancer Institutes Cancer Information Service											X							
National Runaway Switchboard				X														
Needle Exchange						X												
Neighborhood House - Yesler Terrace									X						X			
Neighborhood House Helpline		X												X				X
Network Services				X					X									X
New Beginnings.				X					X									X
New Horizons Ministries				X						X								
Nicotine Anonymous World Services																		
Nikkei Concerns - Nikkei Manor														X				
Normandy Park Police Department														X				
North Helpline		X											X					X
North Seattle Community College																		
Northshore School District																		
Northshore Youth And Family Services																		
Northwest Center									X							X		



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Northwest Family Center				X					X			X						
Northwest Guardianship Services									X									
Northwest Justice Project					X								X					
Northwest Lions Foundation													X				X	
Northwest Urban Ministries													X					
Odessa Brown Childrens Clinic									X				X					
Olive Crest																		
Operation Lookout - National Center For Missing Youth				X														
Operation Nightwatch				X														
Operational Emergency Center																		X
Optometric Physicians of WA													X					
Orion Industries																X		
Oromo Community In Seattle															X			
Oromo Community Organization				X											X			
Our Lady Of Mt. Carmel Center															X			
Overlake Christian Church - Special Delivery																		
Overlake Hospital Medical Center									X				X					
Overlake Service League		X	X															
Oxford House																		X



1	2					3			4										
	Prevention					Outreach			Supportive Services										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation	
Provider Organizations																			
Pacific Asian Empowerment Program- Hot meal						X													
Pacific Associates - Training And Employment Services									X						X	X			
Pacific/Algonia Community Senior Center																		X	
PacMed Clinics											X								
Parent Place											X								
Parent-Child Assistance Program - P-CAP									X										
Park Lake Employment Center									X						X	X			
Peace For The Streets By Kids From The Streets						X			X						X	X			
Peace Heathens Homeless Youth Resource Guide																			
Pediatric Interim Care Center				X							X								
People Of Color Against Aids Network - POCAAN						X								X					
Peoples Learning Center															X				
Perinatal Treatment Services, Inc.											X								
Phinney Neighborhood Association						X												X	



1	2					3			4									
	Prevention					Outreach			Supportive Services									
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Provider Organizations																	X	
Pike Market Child Care And Preschool																		
Pike Market Senior Center/Downtown Food Bank																X		
Pioneer Human Services																		
Plateau Outreach Ministries		X	X								X							
Plymouth Housing Group				X					X									
Port Of Seattle - Office Of Port Jobs - Airport Jobs																X		
Powerful Schools														X				
Pregnancy Aid Of Washington - Kent		X	X															
Prime Time Project									X									
PRO Youth				X		X			X	X								X
Proficiency International Multi-Service - Pimis																X		
Project Team									X									
Provail																X		
Providence Hospice Of Seattle									X									
Providence Marianwood																		X
Psychotherapy Cooperative												X						
Public Health - Seattle & King County				X		X	X		X				X	X	X			



1 Provider Organizations	2 Prevention				3 Outreach			4 Supportive Services										
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Puget Sound Educational Service District,											X			X				X
Puget Sound Energy - Natural Gas/Electric Services			X															
Puget Sound Neighborhood Health Centers				X		X	X					X		X				
Puget Sound Personnel, Inc																X		
Queen Anne Helpline		X																X
REACH-case mgmt. for chronic public inebriates									X									
Real Change																		
Recovery Cafe											X							
Recovery Centers Of King County						X			X		X							
Redmond Police Department											X							
Refuge Assistance Program					X													
Refuge Federation Service Center				X										X	X			
Refuge Women's Alliance														X	X			
Renton Area Youth And Family Services									X							X		
Renton Fire Department																X		
Renton Technical College															X	X		
Residence XII											X					X		
1	2				3			4										
	Prevention				Outreach			Supportive Services										



Provider Organizations	Prevention										Outreach				Supportive Services			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Riverview School District																	X	
ROAR	X																	X
Rosehedge - Assisted Care Program For Persons With HIV/AIDS														X				
Ruth Dykeman Children's Center				X														
Ryther Child Center										X								
Sacred Heart/St. Vincent de Paul-Hot meal						X												
Safefutures Youth Center								X							X			
Safety Net Services														X				
Salvation Army	X	X	X	X		X		X	X	X							X	X
Samaritan Center Of Puget Sound																X		
Saturday Kitchen						X												
Schick Shadel Hospital																		
Sea Mar Community Health Center																		X
Sea Mar Youth Residential Treatment Center																		
Sea-Tac Occupational Skills Center															X			
Seatac Parks And Recreation Department																		
Seattle Central Community College																X		
Seattle Children's Home								X								X		X
1	2										3				4			



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Seattle City Light	X																	
Seattle Counseling Service For Sexual Minorities			X						X		X	X		X				
Seattle Department Of Neighborhoods - Neighborhood-Service Centers - Central				X														
Seattle Drug And Narcotic Center											X							
Seattle Education Access												X			X			
Seattle Indian Center						X									X	X	X	
Seattle Indian Health Board									X		X	X						
Seattle Jobs Initiative																X		
Seattle King County Aging And Disability Services									X									
Seattle King County Dental Society																X		
Seattle Mental Health				X					X		X	X						
Seattle Municipal Court																X		
Seattle Municipal Drug Court				X														
Seattle Parks And Recreation Department					X						X					X	X	
Seattle Public Schools - School To Work Program															X	X		
Seattle Team for Youth						X			X									
Seattle Veterans Center				X		X												
1	2			3			4			Supportive Services								



Provider Organizations	Prevention										Outreach			Supportive Services				
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Seattle Victory Church - Recovery Home						X												
Seattle Vocational Institute						X								X		X		
Seattles Union Gospel Mission						X									X	X		
Senior Services of Seattle/King County				X	X							X			X	X		X
Service Alternatives For Washington																X		
Share/Wheel											X							
Shoreline Community Care		X																
Shoreline Community College																X		X
Shoreline Public Schools																X		
Sisters Project - Drop-in						X												
Skacac Industries																X		
Skills, Inc.																X		
Smilemobile											X							
Society Of Saint Vincent De Paul		X	X															X
Somali Community Services Coalition				X											X	X		
SOS (Street Outreach Services)						X												
Sound Transit																		X
South Seattle Community College																X	X	
1	2										3			4				
	Prevention										Outreach			Supportive Services				



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
	2			3			4				Supportive Services							
	Prevention			Outreach														
Tenants Union	X			X		X												
The 'HIV-Enhancement Engagement Team									X						X			
The Diocese Of Olympia, Inc. - Refugee Resettlement Office																		
The Friday Feast						X												
The Manana Coalition (Latino)				X														
The Seattle Public Library						X									X			
Therapeutic Health Services											X					X		
Tigrean Community Association				X														
Tolt Congregational United Church Of Christ			X															
Total Living Concept									X									
Trac Associates										X					X			
Transitional Resources												X				X		
Trettin Drop-In Preschool																	X	
Tukwila Parks And Recreation																	X	
U.S. Department Of Health And Human Services														X				
U.S. Department Of Veterans Affairs									X		X	X	X			X		X
Ukrainian Community Center Of Washington				X					X									



Provider Organizations	1										2				3				4			
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation				
Union Gospel Mission						X			X													
United Indians Of All Tribes Foundation										X					X							
University Churches Emergency Fund	X		X												X			X				
University Of Washington														X	X							
University Of Washington - School Of Dentistry							X															
University Of Washington - School Of Social Work										X												
University Of Washington Medical Center									X					X		X						
University Street Ministry				X		X			X													
Urban League Of Metropolitan Seattle														X	X							
Urban RestStop- Drop-in and hygiene center									X													
UW Virology Clinic																						
Valley Cities Counseling & Consultation						X					X			X								
Valley Counseling Training Center											X											
Valley Medical Center																						
Vashon Youth And Family Services	X	X	X						X		X					X		X				



Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Verberna							X											
Veterans Independent Enterprises Of Washington																X		
Vets Edge (local office of USVA)				X														
Vietnamese Friendship Association.				X														
Vision House											X							
WA State Family Reconciliation Program				X														
WA State Health Dept				X														
Wallingford Community Senior Center					X													
Washington Asian Pacific Islander Families																		
Washington Coalition Of Citizens With Disabilities											X							
Washington Council Of The Blind																		
WA State Department Of Services For The Blind			X													X		
WA State Employment Security - Washington Service Corps																X		
WA State Labor And Industries Department																X		



1	2					3			4							
	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Supportive Services							
									Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Provider Organizations																
Washington State Labor Council, AFL-CIO														X		
Washington Vocational Services														X		
Washington Womens Employment And Education														X		
Way Back Inn		X														
Wchs, Inc - Renton										X						
Weed and Seed								X								
West Seattle Helpline		X														X
Westminster Chapel																
With Grace Training Foundation														X		
Women's Referral Center								X						X		
Worksource														X		
World Relief Refugee Services				X									X	X		
YMCA of Greater Seattle			X	X				X	X	X						
Youth Eastside Services - Bellevue			X	X					X				X			
Youthcare - Orion Multi-Service Center				X				X					X	X		X
YWCA Of Seattle/King County				X				X					X	X		
Snohomish County	X	X		X				X					X	X	X	



APPENDIX C COC HOUSING INVENTORY DATA SOURCES AND METHODS CHART (FROM 2007 MCKINNEY GRANT APPLICATION)

(1) Indicate date on which Housing Inventory count was completed:	
01/26/2006	
(2) Identify the <i>primary</i> method used to complete the Housing Inventory Chart (check one):	
<input checked="" type="checkbox"/>	Housing inventory survey to providers – CoC distributed a housing inventory survey (via mail, fax, or e-mail) to homeless programs/providers to update current bed inventories, target populations for programs, beds under development, etc.
<input type="checkbox"/>	On-site or telephone housing inventory survey – CoC conducted a housing inventory survey (via phone or in-person) of homeless programs/providers to update current bed inventories, target populations for programs, beds under development, etc.
<input type="checkbox"/>	HMIS – Used HMIS data to complete the Housing Inventory Chart
(3) Indicate the percentage of providers completing the housing inventory survey:	
100%	Emergency shelter providers
99%	Transitional housing providers
100%	Permanent Supportive Housing providers
(4) Indicate steps to ensure data accuracy for 2006 Housing Inventory Chart (check all that apply):	
<input checked="" type="checkbox"/>	Instructions – Provided written instructions for completing the housing inventory survey.
<input type="checkbox"/>	Training – Trained providers on completing the housing inventory survey.
<input checked="" type="checkbox"/>	Updated prior housing inventory information – Providers submitted updated 2005 housing inventory to reflect 2006 inventory.
<input checked="" type="checkbox"/>	Follow-up – CoC followed-up with providers to ensure the maximum possible response rate and accuracy of the housing inventory survey.
<input checked="" type="checkbox"/>	Confirmation – Providers or other independent entity reviewed and confirmed information in 2006 Housing Inventory Chart after it was completed.
<input type="checkbox"/>	HMIS – Used HMIS to verify data collected from providers for Housing Inventory Chart.
<input type="checkbox"/>	Other – specify:



UNMET NEED:	
(5) Indicate type of data that was used to determine unmet need:	
<input checked="" type="checkbox"/>	Sheltered count (point-in-time)
<input checked="" type="checkbox"/>	Unsheltered count (point-in-time)
<input checked="" type="checkbox"/>	Housing inventory (number of beds available)
<input checked="" type="checkbox"/>	Local studies or data sources – specify: Health Care for the Homeless Network; Mental Health Substance Abuse and Dependency Services, Sound Families Initiative, agency turn-over, turn-away and vacancy data, state Department of Social and Health Services (for family data)
<input checked="" type="checkbox"/>	National studies or data sources – specify: Dr. Martha Burt as found in Helping America's Homeless: Emergency Shelter or Affordable Housing
<input checked="" type="checkbox"/>	Provider opinion through discussions or survey forms
<input type="checkbox"/>	Other – specify:
(6) Indicate the <i>primary</i> method used to calculate or determine unmet need:	
<input checked="" type="checkbox"/>	Stakeholder Discussion – CoC stakeholders met and reviewed data to determine CoC's unmet need
<input type="checkbox"/>	Calculation – Used local point-in-time (PIT) count data and housing inv. to calculate unmet need
<input type="checkbox"/>	Applied statistics – Used local PIT enumeration data and applied national or other local statistics
<input type="checkbox"/>	HUD unmet need formula – Used HUD's unmet need formula*
<input type="checkbox"/>	Other – specify:
<p>7) If your CoC made adjustments to calculated unmet need, please explain how and why. While the point-in-time count and housing inventory are significant elements of our determination of need, we estimate that the majority of homeless persons simply need permanent affordable housing and they are, therefore not reflected in the unmet need in the inventory charts. The calculation of unmet need for Permanent Supportive Housing takes into account the point-in-time data and housing inventory, and also a number of other data sources and studies as indicated in #5 above. Our calculation is based on the extensive discussion and data analysis that took place in conjunction with the Committee to End Homelessness (CEH) and the development of our ten-year plan. Over a number of months in late 2004 the CEH partner organizations met, and calculated our unmet need for housing, including permanent supportive housing, using local agency-specific and cross-systems data, and provider discussions/surveys as well as national studies. Using these numbers as a baseline, we then analyzed our 2006 inventory and subtracted the units brought on line in 2005, those fully-funded and under development in 2006, and an additional 10% to account for the number of PSH residents who move on to other housing (per aggregate APR data). We cross-checked the identified gap with our point-in-time count to ensure validity.</p>	



Continuum of Care Homeless Population and Subpopulation Chart

Indicate date of last point-in-time count: 01/26/2006

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Number of Families with Children (Family Households):	182	727	243	1,152
1. Number of Persons in Families with Children:	628	2,290	778	3,696
2. Number of Single Individuals and Persons in Households without Children:	1,835	1,211	1,168	4,214
(Add Lines Numbered 1 & 2) Total Persons:	2,463	3,501	1,946	7,910

PART 2: HOMELESS SUBPOPULATIONS	Sheltered	Unsheltered	Total
a. Chronically Homeless (For sheltered, list persons in emergency shelter only)	868	701	1,569
b. Severely Mentally Ill	259	*	
c. Chronic Substance Abuse	470	*	
d. Veterans	402	*	
e. Persons with HIV/AIDS	21	*	
f. Victims of Domestic Violence	278	*	
g. Unaccompanied Youth (Under 18)	25	*	

If applicable, complete the following section to the extent that the information is available. Be sure to indicate the source of the information by checking the appropriate box:

Data Source: Point-in-time count OR Estimate

PART 3: HURRICANE KATRINA EVACUEES	Sheltered	Unsheltered	Total
Total number of Katrina evacuees	90	10	100
Of this total, enter the number of evacuees homeless prior to Katrina	0	0	0



APPENDIX D

NEIGHBORHOOD NOTIFICATION AND COMMUNITY RELATIONS GUIDELINES

Policy: Prior to application for OH funding (permanent or bridge) for production or preservation of affordable rental housing or development of housing for low-income homebuyers, applicants are required to prepare and begin implementing a community relations plan, including neighborhood notification activities.

A successful notification effort leads to open, ongoing communication between developers and neighbors. This requires cooperation by developers, the City, and neighborhood residents. A positive, open relationship between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a rational, dependable means of ironing out differences. While not meant to be a definitive process for each proposal and neighborhood, the steps outlined below provide a comprehensive notification process.

It is the policy of the City of Seattle that OH funding of affordable housing not be refused solely on the basis of concerns expressed by neighbors; the City supports and is committed to promoting diversity in Seattle neighborhoods. A housing project should not be excluded from a neighborhood solely based on any of the following characteristics of the persons who will live there: age, ancestry, color, creed, disability, gender identity, marital status, national origin, parental status, political ideology, race, religion, gender, sexual orientation, possession or use of a Section 8 certificate, or use of a guide or service animal by a person with a disability.

The City supports affordable housing projects that will preserve and enhance the strengths of Seattle's neighborhoods. Housing developers and neighbors should keep OH informed of any issues or concerns throughout the community notification process and operation of the project.

This policy section is intended to provide guidance to developers, acknowledging that neighborhood notification efforts and appropriate community relations plans may vary.

Prior to Finalizing Site Selection Process:

1. Consult with OH prior to finalizing the site selection process. OH will help identify developers of other affordable housing in the neighborhood(s) being considered and suggest neighborhood organizations to contact.
2. Contact other affordable housing owners to learn about a neighborhood's historical and current housing- and development-related concerns.

Prior to Submitting an Application for City Funding:

1. Notify neighbors within at least 300 feet of the site using a written notice, letter or flyer. Consider including basic information about the developer agency, proposed project, estimated schedule, contact person, and neighborhood organizations that have also been notified about the project in the written communication.
2. Contact neighborhood organizations with updated information about project, including final site selection, schedule, and proposal for ongoing communication with the neighborhood. The ongoing communication plan may include presentation(s) at regularly scheduled neighborhood organization meeting(s), invitation to a meeting hosted by the housing developer, formation of an advisory committee, and/or regular project updates in neighborhood organization publications or posted at local libraries, community centers, etc.
3. Information the housing developer should consider sharing at meetings includes the following:
 - Experience as a housing developer and manager; provide names and addresses of other affordable housing projects.

- Description of targeted population of the housing, to the extent that it does not compromise the safety, confidentiality or well-being of the residents; information about property management and support services, if applicable.
 - Mechanisms for communication between the housing developer and neighbors, including 24-hour contact person and number if possible.
 - Estimated schedule for construction and completion.
 - Opportunities for neighbors to provide input on the project (i.e. names of interested neighborhood organizations and how to contact them; community advisory committee; etc.).
4. Maintain communication with immediate neighbors and neighborhood organizations throughout the project's design and construction phase.

Once the Project is Operational:

1. Invite neighborhood organizations and neighbors to project open houses.
2. Establish ongoing communication with neighborhood organizations and neighboring residents and businesses. Promptly address emerging issues and share successes.
3. Keep the City apprised of any issues.

Guidelines for Neighbors:

1. Encourage housing developers and residents to be active members of your community. Invite them to neighborhood meetings and events. Build foundation for long-lasting, positive relationship.
2. Communicate concerns about design, operation and management of a project. Work collaboratively with housing developers and/or residents to identify ways to address those concerns.
3. Neighbors may want to consider negotiating a good neighbor agreement with the housing developer if it turns out that clarity of understanding is difficult to reach verbally.
4. Make sure housing developer and/or residents know what is working well.

FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Human Services	Michael Look 5-1717	Kristi Beattie 4-5266

Legislation Title:

AN ORDINANCE adopting the 2007 update to the City of Seattle 2005-2008 Consolidated Plan for Housing and Community Development, including an action plan, general policies for the use of the City's funding resources for housing and community development; authorizing the submission of the 2007 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: This legislation describes the planned allocation of certain funds, subject to the inclusion of sufficient expenditure allowances in the 2007 budget, and authorizes application for 2007 grant funds from the United States Department of Housing and Urban Development (HUD) for four Consolidated Plan programs: Community Development Block Grant (CDBG), the HOME program, Housing Opportunities for Persons with AIDS (HOWPA), and Emergency Services Grant (ESG).

Background: The City is an "entitlement jurisdiction" for the four fund sources listed above. In order to receive the annual entitlement amounts from HUD, the City must develop and submit to HUD a four-year Consolidated Plan for Housing and Community Development, with annual updates for each of the effective years of the Plan. The City is currently operating under the 2005 – 2008 Consolidated Plan. The purpose of the 2007 Update is to describe changes to the Plan based on strategic, policy, or budget priorities.

The 2007 Update continues the overall strategies described in the 2006 Update which are to focus Consolidated Plan funds on efforts to support the Ten Year Plan to End Homelessness, and maintain the City's commitment to Southeast Seattle through the Rainier Valley Community Development Fund (RVCDF). In accomplishing these strategies:

- Public service funds are used to support shelters and transitional housing for homeless persons, vital services for homeless persons such as day and hygiene centers, and services to support their transition from homelessness to housing.
- The City's CDBG contribution to the RVCDF increases by \$1.85 million in 2007, for a total 2007 CDBG funding level of \$4.35 million. The primary purposes of the funds are to supplement mitigation available to businesses along Martin Luther King Way impacted by construction of light rail, and invest in long-term business and transit oriented development in the Rainier Valley.



Major changes in funding allocations for 2007 include:

- Eliminate CDBG support to staff implementation of Seattle Housing Levy activities. Substitute with General Fund appropriation in the Office of Housing.
- Reduce CDBG support for the Homewise Rehab & Homebuyer Assistance program. The program will be maintained in 2007 and 2008 using a balance of loan repayments made in 2005 and 2006.
- Eliminate CDBG support for the Parks Upgrade Program that provides job training for homeless and formerly homeless persons. Alternative funding is proposed to maintain this project in the Department of Parks and Recreation.
- Eliminate CDBG support for Community Facilities staffing. Reductions are made to alternative programs in the Human Services Department operating budget to provide offsetting General Fund, and are described in the 2007-2008 Proposed Budget.
- Reduce CDBG support for aging housing case management and housing assistance services and some homeless program. Reductions are made to alternative programs in the Human Services Department operating budget to provide offsetting General Fund, and are described in the 2007-2008 Proposed Budget.
- Eliminate CDBG support for the Façade Program. CDBG funds carried forward from prior years and 2006 appropriation will complete the pipeline of existing projects.
- Eliminate CDBG support for the Business Technical Assistance –Microenterprise Program. Reductions are made to alternative programs in the Office of Economic Development operating budget to provide offsetting General Fund, and are described in the 2007-2008 Proposed Budget.
- Increase funding for the RVCDF by \$1.85 million as described above.

The 2007 Update anticipates the following revenue to fund the activities in the Table of Proposed Projects:

- CDBG Entitlement: \$12,622,401
- CDBG Program Income: \$972,200
- HOME Entitlement: \$4,393,559
- HOME Program Income: \$549,531
- Emergency Services Grant Program: \$539,949
- HOPWA Grant: \$1,615,000

These funds are to be allocated to three City departments: Human Services Department, Office of Housing, and the Office of Economic Development.



- Please check one of the following:

This legislation does not have any financial implications. (Stop here and delete the remainder of this document prior to saving and printing.)

X This legislation has financial implications.

Please see the Table of Proposed Projects section of the 2007 Update to the 2005 – 2008 Consolidated Plan for Housing and Community Development for details.

Appropriations:

Fund Name and Number	Department	Budget Control Level*	2006 Appropriation	2007 Anticipated Appropriation
CDBG Main Fund (17810)	Office of Economic Development	Office of Economic Development (6XD10)		\$5,023,675
	Office of Housing	Office of Housing (6XZ81)		\$2,200,408
	Human Services	Human Services Department (H17810)		\$6,370,518
HOME (16490)	Office of Housing	Low-Income Housing Fund 16400 (XZ-R1)		\$4,307,021
	Office of Housing	Office of Housing Fund 16600 (XZ-600)		\$430,122
	Human Services	Emergency and Transitional Services (H30ET)		\$205,947
Human Services Operating Fund (16200)	Human Services	Emergency and Transitional Services (H30ET)		\$539,949
Human Services Operating Fund (16200)	Human Services	Emergency and Transitional Services (H30ET)		\$1,615,000
TOTAL				\$20,692,640



Notes: The table above reflects the appropriation authority anticipated for the CDBG, HOME, HOPWA and ESG budgets as reflected in Section 2 of the Ordinance; actual appropriations will be made as part of the 2007 Adopted Budget.

Anticipated Revenue/Reimbursement: Resulting From This Legislation:

Fund Name and Number	Department	Revenue Source	2006 Appropriation	2007 Revenue
CDBG Main Fund (17810)	Office of Economic Development	CDBG		\$5,023,675
	Office of Housing	CDBG		\$2,200,408
	Human Services	CDBG		\$6,370,518
HOME (16490)	Office of Housing	HOME		\$4,737,143
	Human Services	HOME		\$205,947
Human Services Operating Fund (16200)	Human Services	ESG		\$539,949
Human Services Operating Fund (16200)	Human Services	HOPWA		\$1,615,000
TOTAL				\$20,692,640

Notes: The estimates above of the funding awards are based on the most recent information available from the U.S. Department of Housing and Urban Development. The actual awards may vary. The difference between the estimates and the actual awards will be reconciled during an amendment process in the summer of 2007.



Total Regular Positions Created Or Abrogated Through This Legislation, Including FTE

Impact:

Position Title and Department*	Fund Name	Fund Number	Part-Time/ Full Time	2006 Positions	2006 FTE	2007 Positions**	2007 FTE**
N/A							
TOTAL							

* List each position separately

** 2007 positions and FTE are total 2007 position changes resulting from this legislation, not incremental changes. Therefore, under 2007, please be sure to include any continuing positions from 2005

Do positions sunset in the future? N/A

Spending/Cash Flow:

Fund Name and Number	Department	Budget Control Level*	2006 Expenditures	2007 Anticipated Expenditures
TOTAL				

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

What is the financial cost of not implementing the legislation? This legislation is required if the City is to secure an estimated \$20 million in federal funding for programs and services that serve Seattle's homeless, low- and moderate-income persons and families and persons with HIV/AIDS. If this legislation is not implemented, programs supporting affordable housing creation, homeless shelters, and a variety of services for vulnerable population will be jeopardized.

What are the possible alternatives to the legislation that could achieve the same or similar objectives? Alternative funding in the amount of \$20 million will need to be secured from other fund sources.

Is the legislation subject to public hearing requirements: Yes. The City is required to publish notice of a public hearing in the Daily Journal of Commerce advising citizens that they have a period of 30 days to comment on the proposed Consolidated Plan. This notice should also include a summary describing the contents and purpose of the 2007 update and informing the public how to access copies. A public hearing is required at the end of the public comment period. The notice was published in the Daily Journal of Commerce, a newspaper of general circulation. A public hearing occurred on September 19, 2006.

- **Other Issues** (including long-term implications of the legislation):

Please list attachments to the fiscal note below: N/A



STATE OF WASHINGTON - KING COUNTY

--SS.

204839
CITY OF SEATTLE, CLERKS OFFICE

No. TITLE ONLY

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.

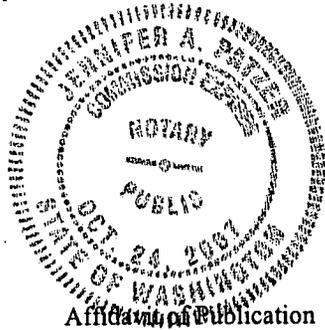
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:122278 & 122280

was published on

11/24/06

The amount of the fee charged for the foregoing publication is the sum of \$ 41.40, which amount has been paid in full.



[Handwritten signature]

Subscribed and sworn to before me on

11/27/06

[Handwritten signature]

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

TITLE-ONLY PUBLICATION

The full text of the following ordinances passed by the City Council on November 13, 2008, 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 684-8334.

ORDINANCE NO. 122274

AN ORDINANCE approving and confirming the plat of No. 2 Addition to the City of Seattle, in a portion of Section 29, Township 24 North, Range 3 East, W.M., in King County, Washington.

ORDINANCE NO. 122280

AN ORDINANCE adding the 2007 update to the City of Seattle 2006-2008 Consolidated Plan for Housing and Community Development, including an action plan, general policies for the use of the City's funding resources for housing and community development, authorizing the submission of the 2007 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: November 24, 2008.

11/24(204839)