

Ordinance No. 123149

Council Bill No. 116647

ORDINANCE _____

AN ORDINANCE adopting the 2010 Update to the City of Seattle 2009 - 2012 Consolidated Plan for Housing and Community Development, including an annual allocation plan and revisions to general policies for the use of the City's funding resources for housing and community development; authorizing the submission of the 2010 Update to the United States Department of Housing and Urban Development; and authorizing the Human Services Director to make changes to the Plan for certain purposes.

Date Introduced and Referred: 9.8.09	To: (committee): Housing & Econ. D
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: 11-16-09	Date Presented to Mayor: 11-12-09
Date Signed by Mayor: 11.23.09	Date Returned to City Clerk: 11.23.09
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoeed by Mayor:
Published in Full Text <input type="checkbox"/>	
Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle – Legislative Department


Council Bill/Ordinance sponsored by: Richard G. McEver

Committee Action:

Date	Recommendation	Vote
9-16-09	HM - Pass as Amended	
	BH - Pass as Amended	

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

Full Council Action:

Date	Decision	Vote
11-16-09	Passed 8-0 (Absent: Drago)	
	AS Amended	
		
	Law Department	

ORDINANCE 123149

1
2 AN ORDINANCE adopting the 2010 Update to the City of Seattle 2009 - 2012 Consolidated
3 Plan for Housing and Community Development, including an annual allocation plan and
4 revisions to general policies for the use of the City's funding resources for housing and
5 community development; authorizing the submission of the 2010 Update to the United
6 States Department of Housing and Urban Development; and authorizing the Human
7 Services Director to make changes to the Plan for certain purposes.

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, HOME Investment Partnerships, Emergency
13 Shelter Grant program and Housing Opportunities for Persons with AIDS programs, in
14 one document; and

15 WHEREAS, the City of Seattle adopted the 2009 - 2012 Consolidated Plan for Housing and
16 Community Development ("Plan") via Resolution 31087 and re-adopted it, as amended,
17 by Ordinance 123057; and

18 WHEREAS, HUD approved the Plan and requires the City to submit an annual allocation plan
19 and update as part of the Plan; and

20 WHEREAS, the Mayor has proposed the 2010 Update to the Plan, including the annual
21 allocation plan, and requests that the City Council adopt the 2010 Update and authorize
22 its submittal to HUD; and

23 WHEREAS, the Mayor's proposed 2010 Update, including a summary describing the contents
24 and purpose of the 2010 Update, has been available for public review and comment for
25 thirty (30) days and a public hearing was held on September 16, 2009; NOW,
26 THEREFORE,

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

28 Section 1. The Seattle City Council hereby adopts the 2010 Update to the 2009 - 2012
29 Consolidated Plan for Housing and Community Development ("Plan"), attached hereto as
30 Attachment 1 ("2010 Update"), for the purposes and subject to the conditions, limitations and
31 potential amendments as set forth in this ordinance.



1 Section 2. The 2010 Annual Allocation Plan, included in the 2010 Update, represents the
2 City's plan and proposal to the United States Department of Housing and Urban Development
3 ("HUD") for the use of the funds. The Plan as amended by the 2010 Update, including such
4 Annual Allocation Plan and the descriptions of strategies, housing policies, and allocation
5 policies, is intended to serve the functions set forth in 24 CFR Section 91.1(b), but the contents
6 of the Plan, as amended by the 2010 Update, are not otherwise intended to have legal effect
7 except as otherwise specifically stated in the 2010 Update.
8

9 Section 3. The allocations set forth in the 2010 Update do not constitute appropriations
10 or modify the amounts of any existing appropriations, nor are they to be considered as final
11 funding decisions. The authority of the respective City departments and offices to implement the
12 activities set forth in the 2010 Update is subject to sufficient appropriations in the City of Seattle
13 2010 Adopted Budget or in any separate ordinance. Implementation of any specific project or
14 program is also subject to a final determination by the appropriate office or department after
15 completion of any necessary review under environmental and related laws. No part of the 2010
16 Update or the Plan is intended to confer any legal rights or entitlements on any persons, groups
17 or entities.
18

19 Section 4. The Mayor and the Director of Human Services ("the Director") and their
20 designees are hereby authorized to submit the 2010 Update to the 2009 – 2012 Consolidated Plan
21 for Housing and Community Development, together with any necessary supplementary material,
22 to HUD as the application by the City for financial assistance under certain HUD programs; to
23 represent the City in seeking HUD approval of the 2010 Update, to make and submit to HUD
24 such modifications to the 2010 Update or the Plan as HUD may require, provided that no
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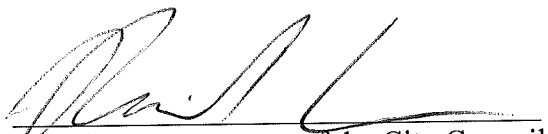


1 substantial policy changes are involved; and to sign and deliver on behalf of the City such
2 assurances and certifications as may be necessary to obtain HUD approval. The Director is
3 further authorized to make such technical and conforming changes to the Update or the Plan as
4 the Director may deem reasonably necessary, and to amend the Plan, if necessary or appropriate
5 under federal regulations, to reflect funding of specific activities, final appropriations for the
6 programs or budget control levels in the Adopted Budget, or changes in activities that are
7 consistent with the policies and priorities established in the Plan. The Director shall notify the
8 Council of all changes or amendments to the Plan. Any substantial amendment, as defined by
9 the adopted Citizen Participation Plan in the 2009 - 2012 Consolidated Plan, as amended, shall
10 require approval by the Council by ordinance.
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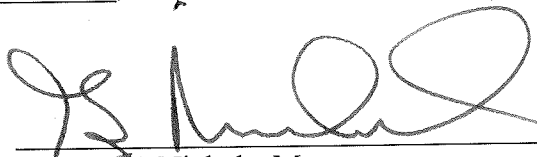


Section 5. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

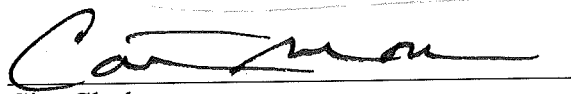
Passed by the City Council the 16th day of November, 2009, and signed by me in open session in authentication of its passage this 16th day of November, 2009.


President _____ of the City Council

Approved by me this 23rd day of November, 2009.


Gregory J. Nickels, Mayor

Filed by me this 23rd day of November, 2009.


City Clerk

(Seal)

Attachment 1: Proposed 2010 Update to the 2009 - 2012 Consolidated Plan for Housing and Community Development



Proposed 2010 Update
To the
City of Seattle
2009 – 2012 Consolidated Plan for
Housing and Community Development
September 2009



Mayor Gregory J. Nickels

Seattle City Council

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Tim Burgess
Sally Clark
Jan Drago
Jean Godden
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Nick Licata
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Bill Rumpf, Deputy Director
Rick Hooper, Laura Hewitt Walker

Office of Economic Development

Steve Johnson, Acting Director
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Tom Tierney, Director
Andria Lazaga, Assets Management Coordinator

The preparation of Seattle's 2010 Update to the 2009-2012 Consolidated Plan was financed, in part, through Seattle's Community Development Block Grant Program. The City of Seattle complies with all federal, state and local laws prohibiting discrimination. Accommodations for people with disabilities provided upon request by calling (206) 615-1717.



About This Update

In November 2008 the Mayor and City Council adopted a new four year plan governing the implementation of four major federal grants received by Seattle. The 2009-2012 Consolidated Plan for Housing and Community Development (available online at http://www.seattle.gov/humanservices/community_development/conplan/plan/default.htm) 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)

The 2010 Update reflects anticipated program and funding activity for the coming year based on the first year's experience under the new 2009-2012 Consolidated Plan and changes in the economic, social, and political environment.

Table of Contents:

Section 1: Introduction _____ 5

This section highlights changes in the environment and how they might affect strategies to support low and moderate income families and individuals in our communities in the current environment.

Section 2: Allocation and Revenue Data _____ 8

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

Section 3: Updated Strategic Plan _____ 11

This section outlines the City's response to the changing environment. Based on the strategy statements in the original 2009 – 2012 Plan, readers can use this section to see how the City will more effectively focus its use of Consolidated Plan funds to help end homelessness, support low and moderate income housing availability and expand economic development.

Section 4: Revised Annual Allocation Plan _____ 40

This table provides the details of the City's intended contract activities with the 2010 Consolidated Plan funds. Included are proposed funding levels and anticipated performance outcomes.



Section 5: Revised Housing Policies _____ 52

This document includes programmatic changes and technical adjustments to the City's Housing Policies (Section 7.1.3 Appendix C of the 2009-2012 Consolidated Plan).

Section 6: Revised Statement of Use of HOME funds _____ 63

The City's use of HOME Investment Partnerships for 2010 is described in this section.

Section 7: Public Comments on the Proposed 2008 Update to the Consolidated Plan _____ 64

Summary of public comment received during 2010 public comment period from September 1, 2009 to October 1, 2009.

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

The City of Seattle 2009 – 2012 Consolidated Plan for Housing and Community Development was submitted to the U.S. Department of Housing and Urban Development in November of 2008 to guide the use of funds from four federal programs:

- Community Development Block Grant
- HOME Investment Partnership
- Emergency Shelter Grant Program
- Housing Opportunities for Persons with AIDS

This 2010 Update to the City of Seattle's 2009 – 2012 Consolidated Plan for Housing and Community Development ("Plan") takes into consideration revenue forecast estimates and changes in the social and economic climate since the Plan was developed and considers their effect on the strategic direction of that Plan. Fundamentally our strategic direction has not changed. The 2010 Update continues the overall strategies described in the 2009 – 2012 Consolidated Plan: continuing to implement the Ten Year Plan to End Homelessness, developing and preserving affordable housing, and fulfilling our commitment to the Rainier Valley Community Development Fund (RVCDF).

Changes in the Environment

Reports are appearing in the national media that offer the perspective that the worst of the national (and worldwide) recession is behind us. If the recovery has begun, it will take time to reach the homeless and low-income communities that the Consolidated Plan funds target. The 2009 – 2012 Plan as developed last year contains extensive sections analyzing the social, economic, and housing needs of Seattle residents. In preparing this 2010 Update, we make the assumption that economic, environmental, and social data derived last summer has not changed sufficiently to change any of our newly-implemented strategies. New funds from the federal government via the American Recovery and Reinvestment Act of 2009 will be in place to supplement and enhance our existing strategies and allow us to undertake additional efforts to support job retention and creation.

Locally, the City's current Housing Levy began in 2002 and expires at the end of 2009. This levy provided \$86 million to create affordable housing, assist first-time homebuyers, and provide for emergency rental assistance to prevent homelessness. A new seven year Housing Levy (2010 – 2016) has been placed on the ballot in the November 2009 General Election in the City. Given that the outcome of the election will not be known until after the 2010 Update is submitted to HUD, the strategies and outcomes in this Update do not include any potential funds from this new proposed levy.

Revenue Outlook

Our expectations for the 2010 regular allocations from HUD are based on proposals coming out of the U.S. House and U.S. Senate in early August 2009 indicating that funding for the HOME Investment Partnership and Community Development Block Grant ("CDBG") programs will be increased over the FY2009 adopted budget levels.

Economic Stimulus Funding

The American Recovery and Reinvestment Act of 2009 (“ARRA”) has provided Seattle with several grants, including one-time funding under the Homelessness Prevention and Rapid Re-Housing Program (“HPRP”) and a one-time special allocation to the CDBG program. These programs awarded approximately \$8 million of HUD funding to Seattle to help homeless persons and low- to moderate-income persons over the next two to three years. Additional funds were made available to the City via the first round of Neighborhood Stabilization Program funding (Housing and Economic Recovery Act of 2008) to assist in the redevelopment of abandoned and foreclosed homes.

Community Development Block Grant – Recovery

ARRA provides \$3.3 million in one-time Community Development Block Grant – Recovery (CDBG-R) funds to Seattle. Of that money, \$1.8 million is targeted for one-time capital improvements to community facilities and affordable housing projects, providing for construction jobs, improved services to low- and moderate-income clients, and preservation of the City’s affordable housing stock. Beneficiaries of this \$1.8 million include a child care center in the downtown core, a hot meal program, and a food bank. Two senior housing buildings will also benefit from needed renovations and energy upgrades with these funds. Another \$1.4 million is being invested in a small business program to create access to capital for small businesses and microenterprises. With the resources from these business loans, jobs will be created and / or preserved for the benefit of low-income employees or neighborhoods. This allocation of CDBG-R funds was provided to HUD and the public in a substantial amendment to the 2008 Annual Action Plan in the spring of 2009. HUD approved the proposed allocation in August of 2009.

Homelessness Prevention & Rapid Re-housing Program (HPRP)

The City of Seattle will receive \$4,933,052 in ARRA funds through the Homelessness Prevention and Rapid Re-Housing Program (HPRP). The Seattle Human Services Department is administering the award of the HPRP funds and contracting with community based non-profit organizations to provide financial assistance and housing stabilization services to low-income individuals and families who are homeless or at risk of becoming homeless.

Seattle’s proposed use of HPRP funding is consistent with the City’s Consolidated Plan Homelessness Response Strategy. Our community’s strategies to prevent and end homelessness are guided by the priorities of the King County Ten-Year Plan to End Homelessness. City investment and service delivery strategies are aligned with regional priorities identified in the Ten-Year Plan:

- Prevent people from becoming homeless;
- Building or acquire more affordable housing units 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.

Status of Needs Assessment Data

The 2010 Update is based on needs assessment data for homeless and special needs populations as published in December 2008 under the 2009-2012 Consolidated Plan. The demographic profile and needs assessment sections of the Plan contain extensive analysis based on the American Community Survey (ACS), state and local economic and growth forecasts and a variety of other recent local strategic plans. These constitute the best available data while waiting for the results of the 2010 U.S. Census now in progress. The City anticipates updating the housing and populations needs data as information is released from the 2010 Census over the next two years leading up to the next major survey of needs done in preparation for the 2013-2017 Consolidated Plan. To view the 2009-2012 Consolidated Plan Demographic Profile and Needs Assessment in detail online, visit:

http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_final_Sec2.pdf and;

http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_final_Sec3.pdf.

Revised Income Guidelines

Subsequent to the publication of the 2009 – 2012 Plan, HUD has provided an updated table (below) to define low-income and moderate-income households and individuals.

Gross Annual Income by Family Size

2009 HUD Income Limits

	Household Size (number of persons)							
	1	2	3	4	5	6	7	8
Very Low Income (30% median)	\$17,700	\$20,250	\$22,750	\$25,300	\$27,300	\$29,350	\$31,350	\$33,400
Low Income (50% median)	\$29,500	\$33,700	\$37,950	\$42,150	\$45,500	\$48,900	\$52,250	\$55,650
Moderate Income (80% median)	\$44,800	\$51,200	\$57,600	\$64,000	\$69,100	\$74,250	\$79,350	\$84,500

2009 Seattle-Bellevue PMSA median family income = \$84,300

Public Participation

The public was first able to view this proposed draft on September 1, 2009. A public hearing was held on this 2010 Update on September 16, followed by public comment on the 2010 budget during the course of the City Council's budget discussions during the months of October and November. A summary of public comments appears in Section 7 of this document.



SECTION 2 – ALLOCATION OF CONSOLIDATED PLAN FUNDS

Summary of Revenue Estimates & Allocation Plan

As this 2010 Update is being prepared (in the summer of 2009), we are planning for increases in the allocations from HUD in two of the Consolidated Plan funds. The following numbers are based on reviews of action taken various committees of the US House of Representatives and the US Senate in late July and early August 2009 as well as the President's proposed 2010 budget. When the actual allocations for the programs are finalized and announced in the first quarter of 2010, we will adjust our plans as necessary and submit a substantial amendment to HUD to reflect those adjustments.

This section outlines our allocations of funds in broad terms. Detailed allocations are found in Section 4 of this update. The City's overall allocation strategies for these funds are unchanged from the 2009 – 2012 Plan adopted in November 2008. Allocation guidelines may be found in Section 4.3.1 of that Plan.

Community Development Block Grant (CDBG)

The purpose of CDBG funds is to help local governments develop viable urban communities by providing decent housing and suitable living environments and by expanding economic opportunities, principally for low- and moderate-income persons. This 2010 Update anticipates that the City's CDBG entitlement will be \$13,000,000, an increase of \$900,000 over the 2009 allocation (or a 7.7% increase). Program income is expected to be lower due to the slowed economy and lackluster housing market, which results in less homebuyer, home repair, and multifamily development loan repayments. Total anticipated program income is \$600,000, compared to over \$1.3 million in the 2009 Adopted budget. Other anticipated funding includes under- expended funds from prior years' projects, a prior year loan repayment, and miscellaneous income. In total, our 2010 proposed CDBG budget equals \$14,000,014.

HOME Investment Partnerships (HOME)

The HOME Investment Partnerships program is intended to help local governments create affordable housing for low-income households. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits. In 2009, Seattle received an appropriation of \$4,615,512 from HUD for the Home Investment Partnership program. We are planning for the same amount in 2010. Program income from the HOME Program is expected to remain stable at \$1 million.



Housing Opportunities for Persons with AIDS (HOPWA)

Seattle is the regional administrator for HOPWA funding for Seattle, King County and Snohomish County. In 2009, Seattle's portion of the HOPWA programs was \$1,705,852. Conservatively, we are estimating a small increase in HOPWA of about 3.2% based on figures coming out of relevant US House and US Senate committees. That assumption results in an allocation estimate of \$1,760,439.

HOPWA funds are allocated for the purpose of supporting persons with HIV and AIDS and their family members in individual living situations. HOPWA activities include tenant-based rental assistance, project based rental assistance and facility operating costs, housing stability, search and placement services, and supportive services that promote housing stability and prevent homelessness. HOPWA funding is awarded to nonprofit agencies through competitive, open processes. Investment priorities are developed based on discussions among HIV Housing Committee members, key stakeholders, and review of current housing continuum needs.

HSD investments focus on programs that: provide or increase housing access for persons with multiple barriers to housing; and effectively and efficiently provide program services that are part of coordinated system(s) or assessment, referral, placement and support.

Household eligibility guidelines for HOPWA-funded housing and services include: medical diagnosis of HIV-positive status, or HIV/AIDS or AIDS, or disabled by AIDS; and household income not to exceed 50% of area median income.

Emergency Shelter Grant (ESG)

For ESG, a conservative assumption is made that the 2010 allocation will remain the same as the 2009 allocation of \$535,274, based on information available at the time the estimate was developed.

All estimates are based on our assessment of Congressional action on the 2010 federal budget as of late July and early August 2009. Estimates are subject to change as summer closes and Congress wraps up work on the 2010 budget. Changes in revenues, and their effects on program allocations, will be reflected in a substantial amendment to the 2010 Update, compiled in the spring of 2010. Generally, HUD formally informs jurisdictions of their current fiscal year allocations during the spring of any given year.

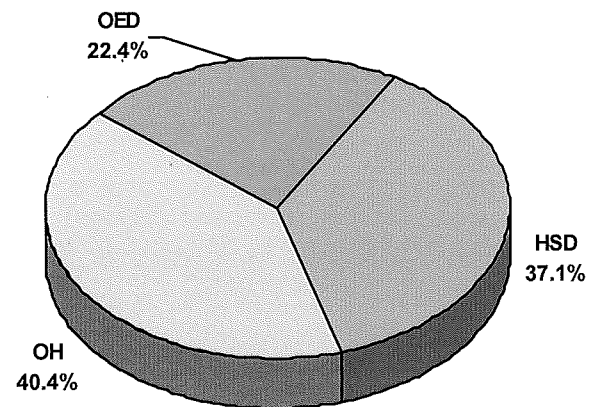
The allocation of these funds is highlighted in the chart to the right below. Specific activity detail is provided by the 2010 Annual Allocation Plan (AAP), included as Section 4 of this document. The allocation of Consolidated Plan funds is made in accordance with the stated policies and strategies contained in the Plan. 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 CDBG Administration.

Office of Housing (OH): funds are used to create affordable housing options for low- and moderate-income Seattle residents including rental housing and owner-occupied housing.

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.

**2010 Proposed Allocation by Departments
All Funds**



Section 3- 2010 Strategic Plan Update

The 2009-2012 Consolidated Plan adopted three HUD prescribed goals and addressed Seattle's needs with the corresponding strategies contained in the Four Year Strategic Matrix (see below).

2009-2012 Seattle Consolidated Plan Goals	
HUD GOAL	City Strategies
1. Promote suitable living environments	A. Support development of community facilities for non-profit agencies
	B. Coordinate essential domestic violence services and move toward prevention
	C. Increase availability of affordable housing
	D. Increase use of affordable housing as a catalyst for distressed neighborhood economic development
	E. Improve infrastructure and community resources in distressed neighborhoods to promote economic development and quality of life
2. Support Decent Housing	A. Prevent homelessness
	B. Move people rapidly from homelessness into housing
	C. Measure and report on Ten-Year Plan to End Homelessness outcomes
	D. Assist domestic violence victims to access and/or maintain stable housing
	E. Provide service-enriched housing for homeless and/or special needs populations
	F. Develop and maintain Seattle's supply of affordable rental housing
	G. Increase opportunities for low-income households to purchase and/or maintain their own home
3. Promote Economic Opportunity	A. Increase economic development opportunities for small and minority-owned businesses in distressed neighborhoods (by target area)
	B. Support commercial corridor revitalization to provide economic opportunity for entrepreneurs, increase jobs, and improve access to goods and services for all distressed neighborhoods



City of Seattle Approach to Housing, Community Development and Response to Homelessness

The City developed overarching principles and directions for each of the major investment areas. The following outlines those principles in terms of a general approach to strategies that are listed in detail in the Four-Year Matrix below.

I. Seattle's Affordable Housing Strategies

Introduction

"We all want Seattle to be a wonderful and desirable place to live, work and raise a family, and that starts by creating opportunities for people of all income levels to find decent and affordable housing. Seattle is dedicated to achieving that goal by assisting first-time homebuyers; low-income, often elderly or disabled homeowners straining to afford necessary life/safety repairs in their homes; low- and moderate-wage workers struggling to find affordable housing in the city where they work; and those with no home at all. Further, the city believes that affordable housing can be environmentally friendly." Seattle Mayor Greg Nickels

Unfortunately, families and individuals looking for affordable housing in Seattle are facing tough challenges:

- Local wages are not keeping pace with Seattle's housing prices
- More than 21,000 renters pay more than half their income for rent
- Single family home and condominium prices have stagnated but remain higher than many households can afford
- More than 18,000 homeowner households pay more than half their income for housing costs

A successful Seattle housing strategy must address the needs of people with extremely and very low incomes and assist with boosting the supply of housing for moderate wage workers. Critically important are strategies designed to support the Ten-Year Plan to End Homelessness. The following summarizes A) the three important community planning efforts that guide Seattle's work on housing issues, B) City of Seattle funding expected to be available in 2010 to implement key affordable housing strategies, and C) City program activities that address various income segments. This summary is followed by a matrix outline of housing strategies and revisions to the housing strategies listed in the Plan.

Note: The City's current Housing Levy began in 2002 and expires at the end of 2009. This levy provided \$86 million to create affordable housing, assist first-time homebuyers, and provide for emergency rental assistance to prevent homelessness. A new seven year housing levy (2010 – 2016) has been placed on the ballot in the November 2009 General Election in the City. Given that the outcome of the election will not be known until after the 2010 Update is submitted to HUD, the strategies and outcomes in this Update do not include any potential funds from this new proposed levy.



A. Community Planning Processes and Documents

Seattle's work on housing issues is guided by 3 major community planning efforts:

1. *Seattle Comprehensive Plan*
2. *Neighborhood Plans*
3. *Ten-Year Plan to End Homelessness*

Seattle Comprehensive Plan – This plan was adopted in response to the State of Washington's Growth Management Act. It includes goals and policies that address many housing issues. In order to meet the city's share of affordable housing needs resulting from expected countywide household growth, the Comprehensive Plan states the City is to plan for:

- at least 20% of expected housing growth to be affordable to households earning up to 50% of median income;
- at least 17% of expected housing growth to be affordable to households earning between 51% and 80% of median income; and
- at least 27% of expected housing growth to be affordable to households earning between 81% and 120% of median income.

The City is to encourage development and preservation of affordable housing citywide. The overall goal is to have at least 25% of the City's housing stock affordable to households with incomes up to 50% of median income, regardless of whether it is publicly assisted or available in the private market.

Neighborhood Plans - During the last decade 38 neighborhood plans were prepared and accepted by the City Council. Many of these plans addressed the need for affordable housing, and many communities proposed innovative solutions in their plans. These plans provide guidance for housing strategies in different geographic areas of the City. Efforts to update Neighborhood Plans in key locations, particularly in support of housing goals and objectives in transit oriented areas, began in 2009. These efforts are expected to help guide housing activities in selected areas during the 2009-2012 timeframe.

Ten-Year Plan to End Homelessness - The Ten-Year Plan is supported by the City, King County, the Church Council of Greater Seattle, the United Way of King County, and others. It has set out the goal of ending homelessness by the year 2015. Its strategies include prevention, creation of more housing, moving people rapidly into housing, building the political will to end homelessness, and measuring the outcomes.

B. Anticipated Funding in 2010

Seattle expects funds to be available from the sources listed below to support the City's affordable housing objectives and strategies in 2010. Funds will be used for the production and preservation of rental housing, rental housing operating and maintenance subsidies,



downpayment assistance for first-time buyers, low-income homeowner rehabilitation and weatherization assistance. Not included in the following list are ARRA housing weatherization funds available to the City via the federal Department of Energy.

Funding amounts are based on the following assumptions:

- **Housing Levy:** As described above, given the timing of the general election, the strategies and outcomes in this Update do not include any potential funds from a new housing levy (2010-2016).
- **Federal CDBG and HOME:** While the federal HOME allocation is expected to remain at 2009 levels, CDBG funds are expected to be greater.
- **CDBG and HOME Loan Repayments:** This amount reflects loan repayments that are estimated to come in during 2010 and be available for new loans.
- **Weatherization:** This is the estimated amount available in 2010 from Federal, State and City sources (not including weatherization funding from ARRA).



Seattle Rental Housing Programs	
Rental Programs Production Estimated for 2010 <i>70 rental units funded</i> <i>370 units weatherized</i>	
Rental Program	Funding Anticipated in 2010
• HOME	\$3,107,394
• CDBG	\$1,704,622
• HOME/CDBG Loan Repayments	\$550,000
• Weatherization	\$2,000,000
Subtotal Rental Funding	\$7,362,016
Seattle Homeownership Housing Programs	
Homeownership Programs Production Estimated for 2010 <i>20 homebuyers purchase homes</i> <i>650 homes get needed minor repairs</i> <i>180 homes weatherized</i> <i>20 homes rehabilitated</i>	
Homeownership Program	Funding Anticipated in 2010
• HOME Homebuyer Assistance (Source: Consolidated Plan)	\$1,046,567
• CDBG Homebuyer Assistance (Source: Consolidated Plan)	\$92,712
• CDBG Minor Home Repair (Source: Consolidated Plan)	\$449,917
• CDBG Buyer Education & Counseling (Source: Consolidated Plan)	\$216,989
• HOME/CDBG Loan Repayments (Consolidated Plan, Estimate)	\$800,000
• Weatherization (Estimate)	\$1,000,000
Subtotal Homeownership Funding	\$3,606,185
Grand Total Housing Funds Anticipated in 2010	\$10,968,201



C. Seattle Housing Programs and Income Levels Served

The table on the following page shows programs available to assist households at different income levels. As described above, given the timing of the general election, the strategies and outcomes in this Update do not include any potential funds from a new housing levy (2010 – 2016). The table includes programs that provide direct funding to create or preserve housing as well as incentive programs that offer increased development capacity or residential property tax exemptions conditioned on providing or preserving units at below market rate rents or home prices.

Brief description of incentive housing programs:

Seattle Homes Within Reach (Multifamily Tax Exemption Program)—This program allows developers to receive a property tax exemption on the residential portion of a development for up to 12 years. As one condition of exemption, 20% of the rental units must be affordable for moderate-wage workers; for homeownership projects, only the income eligible homebuyers receive the exemption. The program is available in 39 target areas (all designated Urban Centers and Villages) in Seattle.

Transferable Development Rights (TDR) Program—The TDR Program is one way that developers of office buildings and hotels can achieve additional density. It helps Seattle achieve a more variable scale of buildings in downtown and South Lake Union neighborhoods by allowing density to be moved from one site to another. Owners of certified housing TDR sites can sell excess development rights to commercial developers and use the proceeds for renovation and long-term preservation of affordable housing.

Commercial Bonus Program—The Commercial Bonus Program allows additional density for office, hotel, and certain other non-residential developments conditioned upon the provision of affordable housing and childcare. The housing and/or childcare can be built by the commercial developer or a financial contribution of \$18.75 per square foot of bonus floor area for housing and \$3.25 per square foot of bonus floor area for childcare facilities may be made to the City for those purposes. Extra floor area may be achieved through the Commercial Bonus Program in downtown on sites zoned DOC-1, DOC-2, DMC-240, and DMC-340 and in one specific IC-zoned area of South Lake Union.

Residential Bonus Programs—Residential Bonus Programs are affordable housing incentive programs authorized under the State Growth Management Act (RCW 36.70A.540) which allow additional residential floor area and height in developments in exchange for affordable housing. The developer can build the affordable housing units as part of their development or make a per square foot financial contribution to the City to fund affordable housing. Affordable housing units are intended to primarily serve Seattle's modest-wage service workers. Extra floor area may be achieved through the Residential Bonus Programs in downtown on sites zoned DOC-1, DOC-2, DMC-240, DMC-340 and in the Dravus neighborhood on sites zoned SM/D/40-85.



Housing Programs and Income Levels Served

Rental		Homeownership
120% AMI (\$70,800)		<ul style="list-style-type: none"> Seattle Homes Within Reach—Multifamily Property Tax Exemption (2 bedroom units and larger)
100% AMI (\$59,000)		<ul style="list-style-type: none"> Residential Bonus Program Seattle Homes Within Reach—Multifamily Property Tax Exemption (Studio & 1 bedroom units)
90% AMI (\$53,100)	<ul style="list-style-type: none"> Seattle Homes Within Reach—Multifamily Property Tax Exemption (2 bedroom units and larger) 	
80% AMI (\$44,800)	<ul style="list-style-type: none"> HOME/CDBG Rental Preservation & Production HomeWise Weatherization Residential & Commercial Bonus Programs Seattle Homes Within Reach—Multifamily Property Tax Exemption (Studio & 1 bedroom units) 	<ul style="list-style-type: none"> HOME Downpayment Assistance CDBG Homebuyer Education & Counseling HomeWise Homeowner Rehabilitation HomeWise Weatherization Residential Bonus Program
50% AMI (\$29,500)	<ul style="list-style-type: none"> HOME/CDBG Rental Preservation & Production HomeWise Weatherization Transferable Development Rights (TDR) Program Residential & Commercial Bonus Programs 	<ul style="list-style-type: none"> CDBG Senior Services Minor Home Repair Program HomeWise Homeowner Rehabilitation HomeWise Weatherization
30% AMI (\$17,700)	<ul style="list-style-type: none"> HOME/CDBG Rental Preservation & Production HOME Rent Stabilization HomeWise Weatherization Transferable Development Rights (TDR) Program Commercial Bonus Program 	<ul style="list-style-type: none"> CDBG Senior Services Minor Home Repair Program HomeWise Homeowner Rehabilitation HomeWise Weatherization

* Income limits are for 1 person households, based on 2009 HUD median family income.



II. Seattle's Community Development Strategy

The Seattle Office of Economic Development (OED) continues its multi-pronged approach to support community economic development. OED's approach: a) targets high-priority geographic areas in need of public investments and attention; b) continues to invest in projects that will catalyze economic revitalization; and c) simultaneously invests in projects that preserve affordability and ethnic vitality in neighborhoods.

For 2010 the City of Seattle will continue to work with Community Development Corporations (CDCs) as key partners to implement "place-based" commercial corridor revitalization strategies. CDCs also continue to work within their neighborhoods to create and maintain organizational capacity, recruit volunteers, develop community leadership, and facilitate organizational partnerships. These tasks are critical to the success of neighborhood change. Supporting the organizations that are leading and implementing neighborhood revitalization to ensure their capacity to fund and sustain these activities is an important part of reaching revitalization goals. Among the organizational approaches are: forming new chambers of commerce or merchant associations or strengthening existing ones, or forming new business improvement districts or strengthening existing ones.

OED is completing work on a commercial study of the Rainier Valley area of the City, an area that includes the Southeast Neighborhood Revitalization Strategy Area. This study will include data collection and analysis and will develop recommendations on appropriate retail mix, niche and cluster strategies for the area and the identification of implementation strategies.

Key goals of this project include:

- Develop potential cluster or niche opportunities for the MLK Corridor, capitalizing on existing strengths of the business corridor.
- Recommend retail merchandising mix to improve upon existing product offerings.
- Identify opportunities for existing businesses to strengthen their market position through expansion of product offerings to address gaps in retail mix.
- Identify areas of opportunity for recruitment of new goods and services offerings.
- Identify positioning for the MLK Corridor to help identify strengths
- Provide data analysis and "case for" so that the business district and community can better communicate and promote its retail potential to developers, property owners and retailers.
- Clearly define implementation strategies for using the study to improve the competitiveness and vibrancy of the business district.

The results of the retail study may influence changes to the SE Seattle NRSA if the recommendations are approved in 2010. As of this update, the SE Seattle NRSA remains unchanged from the version adopted in the 2009-2012 Consolidated Plan.

In prior years, a part of the strategy for community development and the creation of suitable living environments was the allocation of funds for non-profit social service providers to undertake capital improvements to their existing facilities or to acquire new facilities. In recent years, with declining CDBG resources, other strategies and programs funded with CDBG, such as affordable housing, the Ten-Year Plan to End Homelessness, and the Southeast Neighborhood



Revitalization Strategy, were deemed higher priorities. In 2008 the City endorsed a 2010 budget that eliminated all funding for this program. This update reflects this budget decision by eliminating the funding of community facilities as a Consolidated Plan strategy for 2010, 2011, and 2012. This is reflected in the Strategic Plan Matrix below.

III. Seattle's Homelessness Response Strategy

Through its grants and contracts with community-based organizations, the City invests in services to prevent homelessness and to help homeless people access and retain permanent, affordable housing. The City also invests in the development of affordable, permanent housing for homeless and low-income individuals and families.

- **The Ten-Year Plan guides local work to end homelessness.** Our community's strategies to prevent and end homelessness are guided by the planning work and priorities of the King County Ten-Year Plan to End Homelessness, *A Roof Over Every Bed in King County*. City investments and service delivery strategies are aligned with regional priorities identified in the Ten-Year Plan. The Committee to End Homelessness in King County identifies needs, prioritizes strategies and coordinates implementation of the plan.
- **A diverse group has come together to end homelessness.** The Committee to End Homelessness brings together homeless and formerly homeless youth, young adults and adults; members of faith communities; representatives from philanthropy, business, local government, and non-profit human service and housing development agencies; advocates; and other stakeholders from across the county, all with a commitment to end homelessness in King County by 2015. The ongoing implementation of the Ten-Year Plan relies on a number of committees and workgroups to carry out short-term projects and develop longer term plans.

The vision for a regional response to homeless began when faith-based community members initiated a series of dialogues on the homelessness crisis. In 2002, the Church Council of Greater Seattle, the City of Seattle, King County, United Way of King County, the Seattle/King County Coalition on Homelessness, and four regional Human Services Alliances created the Committee to End Homelessness.

- **The Ten-Year Plan focuses on ending homelessness through five strategies:**
 1. Prevent people from becoming homeless;
 2. Build or acquire more affordable housing and move people rapidly from homelessness to housing with integrated services;
 3. Increase the efficiency of the existing system that serves homeless people;
 4. Build and sustain the public and political will to end homelessness; and
 5. Measure and report outcomes.

The plan sets a goal of securing 9,500 new and existing affordable housing units by 2015.



- **A number of solutions to homelessness must be implemented to serve different groups.** The Ten-Year Plan acknowledges that solutions to homelessness differ among each of the subpopulations of families, single adults, youth and young adults, and recommends quantified goals for housing development specific to each group. In addition, the Ten-Year Plan focuses attention on the disproportional representation of people of color among those who are homeless. It notes that services for those who are homeless must be provided in a culturally competent way.

Strategy 1: Preventing Homelessness

Prevention strategies designed to avert homelessness among households at risk are one of the key priorities and strategies of the Ten Year Plan.

- **The Ten-Year Plan states that “ending homelessness begins with prevention.”** Effective homelessness prevention strategies emphasize *primary prevention* focused on emergency assistance and interventions designed to directly prevent individuals, families, and youth from becoming homeless. The Committee has identified a number of components that must be present for an effective prevention system, including: identification and outreach; information and referral; emergency financial assistance; tenant education, mediation and legal assistance; case management; financial stability services; and long-term self sufficiency.
- **The process of discharging people from institutions, such as hospitals or jails, is a key part of preventing further homelessness.** In addition to the primary prevention efforts described above, the Committee to End Homelessness has made discharge coordination efforts a priority. A number of institutions are working together to coordinate discharge from institutions into interim and permanent housing, rather than to the streets. Coordination with the health care, criminal justice, foster care, and the mental health and chemical dependency systems is an ongoing priority need in prevention of homelessness.

Strategy 2: Moving People Rapidly Into Housing

- **Ending homelessness requires that people secure housing as quickly as possible.** The network of services designed to move people into affordable, appropriate housing includes outreach and assessment, supportive services, and emergency and transitional housing programs. Affordable, permanent housing models for individuals and families who are homeless or who may be at imminent risk of becoming homeless have also been developed to address a range of needs.
- **Seattle’s Housing First model supports this goal.** The City of Seattle supports the development of housing that quickly moves individuals and families into housing. Seattle has made investments in “Housing First” models that focus on rapid access to housing that is not time-limited and does not require services as a condition of tenancy. These housing models remove many of the barriers that prevent people from securing stable housing. Crisis intervention, rapid housing placement, follow-up case



management, and supportive services are key components of putting people into housing first, with flexible, individualized supportive services following housing placement to prevent the reoccurrence of homelessness.

Strategy 3: Building Political and Public Will to End Homelessness

- **Ending homelessness requires a commitment from leaders and members of the community.** Educating the community on homelessness and proven strategies to end it is one of the Committee's principal actions.
- **Local efforts have led to statewide funding for homeless services.** The Committee to End Homelessness, in collaboration with the United Way of King County, the Washington Low-income Housing Alliance, and the Washington Coalition for the Homeless has been successful in increasing state funding to end homelessness.

A sustained, multi-year commitment of funding to support capital, rental and operating subsidies and service dollars is necessary to end homelessness. Federal and state legislative advocacy to increase funding is among our key priorities.

Strategy 4: Increasing the Efficiency of the Existing System

- **The City uses best practices to allocate investments.** The City of Seattle participates with other local funders to coordinate investments through a comprehensive Notice of Funding Availability (NOFA)—a streamlined application and funding process that has been recognized as a best practice by the National Alliance to End Homelessness and the Corporation for Supportive Housing.
- **Coordinated, system-wide tools have been adopted to help providers become more effective.** In addition, our community is exploring ways to create a coordinated entry system linking people in need to the most appropriate services; to establish system-wide case management standards; to employ shallow rental subsidies; and to create a dynamic, supportive system that provides opportunities for “graduation”—increasing self sufficiency and reducing reliance on deep housing subsidies in order to make resources available to homeless individuals with more intensive needs.

Strategy 5: Measuring and Reporting Outcomes

- **Measuring the results of investments and services and providing regular reports on achievements guides planning and policy work to end homelessness.** One of the primary tools for measuring and reporting on success will be Safe Harbors, our community's Homeless Management Information System (HMIS). Successful implementation of this automated coordinated data management system resulted in the first King County wide profile of publicly funded emergency shelter and transitional housing programs, available on-line at <http://www.seattle.gov/humanservices/emergencyservices/safeharbors.htm>



Strategic Plan – Four Year Priorities Matrix

The following updated Four-Year Strategic Plan matrix is organized by the three goals adopted by the City, which reflect HUD's national objectives for federal funding under CDBG, ESG, HOME and HOPWA grants. Strategies listed reflect activities that will leverage many other City, private foundation, county, state and federal sources in order to support the complex systems of housing, economic development, public services and community infrastructure. The matrix, along with the Annual Allocation Plan (Section 4), serves as the "roadmap" for the City of Seattle's federal grant funded activities and targeted objectives over the life of the 2009-2012 Consolidated Plan.

Yearly updates to the Consolidated Plan refine the objectives, performance indicators, and funding priorities based on changes in the grant environment, evaluation and evolution of program strategies given the prior year's experience and emerging opportunities to leverage new initiatives such as ARRA funds.

Activities are listed by goal, department(s) with leadership roles, HUD Performance Measure category codes, identified strategy, and the year in which the initiative or project is anticipated to be completed. Strategies that are expected to generate program contracts each year show an "X" in each of the four years. Underlined text indicates changes proposed by this 2010 Update.

Strategic Plan Matrix Abbreviations

HSD =	Human Services Department
OH =	Office of Housing
SHA =	Seattle Housing Authority
OED =	Office of Economic Development
DV =	HSD – Domestic Violence & Sexual Assault Prevention division
SOCR =	Seattle Office for Civil Rights
"X" =	denotes anticipated completion date of strategy/activity listed



Key to HUD Performance Measures Codes:

HUD's Performance Measures system requires grantees to capture data in the national database (IDIS) based on categorization by three program objectives and three outcome indicators. Each CDBG, ESG, HOME, or HOPWA-funded activity must choose one performance objective and one performance outcome as defined by HUD (e.g. 1.2 = Suitable Living Environment, Availability / Accessibility). Based on these classifications, HUD requires additional data to be entered into the IDIS database specific to desired results for different types of programs.

Exhibit 2-1: Link between Objectives, Outcomes, and Outcome Statements

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1 Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments	Affordability for the purpose of creating Suitable Living Environments	Sustainability for the purpose of creating Suitable Living Environments
Objective #2 Decent Housing	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
Objective #3 Economic Opportunity	Accessibility for the purpose of creating Economic Opportunities	Affordability for the purpose of creating Economic Opportunities	Sustainability for the purpose of creating Economic Opportunities

These outcome statements will help the grantee to demonstrate the results its program is making at the local level and help HUD to demonstrate how Federal funds are being used to make a difference at the national level.

Source: HUD Training Manual and Guidebook, June 20-21, 2007

List of cited sub-plans

Domestic Violence Homeless Strategic Plan
 Biennial report on Domestic Violence in Seattle
 Domestic Violence - Criminal Justice Strategic Plan
 Office of Economic Development: Community Development Corporations Work Programs
 Ten Year Plan to End Homelessness (TYP)
 Human Services Department: Strategic Investment Plan (SIP)
 Office of Economic Development: Southeast Seattle Strategic Map

2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION				2009	2010	2011	2012
HSD			A.	COMMUNITY FACILITIES FOR NON-PROFIT AGENCIES						
	1.2		1	Provide funding for zero-interest, forgivable loans to non-profit social services agencies to acquire, improve, or rehabilitate direct service space. <u>2010 UPDATE: This activity is eliminated in 2010-2012 due to a reprioritization of funds approved by the City Council in the City's 2010 budget, endorsed in November 2008.</u>		X				
	1.2		2	Allocate community facilities loans on a competitive basis via a Request for Investments process. Process will commit funds on a biennial basis. <u>2010 UPDATE: This activity is eliminated in 2010-2012 due to a reprioritization of funds approved by the City Council in the City's 2010 budget, endorsed in November 2008.</u>						
	1.1		3	Provide technical assistance to non-profit agencies regarding financing, development and management of capital projects		X	X	X	X	X
DV			B.	COORDINATION OF DOMESTIC VIOLENCE SERVICES						
	1.1	DV/Homeless Strategic Plan	1	Coordinate with other funders to create a resource pool that may temporarily help domestic violence victims safely stay in or return to their homes while income options are explored and secured		X				
	1.1	DV/Homeless Strategic Plan	2	Increase the funding for civil legal assistance, legal advocacy and community advocacy, so that victim/survivors, whether they go to shelter or not, have adequate access to safety strategies, resource		X	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
			information, legal options, and advocacy				
	1.3	DV/Homeless Strategic Plan	3 Develop and improve strategies, both through policy changes and through funding, to ensure the safety of women and children in their home	X	X	X	X
	1.1	DV/Homeless Strategic Plan	4 Develop a recommended model for hotel/motel voucher programs so emergency, safe housing may be provided for domestic violence victims who are fleeing a dangerous home	X			
	1.2	DV/Homeless Strategic Plan	5 Develop guidelines for supportive services to survivors of domestic violence who are tenants in permanent, supportive housing operated by mainstream homeless/housing providers	X			
	1.1	DV/Criminal Justice Strategic Plan	6 Determine and strive to implement the best mechanism (one-stop/no-wrong door) for responding to family violence	X	X	X	
OH							
		C.	INCREASE AVAILABILITY OF AFFORDABLE HOUSING				
	1.2		1 Increase the use of land use incentives that enable voluntary contributions to affordable housing by private and nonprofit developers	X	X	X	X
	1.3		2 Whenever significant zoning changes are adopted, implement zoning incentives so that developers who take advantage of increases to height and density limits would be required to either build affordable units as part of their residential project, or pay into a fund to create housing affordable for working families	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
	1.2		3 Address all housing development strategies for Housing Levy. <u>2010 Update: clarify and limit activities to those relevant to the 2002 – 2009 Levy.</u>	X			
OH & OED	1.2		4 Increase the overall housing supply in Seattle's urban centers, including a full range of affordable housing, in particular affordable workforce housing	X	X	X	X
	2.3		5 2010 Update: New Strategy: Promote transit-oriented development through the creation of affordable housing accessible to public transportation, particularly in locations within a half mile of light rail and bus rapid transit stations.		X	X	X
OH							
			INCREASE USE OF AFFORDABLE HOUSING AS CATALYST FOR DISTRESSED NEIGHBORHOOD ECONOMIC DEVELOPMENT				
	1.1		1 Use affordable housing programs to prevent displacement in revitalizing communities	X	X	X	X
OH & SHA	1.2		2 Promote development of mixed-use, mixed-income projects designed to advance both housing and community development goals in economically distressed neighborhoods	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
OED			E.				
			IMPROVE INFRASTRUCTURE AND COMMUNITY RESOURCES IN DISTRESSED NEIGHBORHOODS TO PROMOTE ECONOMIC DEVELOPMENT AND QUALITY OF LIFE (by target area)				
			Southeast Seattle				
	1.1	OED CDC and RVCDF Work Programs	1 Develop vacant and underutilized parcels toward uses that support the community's vision for the area	X	X	X	X
	1.3	OED CDC and RVCDF Work Programs	2 Retain and grow the diversity of small businesses owned by and serving the diverse population of the neighborhood	X	X	X	X
	1.2	OED CDC and RVCDF Work Programs	3 Attract a wider variety of businesses, jobs, good, services and housing to meet the needs of neighborhood residents	X	X	X	X
			Chinatown/International District and Little Saigon				
	1.1	OED CDC Work Programs	4 Develop a Design/Vision Center in the neighborhood as a focal point for information sharing and collaboration for redevelopment of vacant and dilapidated properties				X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
	1.2	OED CDC Work Programs	5 Pursue redevelopment projects that will provide additional affordable commercial space and residential/office base	X	X	X	X
	1.3	OED CDC Work Programs	6 Develop a task force comprising diverse community stakeholders and organizations to identify and implement key economic development activities such as coordinated neighborhood marketing, business attraction and retention and streetscape improvements. (Note: this description provides more detail than that stated in original ConPlan Strategy)	X	X	X	X
	1.4	OED CDC Work Programs	7 Coordinate street and park improvements with community priorities	X	X	X	X
			Central Seattle, Capitol Hill and Delridge				
	1.2	OED CDC Work Programs	8 Develop mixed-use projects that provide affordable and work force housing and commercial space			X	X
	1.3	OED CDC Work Programs	9 Create a viable business node to recruit new and retain existing businesses				X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
OED	1.1	OED CDC Work Programs	10 Complete pedestrian and streetscape improvements as prioritized by neighborhood-based non-profit community development organizations consistent with community priorities			X	X
	1.1	OED CDC Work Programs	11 Develop a corridor strategic action plan		X		



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 2: SUPPORT DECENT HOUSING

ORG	HUD PM	Ref to sub-plan	STRATEGY DESCRIPTION				2009	2010	2011	2012
HSD		Ten Year Plan to End Homelessness (TYP)	A.	PREVENT HOMELESSNESS						
	2.3	HSD Strategic Investment Plan (SIP)	1	Invest resources in homelessness prevention programs that provide rental or mortgage assistance, and/or move-in assistance, linked with case management, and housing stability services to individuals and families who are homeless or at-risk of homelessness. (Note: this description provides more detail than that stated in original ConPlan Strategy)		X	X	X	X	X
	2.3	HSD SIP	2	Contract with community based organizations to prevent the eviction or displacement of low-income households from their housing		X	X	X	X	X
	2.3	HSD SIP	3	Assist persons living with HIV/AIDS with low-incomes and who are need of housing and/or housing support to achieve and maintain housing stability		X	X	X	X	X
HSD		Ten Year Plan to End Homelessness (TYP)	B.	MOVE HOMELESS PEOPLE RAPIDLY INTO HOUSING						
	2.1	HSD SIP	1	Assist homeless individuals, families and youth with emergency support services including emergency shelter and enhanced shelter, meals,		X	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 2: SUPPORT DECENT HOUSING

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
HSD			hygiene services, day centers, counseling, and case management to enable individuals to achieve stability, access and maintain housing.				
HSD	2.2	HSD SIP	Assist homeless individuals, families, youth and young adults with financial assistance and/or supportive services designed to move them rapidly to permanent housing and to maintain continued stability in housing (Note: 2010 Update adds "financial assistance" to strategy description.)	X	X	X	X
	2.1		Allocate federal and local funds for homelessness services via biennial competitive Request for Proposals, including enhanced shelter, transitional housing, and other homeless support programs incorporating elements of the Strategic Investment Plan, Ten Year Plan to End Homelessness, best practices, and community input	X		X	
HSD & OH	2.2	TYP	Promote strategies that place and support chronically homeless individuals and individuals with long histories of homelessness in permanent housing, including "Housing First" models where traditional barriers to tenancy are removed and a range of flexible services are available to support individual needs	X	X	X	X
	2.3	TYP	Promote access to housing within the existing housing stock through the Landlord Liaison Project and other programs that work in partnership with landlords, by providing first/last/deposit funds, portable credit report, damage deposit mitigation fund, and short-term rental assistance designed to help individuals and families access housing and maintain stability (<i>see strategy E.6 below</i>)	X	X	X	X



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2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 2: SUPPORT DECENT HOUSING

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
OH			E. PROVIDE SERVICE-ENRICHED HOUSING FOR HOMELESS AND/OR SPECIAL NEEDS POPULATIONS, WITH THE GOAL OF ENDING HOMELESSNESS, NOT JUST MANAGING IT				
OH & SHA	2.2		1 Increase the supply of affordable housing linked with supportive services for homeless and special needs residents	X	X	X	X
OH	2.2		2 Provide building operating funds for City-funded affordable rental housing for homeless and special needs residents so that units can be well-maintained and financially viable	X	X	X	X
HSD	2.2		3 Provide supportive services in permanent affordable housing projects to allow persons who are chronically homeless or formerly chronically homeless to achieve and sustain housing	X	X	X	X
OH & SHA	2.2		4 Assist homeless families, individuals and youth by providing supportive services in transitional housing, enabling residents to move to stable, permanent housing and achieve self-sufficiency	X	X	X	X
OH & HSD	2.2		5 Through planning initiatives and evaluation studies, work to improve program delivery and services, as well as increase housing and services funding, for supportive housing.	X	X	X	X
OH,HSD & SHA	2.2		6 Provide rental assistance in concert with supportive services to families and individuals to help maintain their housing stability (see B. 5 above)	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 2: SUPPORT DECENT HOUSING

ORG	HUD PM	Ref to sub-plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
SHA & HSD	2.2		7 Foster stability and self-sufficiency among SHA public housing residents and program participants by creating a variety of service-enriched environments and providing a range of supportive services.	X	X	X	X
OH							
		F.	INCREASE AND MAINTAIN THE SUPPLY OF AFFORDABLE RENTAL HOUSING IN SEATTLE				
	2.2	1	Increase supply of rental units affordable to moderate-income worker households through Seattle Homes Within Reach programs (e.g. Multifamily Tax Exemption Program; Commercial and Residential Bonus Programs)	X	X	X	X
	2.3	2	Identify potential new City resources and lending programs for housing production and preservation	X	X	X	X
	2.3	3	In cooperation with public, private and nonprofit partners, strive to increase State, federal and private funding for housing and to preserve existing resources	X	X	X	X
OH & SHA	2.2	4	Increase the supply of affordable rental housing (private and public housing units) for families and individuals with low-incomes throughout the city	X	X	X	X
OH & SHA	2.3	5	Rejuvenate and maintain the supply of affordable subsidized rental housing owned or managed by Seattle Housing Authority	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 2: SUPPORT DECENT HOUSING

ORG	HUD PM	Ref to sub-plan	STRATEGY DESCRIPTION				2009	2010	2011	2012
	2.1		6	Reduce housing costs for low-income tenants, and operating costs for subsidized housing, by funding weatherization improvements and promoting sustainable building techniques in City-funded and Seattle Housing Authority development projects			X	X	X	X
OH			7	<u>2010 Update: New Strategy: Preserve and revitalize existing affordable rental housing through the renewal of affordability restrictions and recapitalization of buildings to extend useful life.</u>				X	X	X
SHA			8	Public Housing Disabilities accommodation: As a result of a Voluntary Compliance Agreement signed with HUD in November 2007, SHA will make 263 public housing units fully compliant with the Uniform Federal Accessibility Standards (UFAS) by 2014: 101 units are due in 2008; 41 units in 2009; 13 units in 2010; 32 units in 2011; 42 units in 2012; 20 units in 2013; and 14 units in 2014.			X	X	X	X
SHA			9	Resident Involvement: SHA Community Builders will work with interested residents to form and sustain duly-elected resident councils and issue-specific work groups to work with management on issues of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee, with whom SHA regularly consults on major policy issues. Residents will help plan for the use of HUD's Resident Participation Funds.			X	X	X	X
OH & HSD	2.2		10	Administer the portfolio of City-funded affordable rental housing so that units are well-maintained and serve intended low-income residents			X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 2: SUPPORT DECENT HOUSING

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
OH							
			INCREASE OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS TO PURCHASE AND MAINTAIN THEIR HOMES				
	2.2		1 Provide down-payment assistance to low-income first-time homebuyers purchasing a home in Seattle	X	X	X	X
	2.3		2 Provide low-interest loans and grants to low-income homeowners for home repair and weatherization	X	X	X	X
	2.2		3 Increase supply of condominium units and other homes affordable to first time homebuyers through Seattle Homes Within Reach programs (e.g. Multifamily Tax Exemption Program; Commercial and Residential Bonus Programs)	X	X	X	X
	2.3		4 Help low-income families in danger of losing their homes through Seattle's Foreclosure Prevention Program, which combines stabilization loans and pre-foreclosure counseling and repayment plans	X	X	X	X
OH & SHA	2.1		5 Promote education and counseling for low-income first-time buyers and homeowners	X	X	X	X
OH & SHA	2.2		6 Encourage programs and activities that increase the supply of affordable homeownership units in Seattle	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 2: SUPPORT DECENT HOUSING

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
OH & SOCR	2.3		7 Develop initiatives to assist homeowners at risk of losing their home due to predatory lending practices	X	X	X	X



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 3: EXPAND ECONOMIC OPPORTUNITIES

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
OED			INCREASE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR SMALL AND MINORITY OWNED BUSINESSES IN DISTRESSED NEIGHBORHOODS (by target area)				
			A.				
			Southeast Seattle				
	3.1	SE Seattle NRSA	1 Improve outreach and technical assistance targeted to small business, in particular those with limited English proficiency, to support business development.	X	X	X	X
	3.2	SE Seattle NRSA	2 Stabilize and grow small businesses impacted by light rail construction to allow them to benefit from increased economic activity resulting from the public and private investment planned for the area.	X	X	X	X
	3.1	SE Seattle NRSA	3 Encourage the development of mixed-use development that provides additional affordable housing and commercial space in the neighborhood's commercial districts and light rail station areas.	X	X	X	X
OED							
			B.				
			SUPPORT COMMERCIAL CORRIDOR REVITALIZATION TO PROVIDE ECONOMIC OPPORTUNITY FOR ENTREPRENEURS, INCREASE JOBS, AND IMPROVE ACCESS TO GOODS AND SERVICES FOR ALL DISTRESSED NEIGHBORHOODS				



2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 3: EXPAND ECONOMIC OPPORTUNITIES

ORG	HUD PM	Ref to sub- plan	STRATEGY DESCRIPTION	2009	2010	2011	2012
	3.3	Strategic Maps, CDC Work Programs	4 Track baseline data and/or coordinate with CDC partners to monitor changing market conditions and other factors that will influence nature and extent of future areas of need, and associated City efforts.		X		X
	3.2		5 Assist the development of catalytic mixed-use projects with Section 108 and Float loan financing, providing opportunities for business growth and new jobs.	X	X	X	X



Section 4 – 2010 Annual Allocation Plan

City of Seattle 2010 Proposed Annual Allocation Plan rev. November 6, 2009

The 2010 Annual Allocation Plan is the proposed one-year spending plan for Consolidated Plan funds for the City's 2010 fiscal year. These allocations are aligned with the strategies and objectives as described in the 2009 – 2012 Consolidated Plan.

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 Annual Allocation 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.

	Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
	1: Office of Housing							
	<i>11: HomeWise and Homebuyer Programs</i>							
	111: Rehabilitation Lending and Investment							
111 010	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: 550 housing units weatherized; 20 housing units repaired; homebuyer assistance indicator is shown below under Homebuyer Programs (HOME) Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	14A 202 LMH LocGov Prog	\$361,279					\$361,279
	111: Rehabilitation Lending and Investment Subtotal		\$361,279	\$0	\$0	\$0		\$361,279
	112: Homebuyer Assistance							



		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
112 010	City of Seattle OH	Homebuyer Programs (CDBG PI and HOME PI) (Citywide) CDBG and 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)	05R 201(e) LMH LocGov Prog	\$300,000			\$500,000		\$800,000
112 020	City of Seattle OH	Homebuyer Programs (CDBG) (Citywide) CDBG funds will be used for eligible low-income homebuyer activities. <i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME)	05R 201(e) LMH LocGov Prog	\$92,712					\$92,712
112 030	City of Seattle OH	Homebuyer Programs (HOME) (Citywide) HOME homeownership funds will be used for eligible low-income homebuyer activities. <i>Performance indicator:</i> HOME allocation funding of \$1 million in 2010 is expected to help 20 households purchase homes. <i>Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	05R 201(e) LMH LocGov Prog				\$1,046,567		\$1,046,567
		112: Homebuyer Assistance Subtotal		\$392,712	\$0	\$0	\$1,546,567	\$0	\$1,939,279
		113: Minor Home Repair							
113 010	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: 1/1/2010 – Completion date: 12/31/2010.</i>	14A 202 LMH SubPriv Prog	\$449,917					\$449,917
		113: Minor Home Repair Subtotal	99	\$449,917	\$0	\$0	\$0		\$449,917
		114: Homebuyer Education and Counseling							



		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
114 030	City of Seattle OH	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> 1/1/2010 – <i>Completion date:</i> 12/31/2010.	01 201(a) LMH LocGov	\$216,989					\$216,989
		114: Homebuyer Education and Counseling Subtotal		\$216,989	\$0	\$0	\$0		\$216,989
		11: Homeownership and Homebuyer Programs Subtotal		\$1,420,897	\$0	\$0	\$1,546,567	\$0	\$2,967,464
		12: Multifamily Production and Preservation							
		121: Multifamily Lending and Investment							
121 010	City of Seattle OH	Multi-Family Housing Staffing (CDBG) (Citywide) Support staff and related costs of funding acquisition and/or rehabilitation or new construction to provide multi-family rental housing for low-income households. This includes providing technical assistance and reviewing competitive NOFA application, preparing legal documents, executing real estate closings, coordinating with other funders, processing loan draws, budgeting processes, and monitoring and documenting compliance with federal, state, and local requirements (e.g., relocation; construction and labor; lead-based paint regulations; Endangered Species Act, NEPA, and other environmental regulations; IDIS and other reporting, etc.) <i>Performance indicator:</i> NA <i>Start date:</i> 1/1/2010 – <i>Completion date:</i> 12/31/2010.	21A 206 LMH LocGov	\$50,000					\$50,000
121 020	City of Seattle OH	Rental Housing Preservation & Development (HOME PT) (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. <i>Performance indicator:</i> Shown below under Rental Housing Preservation & Development (HOME) <i>Start date:</i> 1/1/2010 – <i>Completion date:</i> 12/31/2010.	14B 202 LMH LocGov				\$500,000		\$500,000



SEATTLE'S DRAFT 2010 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2009

		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
121 030	City of Seattle OH	Rental Housing Preservation & Development (HOME) (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. <i>Performance indicator: 2010 HOME and CDBG allocation funding is expected to fund 70 units. Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	14B 202 LMH LocGov				\$3,107,394		\$3,107,394
121 040	City of Seattle OH	Rental Housing Preservation & Development (CDBG) (Citywide) Provide gap financing for acquisition and/or rehabilitation or new construction provide for homeless housing and multifamily rental housing with long-term rent and income restrictions, for low-income and homeless households, consistent with CDBG Program regulations. <i>Performance indicator: Shown above under Rental Housing Preservation & Development (HOME) Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	14B 202 LMH LocGov	\$1,194,622					\$1,194,622
121 050	City of Seattle OH	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) Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	14B 202 LMH LocGov	\$50,000					\$50,000
		121: Multifamily Lending and Investment Subtotal		\$1,294,622	\$0	\$0	\$3,607,394		\$4,902,016
		12: Multifamily Production and Preservation Subtotal		\$1,294,622	\$0	\$0	\$3,607,394		\$4,902,016
		13: Program Development							
		133: Program Development							



SEATTLE'S DRAFT 2010 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2009

		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
133 010	City of Seattle OH	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. <i>Performance indicator: NA</i> <i>Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	20 205 LMC LocGov	\$46,774					\$46,774
		133: Program Development Subtotal		\$46,774	\$0	\$0	\$0		\$46,774
		13: Program Development Subtotal		\$46,774	\$0	\$0	\$0		\$46,774
		14: Administration & Management							
		142: Management Support Services							
142 010	City of Seattle OH	HOME Administration (HOME) (700 5th Avenue, 57th Floor) Fund City costs of implementing the HOME program. <i>Performance indicator: N/A</i> <i>Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	21A 206 [LMH] LocGov				\$461,551		\$461,551
		142: Management Support Services Subtotal		\$0	\$0	\$0	\$461,551		\$461,551
		14: Administration & Management Subtotal		\$0	\$0	\$0	\$461,551		\$461,551
		1: Office of Housing Subtotal		\$2,762,293	\$0	\$0	\$5,615,512	\$0	\$8,377,805
		2: Human Services Department							
		21: Leadership & Management Services							
		212: Planning							



SEATTLE'S DRAFT 2010 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2009

		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
212 010	City of Seattle HSD	Human Services Planning (700 Fifth Avenue, #5800: 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:</i> N/A. <i>Start date:</i> 1/1/2010 — <i>Completion date:</i> 12/31/2010.	20 205 LMC LocGov	\$113,126					\$113,126
		212: Planning Subtotal		\$113,126	\$0	\$0	\$0		\$113,126
		215: Grants & Budget Administration [H55]							
215 010	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> N/A. <i>Start date:</i> 1/1/2010 — <i>Completion date:</i> 12/31/2010.	21A 206 LMC LocGov	\$1,118,745					\$1,118,745
		215: Grants & Budget Administration Subtotal		\$1,118,745	\$0	\$0	\$0		\$1,118,745
		21: Leadership & Corporate Services Subtotal		\$1,231,871	\$0	\$0	\$0		\$1,231,871
		23: Children, Youth, & Family Development							
		231: Youth Development							
232 010	City of Seattle HSD	YMCA Young Adults in Transition Young Adults In Transition (YAIT) program houses up to 19 homeless young adults ages 18 to 24 who are willing to work. Residents can stay for a maximum of 24 months. Services include: counseling, health and fitness facilities assistance with educational, and employment goals. <i>Performance Indicator:</i> 20 unduplicated youth enrolled; 10 of whom secure permanent housing when exiting program. <i>Start date:</i> 1/1/2010 — <i>Completion date:</i> 12/31/2010.	03T 201(e)		\$32,053				\$32,053
		231: Youth Development Subtotal			\$32,053		\$0	\$0	\$32,053
		23: Children, Youth, & Family Dev. Subtotal			\$32,053	\$0	\$0		\$32,053



		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
		24: Community Services							
		241: Community Facilities							
241 010	CASA Latina	CASA Latina Expansion (17 th Ave. So & So. Jackson St.) Provide a public facilities loan to CASA Latina for new construction in the development of Phase II of their day worker center, providing employment opportunities, ESL, and other services to unemployed, underemployed, and low- and moderate-income individuals. <i>Performance Indicator: 1 facility</i> <i>Start date 1/1/2010 – Completion date: 12/31/2012</i>	03 201(c) LMC SubPriv	\$200,000					\$200,000
241 020	Church of Mary Magdalene	Mary's Place (to be determined) Provide a public facilities loan to the Church of Mary Magdalene for tenant improvements, construction costs, and / or acquisition costs for a permanent facility to house a shelter for homeless women. <i>Performance Indicator: 1 facility</i> <i>Start date 1/1/2010 – Completion date: 12/31/2012</i>	03 201(c) LMC SubPriv	\$50,000					\$50,000
		241: Community Facilities Subtotal		\$250,000					\$250,000
		242: Emergency & Transitional Services							
242 010	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: 1,600 persons who are homeless.</i> <i>Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	03T 201(e) LMC SubPriv	\$75,193					\$75,193
242 030	Low Income Housing Institute	Urban Restart Essential Services (1922 9 th Ave, 98121) Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults. <i>Performance indicator: 3,200 persons who are homeless.</i> <i>Start date: 1/1/2010 – Completion date: 12/31/2010.</i>	26 03T 201(e) [LMC] SubPriv		\$113,032				\$113,032
242 16	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: 234 persons at risk of homelessness.</i> <i>Start date: 1/1/20010 – Completion date: 12/31/2010.</i>	26 05G 201(e) [LMC] SubPriv		\$7,758				\$7,758



		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
242 17	New Beginnings	New Beginnings Shelter For Battered Women (Restricted address) Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence. <i>Performance indicator:</i> 200 persons at risk of homelessness. <i>Start date: 1/1/2010 — Completion date: 12/31/2010.</i>	05G 201(e) LMC SubPriv		\$8,247				\$8,247
242 120	YWCA of Seattle- King County	Angeline's Day and Hygiene Center (2024 3 rd Avenue 98121) Provide a day center 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: 1/1/2010— Completion date: 12/31/2010.</i>	03T 201(e) LMC SubPriv	\$460,222					\$460,222
242 180	City of Seattle HSD	Emergency Shelter Grant Program Administration (Office: 700 5th Avenue Suite 5800) Emergency Shelter Grant Program Administration <i>Performance indicator:</i> 1 organization. <i>Start date: 1/1/2010 — Completion date: 12/31/2010.</i>	26 21A 206 [LMC] LocGov		\$26,210				\$26,210
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: 1/1/2010 – Completion date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$165,181					\$165,181
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 permanent or LT transitional housing <i>Start date: 1/1/2010 – Completion date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$433,910					\$433,910
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:</i> 37 individuals placed in permanent or LT transitional housing <i>Start date: 1/1/2010 – Completion date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$299,217					\$299,217



SEATTLE'S DRAFT 2010 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2009

		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
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:</i> 70 individuals placed in permanent or LT transitional housing <i>Start date:</i> 1/1/2010 – <i>Completion date:</i> 12/31/2010	03T 201(e) LMC SubPriv	\$805,924	\$347,974				\$1,153,898
242 250	Family Services	Transitional Assistance Provide transitional assistance to move people from homelessness into housing. <i>Performance indicator:</i> 128 households placed into shelter, 64 of those exit to permanent or LT transitional housing <i>Start date:</i> 1/1/2010 – <i>Completion date:</i> 12/31/2010	03T 201(e) LMC SubPriv	\$266,498					\$266,498
242 260	Solid Ground	Broadview Emergency Shelter and Transitional Housing (restricted address) 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-\$232,115; Performance indicator:</i> 53 families placed into shelter, 37 of those exit to permanent or LT transitional housing <i>Transitional-\$209,072; Performance indicator:</i> 31 families placed into LT transitional housing, 21 of those exit to permanent housing <i>Start date:</i> 1/1/2010 – <i>Completion date:</i> 12/31/2010	03T 201(e) LMC SubPriv	\$441,187					\$441,187
242 270	Solid Ground	Family Shelter (Citywide) Provide emergency shelter, counseling and extended stay shelter to homeless families, with support services to help transition out of homelessness <i>Performance indicator:</i> 59 families placed into enhanced shelter, 36 of those exit to stable housing <i>Start date:</i> 1/1/2010 – <i>Completion date:</i> 12/31/2010	03T 201(e) LMC SubPriv	\$144,895					\$144,895



		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
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:</i> 27 individuals placed in permanent or long-term transitional housing <i>Start date: 1/1/2010 – Completion date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$96,616					\$96,616
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:</i> 18 households and an additional 65 single persons placed in permanent or long-term transitional housing <i>Start date: 1/1/2010 – Completion date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$214,659					\$214,659
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:</i> 100 families placed into enhanced shelter, 80 families exit to permanent or long-term transitional housing <i>Start date: 1/1/2010 – Completion date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$448,200					\$448,200
		242: Emergency & Transitional Services Subtotal		\$3,851,702	\$503,221	\$0	\$0		\$4,354,923
		243: Tenant Stabilization							
243 020	Plymouth Housing Group	Housing Stability Program (Citywide) Eviction Prevention: Agency provides <i>in-house intervention</i> and supportive services to its tenants who are at high risk of eviction. <i>Performance Indicator:</i> 140 households. <i>Start Date: 1/1/2010 – Completion Date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$121,713					\$121,713



SEATTLE'S DRAFT 2010 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2009

		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
243 040	Compass Center	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: 142 individuals.</i> <i>Start Date: 1/1/2010– Completion Date: 12/31/2010</i>	03T 201(e) LMC SubPriv	\$40,346					\$40,346
243 060	tbd	HOPWA Request for Investments (RFI) An RFI process will be used to allocate the 2010 HOPWA funds. The RFI will occur in 2009 with contracts anticipated by early 2010.	28 03T 201(e) [LMC] LocGov			\$1,705,852			\$1,705,852
243 070	tbd	Homeless Prevention Request for Investments (RFI) Homelessness Prevention/Eviction Prevention and Housing Stability: provide eviction intervention, supportive service, housing relocation and placement services to assist low-income households who are at risk of becoming homeless. <i>Performance indicator: 400 households</i> <i>Start date: 1/1/2010 — Completion date: 12/31/2010.</i>	03T 201(e) LMC SubPriv	\$738,414					\$738,414
		243: Tenant Stabilization Subtotal		\$900,473	\$0	\$1,705,852	\$0		\$2,606,325
		24: Community Services Subtotal		\$5,002,175	\$503,221	\$1,705,852	\$0		\$7,211,248
		2: Human Services Department Subtotal		\$6,234,046	\$535,274	\$1,705,852	\$0		\$8,475,172

		4: Office of Economic Development							
		42: Neighborhood and Community Development							
		421: Community Development							



		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
421 010	Impact Capital, et. al.	Community Development Neighborhood and Business District Revitalization - Projects - (Citywide) The City will fund community development corporations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. Forgivable loans may also be provided to community development corporations for retail, commercial, and/or mixed-use development projects. OED staff will provide assistance in identifying loan opportunities and evaluating loan proposals. (See also planning: 20) <i>Performance indicators: Up to six organizations.</i> <i>Start date: 1/1/2010 — Completion date: 12/31/2010.</i>	18B 203(b) LMA CBDO	\$248,720					\$248,720
421 020		Community Development - Neighborhood and Business District Revitalization - Planning and Technical Assistance - (Citywide) The City will fund community development corporations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. Technical assistance to support the revitalization strategies will also be coordinated and provided by Impact Capital. (See also Program Delivery: 18B) <i>Performance indicators: Up to six organizations.</i> <i>Start date: 1/1/2010 — Completion date: 12/31/2010.</i>	20 205	\$509,955					\$509,955
421 050	Rainier Valley CDF & City of Seattle	Rainier Valley Community Development Fund (L/M) Provide loans and/or payments to promote business and real estate development and job creation in the Rainier Valley. Business development activities will encourage small business formation, strengthen existing businesses in the Rainier Valley, promote job creation, and supplement mitigation available to businesses affected by light rail construction along Martin Luther King, Jr. Way. Real estate development activities will involve both new construction and the rehabilitation of existing building stock for the purpose of stimulating economic activity, increasing the inventory of commercial spaces for Rainier Valley businesses, and promoting affordable housing for Rainier Valley residents. <i>Performance Indicator:</i> <i>CDF: 5 loans approved</i> <i>Start date: 1/1/2010 — Completion date: 12/31/2010</i>	18A 203(b) LMA	\$4,230,000					\$4,230,000
		421: Community Development Subtotal		\$4,988,675	\$0		\$0		\$4,988,675



		Activity	HUD Matrix codes	CDBG	ESG	HOPWA	HOME	NSP	2010 Total
422 010	National Development Council	422: Community Development Loans National Development Council Float Loan Origination (N/A) 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: 1/1/2010 – Completion date: 12/31/2010</i>	18A 203(b) LMI	\$15,000					\$15,000
		422: Community Development Loans Subtotal		\$15,000					\$15,000
		42: Neighborhood and Community Development Subtotal		\$5,003,675					\$5,003,675
		4: Office of Economic Development Subtotal		\$5,003,675					\$5,003,675
		FUND TOTALS		\$14,000,014	\$535,274	\$1,705,852	\$5,615,512	\$0	\$21,856,652



Section 5 - Housing Policies

This section revises Section 7.1.3, APPENDIX C to the 2009-2012 Consolidated Plan. Revisions include: deletion of the rental housing priorities subsection – the Office of Housing will be reviewing appropriate rental housing and population data at the end of 2009 and it is envisioned that new rental housing priorities will be adopted in 2010 based upon that review; deletion of all references to Housing Investment Areas (although in certain cases updated terminology is being used to reflect the same geographic targeting); deletion of all references to the federal HOME American Dream Downpayment Initiative; revisions to the rental assistance section to reflect that HOME funding will no longer be used for that purpose; and other non-substantive edits.

The Consolidated Plan housing policies in this Appendix C pertain to all capital funds administered by the Seattle Office of Housing (OH) unless otherwise noted. Policies for rental assistance funds administered by the Seattle Human Services Department (HSD) are also included. Please refer to the currently applicable City of Seattle Housing Levy Administrative & Financial Plan for additional policies governing the use of Levy funds.

Rental Preservation & Production Program Policies

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 Rental Preservation & Production Program funds are provided in the currently applicable Levy Administrative & Financial Plan.

The following rental affordability policies apply to permanent capital funding appropriated for use in a biennial budget cycle (e.g. 2010-2011):

- At least 50% of rental program funds shall be used for units with affordable rents for extremely low-income households (incomes up to 30% of area median income);
- Remaining rental program funds may be used for units with affordable rents for very low-income households (incomes up to 50% of area median income), with the following exceptions:



- ✓ Funds may be used to produce or preserve units with affordable rents for households with incomes above 50% of area median income up to a maximum of 80% of area median income in the Central Area, Rainier Valley/Beacon Hill, Delridge/Westwood, South Park, Pioneer Square, and International District neighborhoods;
- ✓ Funds may be used to produce or preserve units with affordable rents for households with incomes above 50% of area median income up to a maximum of 80% of area median income within half a mile of a light rail or bus rapid transit station located outside of the Downtown Urban Center;
- Tenant households with income above the applicable eligibility levels are called “over-income households.” 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 area 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.

City funding is not available for units that are occupied at the time of funding by over-income tenants, as defined under *Affordability Policies* above, 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.

Development Project 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 periodically by county, state and federal agencies).

The siting policy does not apply to projects located within the Downtown Urban Center and within the South Lake Union and Uptown Urban Centers north to include the north side of Mercer Street because of their special nature as high priority areas for affordable housing investment.

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 must 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 Policy*** section (see below) 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.



Affirmative Marketing

Borrowers are required to affirmatively market vacant units. Borrowers must use marketing methods designed to reach persons from all segments of the community, including minorities, persons of color and persons with disabilities. In addition, owners are strongly encouraged to inform providers of emergency shelters and transitional housing about their projects and to promote access to households ready to move into permanent housing. Owners will be required to maintain records of their affirmative marketing efforts and to report annually to OH on those efforts. Borrowers of funding for transitional housing will be required to develop processes to assure that homeless individuals or families coming out of emergency shelters have equal access to transitional housing projects as people coming from other places.

Housing And Job Training Linkages

Some tenants residing in subsidized housing units are employed yet remain underemployed due to the lack of training opportunities and/or information on how to obtain additional training or education and certification which can help such individuals improve or stabilize their economic situation.

The City of Seattle, Washington State Housing Finance Commission, Seattle KingCounty Workforce Development Council, Seattle Community Colleges, and the Affordable Housing Management Association of Washington are beginning the process of creating and implementing strategies designed to link low income tenants residing in subsidized housing to a range of job training and education programs.

Owners of housing projects receiving City of Seattle capital or operating funding should endeavor to implement the strategies developed by the above entities in order to assist the tenants in their buildings obtain the training or education needed to improve the overall economic well being of these individuals.

Rental Assistance Policies

The City invests federal and local resources in rental assistance programs that enable low-income individuals and families to achieve housing stability. Seattle's rental assistance policies are guided by regional Ten-Year Plan to End Homelessness key strategies: prevent homelessness and move homeless people rapidly into housing.

The high cost of housing in Seattle poses a significant challenge for many people. The three primary factors that demonstrate the need for tenant-based rental assistance funds are:

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



The City certifies that rental assistance is an essential element of Seattle's Consolidated Plan given the priority to secure affordable rental housing to very low-income households most in need.

In 2010, the City's rental assistance will be supported by Seattle General Fund, Community Development Block Grant, and federal Recovery Act Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding. The rental assistance programs will be guided by applicable local and federal regulations. HPRP funding guidelines are outlined in the Notice of Allocations, Application Procedures, and Requirements for Homelessness Prevention and Rapid Re-Housing Program Grantees under the American Recovery and Reinvestment Act of 2009 [Docket No. FR-5307-N-01]. HPRP funding may be used for specific housing-related activities, including rental assistance, rent arrears, security and utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.

Rental assistance is a subsidy paid to a landlord on behalf of a tenant for a portion of the tenant's rent. Generally, the tenant pays a portion of their monthly income toward rent and utilities, and the subsidy provider pays the remainder up to a reasonable amount. Rental subsidies and housing-related financial assistance are provided by nonprofit organizations under contract with the City. Subsidies are often combined with case management and other supportive services to help the tenant remain stable.

Individuals or households receiving rental assistance must meet minimum eligibility requirements, including having a household income at or below 50% of median income and either at-risk of homelessness or currently homeless.

Homeownership Program Policies

The policies that follow apply to HOME funds awarded by OH for homeownership purposes. The policies do not apply to CDBG or Housing Levy funds. Policies for use of Levy homeownership funds are provided in the currently applicable Levy Administrative & Financial Plan.

Eligible Use of Funds

- HOME funds may be used for (1) downpayment and closing cost assistance and/or interest rate write down for eligible buyers; and (2) site acquisition and/or development costs for a home or homes to be sold to eligible buyers.
- 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 home to be sold to an eligible buyer household. However, the \$1,000 for counseling services must be authorized in the contracts between organizations awarded homeownership funding and OH, and may not be included as part of homebuyer assistance loans to homebuyers.



- The value of the home must not exceed 95% of the median purchase price in Seattle, as published by HUD, or as determined locally through market analysis in accordance with HUD HOME Program requirements, or as allowed by any HUD exception or policy revision.
- Eligible buyer households must purchase a home in Seattle and use it as their principal residence. Purchases of investment properties are not allowed under this program. All types of for-sale units are eligible, including single-family residences, condominium units, limited equity cooperatives, co-housing, land trusts, and homes on leased land. Homes with an accessory dwelling unit (ADU) are eligible, provided that the buyer will be 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 or long-term lease may be considered a purchase.

Homebuyer Eligibility

- Buyers benefited by the program must be low-income, first-time homebuyers. First-time homebuyer is defined as any individual and his or her spouse who have not owned a home during the 3-year period prior to the individual's purchase of the home. The term first-time homebuyer also includes an individual who is a displaced homemaker or single parent, as defined in 24 CFR Part 92 HOME Investment Partnership Program, Section 92.2 Definitions, as follows:

Displaced homemaker means an individual who:

- (1) is an adult;
- (2) has not worked full-time full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family; and
- (3) is unemployed or underemployed and is experiencing difficulty in obtaining or upgrading employment.

Single parent means an individual who:

- (1) is unmarried or legally separated from a spouse; and
- (2) has one or more minor children of whom the individual has custody or joint custody, or is pregnant.

OH may narrow the definition of "first-time homebuyers" in order to ensure equitable treatment between married and non-married persons. OH also may, for the same purpose, expand the "single parent" eligibility category.

- Eligible buyer households 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.



Funding Guidelines

HOME funds for homebuyer assistance loans to eligible buyer households are subject to the following conditions:

- Loans will be limited to the amount needed for each buyer household, providing gap financing to enable low-income households unable to qualify for sufficient private financing to purchase a home.
- 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 homebuyer assistance, not to exceed \$70,000, for a borrower that receives assistance 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 homebuyer assistance for all eligible households benefited by the program, including buyers who do not receive any City-administered funds, may not exceed \$45,000.
- Loans will generally be 30-year deferred loans. 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.
- Loans using the recapture option will be structured with repayment obligations, using a promissory note and deed of trust approved by OH.
- Borrowers must provide a minimum of \$2,500 or 1% of the purchase price, whichever is greater, of their own funds toward the home purchase as a condition to any homebuyer assistance loan. Homebuyers may receive gifts of funds towards their portion of the downpayment; however, gifts must not exceed 25% of the borrower's total downpayment requirement.
- The terms of each homebuyer assistance loan, except loans involving land trust projects, 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.
- Eligible buyers or developers may receive homebuyer assistance 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 downpayment, 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, cannot exceed the applicable funding limit except in the case of assistance provided to a nonprofit developer for home purchase or land purchase and/or improvement costs associated with an OH-approved land trust project, for which the combined homebuyer assistance and home improvement assistance may total up to \$65,000, provided that the homebuyer assistance does not exceed \$45,000.
- Borrowers may use any first mortgage product approved by OH, including FHA and Fannie Mae products, and portfolio loans. FHA 203(k) purchase-rehabilitation loans are also eligible, provided the rehabilitation amount exceeds \$5,000.

Recapture and Resale Guidelines

- In conformity with HUD rules, OH will impose either resale or recapture requirements, at its option, when HOME funds are used. The recapture or resale options may be managed by the City, a sub-recipient, or other contracting party at OH's option. The recapture or resale options cannot be used together in the same loan, except that OH may recapture funds loaned to a land trust in case of a transfer of a home contrary to resale restrictions.
- 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 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 generally follow the following conditions:

- 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 is determined to be allowable by the Homeownership Program Manager.

Targeted Outreach

The City will work with the Seattle Housing Authority (SHA), the Washington State Housing Finance Commission (WSHFC), and local lenders to target outreach to underserved communities.

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 up to \$15,000 through its DPA Program available for eligible Public Housing and Housing Choice Voucher residents who are interested in purchasing a home. SHA staff screen and determine the suitability of residents and tenants of public housing for participation in homebuyer programs. In order to administer and distribute the down payment assistance, SHA developed partnerships with several local, culturally-specific non-profit housing counseling agencies such as the Urban League, El Centro de la Raza and the International District Housing Alliance. The role of these counseling agencies is to screen residents for eligibility and provide ethnically-diverse homebuyer outreach, referral, education and counseling. They also recruit for and provide homebuyer education workshops, work with residents on credit issues, pre-qualify and connect them with lending programs and assist with housing search and other supportive services. When residents have been determined eligible by one of the housing counseling agencies for SHA's Down Payment Assistance



Program, SHA staff review the application to ensure that residents meet the guidelines and are protected from predatory lending practices. If approved, up to \$15,000 is provided to residents during closing.

General Policies for Capital Funding

The following policies apply to OH-funded affordable rental and homeownership housing capital projects.

Bridge Loan Policy

OH bridge loans are intended to provide short-term funding to permit low-income housing development activities to proceed in advance of the availability of permanent project funding. Bridge loans for affordable housing may be made utilizing any OH-administered fund sources determined to be appropriate by the OH Director. Additional policies for use of Levy bridge loan funds are provided in the currently applicable Housing Levy Administrative & Financial Plan.

Bridge loans may be made only when, in the judgment of the OH Director, the borrower provides reasonable assurance that the funds will be used for eligible purposes and that permanent funding will be available from other sources on acceptable terms to ensure repayment of the funds before the loan maturity date. The maximum term for bridge loans shall be two (2) years, unless subject to additional bridge loan pilot program conditions and guidelines pursuant to the currently applicable Levy Administrative & Financial Plan. OH shall require payment of a reasonable rate of interest on bridge loans, which shall be no less than 3% simple interest. In addition, a loan fee may be charged for providing bridge loans.

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 funds administered or allocated by OH and other City agencies that may be combined to provide permanent gap financing for the housing portion of a project, pursuant to the currently applicable Levy Administrative & Financial Plan. Applications for bridge loans may be made outside of OH's Notice of Funding Availability (NOFA) process.

Neighborhood Notification and Community Relations 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. The community relations plan is needed whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

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.

Guidelines for affordable housing developers:

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

1. Prior to releasing purchase and sale agreement contingencies:
 - Consult with OH. OH will help identify developers of other affordable housing in the neighborhood(s) being considered and suggest neighborhood organizations to contact.
 - Contact other affordable housing owners to learn about a neighborhood's historical and current housing- and development-related concerns.
2. Prior to submitting an application for City Consolidated Plan consistency certification:
 - 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.
 - 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.).
3. Maintain communication with immediate neighbors and the neighborhood and community organizations throughout the project's design and construction phase.
 4. Once the housing is operational:
 - Invite neighborhood and community organizations and neighbors to project open houses.
 - Establish ongoing communication with neighborhood organizations and neighboring residents and businesses. Promptly address emerging issues and share successes.
 - 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 community relations plan 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

Development of affordable rental and homeownership housing should be designed to minimize displacement of households. Any temporary relocation or permanent displacement of households must comply with all applicable provisions of (a) Seattle Municipal Code 20.84–Relocation Assistance; (b) the City's Just Cause Eviction Ordinance; and (c) for projects using federal funds, the federal Uniform Relocation Act (URA) and any 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. 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.



Fair Contracting Practices, WMBE Utilization

Sponsors must comply with the City's Fair Contracting Practices Ordinance. Sponsors and their general contractors shall be encouraged to take actions, consistent with that ordinance, which would increase opportunities for women and minority business enterprises (WMBE). 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 home rehabilitation loans and weatherization services 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 median income. 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. The program also gives priority for repairs that address exterior dilapidation or conditions that would contribute to neighborhood revitalization in the Southeast Neighborhood District.

Weatherization services are provided for energy efficiency and health and safety improvements in owner- and renter- occupied single-family homes and eligible multifamily rental properties. The income limits for such services vary by fund source.



Section 6 – Use of HOME Funds

The following table summarizes the City of Seattle's planned use of estimated \$4,615,512 HOME allocation funds for 2010.

Estimated 2010 HOME Program Allocation			
Program	Population Served	Funding	User of Funds
RENTAL PROGRAMS			
Rental production & preservation	Low-income families and individuals	\$3,107,394	Affordable housing developers
Rental Total		\$3,107,394	
HOMEOWNERSHIP PROGRAMS			
Homebuyer assistance	Low-income homebuyers	\$1,046,567	Nonprofit agencies, private non-profit and for-profit developers and mortgage lenders
Homeownership Total		\$1,046,567	
ADMINISTRATION		\$461,551	City of Seattle (HUD allows 10% of HOME to be used for admin.)
TOTAL		\$4,615,512	

Please refer to the *Homeownership Program Policies* in Section 5 of this 2010 Update for information on planned use of HOME homebuyer assistance funds and guidelines related to recapture/repayment, refinancing, targeted outreach, and education and counseling.



Section 7: Public Comments on Proposed 2010 Update to the 2009-2012 Consolidated Plan

Public Hearing before the Housing, Human Services, and Health Committee of the Seattle City Council, September 16, 2009

(Per HUD regulations, public comments will be recorded here prior to final submittal to HUD.)

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FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Human Services	Michael Look 5-1717	Becky Guerra 4-5339

Legislation Title:

AN ORDINANCE adopting the 2010 Update to the City of Seattle 2009 - 2012 Consolidated Plan for Housing and Community Development, including an annual allocation plan and revisions to general policies for the use of the City's funding resources for housing and community development; authorizing the submission of the 2010 Update to the United States Department of Housing and Urban Development; and authorizing the Human Services Director to make changes to the Plan for certain purposes.

• **Summary of the Legislation:**

This legislation authorizes submittal of the 2010 Update to the 2009 – 2012 Consolidated Plan for Housing and Community Development (“2010 Update”) to the United States Department of Housing and Urban Development (HUD) as the application for 2010 grant funds from four programs: Community Development Block Grant (CDBG), HOME Investment Partnerships, Housing Opportunities for Persons with AIDS (HOWPA), and Emergency Shelter Grant (ESG). In doing so, the City will continue the broad strategies of the 2009 – 2012 Consolidated Plan for Housing and Community Development (as amended via the 2010 update) as the general guidelines on the use of these four funds during 2010. No new initiatives are planned.

• **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 2009 - 2012 Consolidated Plan. The purposes of the 2010 Update are to describe changes to the Plan based on strategic, policy, or budget priorities and to provide the annual action plan required by HUD.

The 2010 Update continues the overall strategies described in the 2009 – 2012 Consolidated Plan (as amended): continuing to implement the Ten-Year Plan to End Homelessness in King County, developing and preserving affordable housing, and fulfilling our commitment to the Rainier Valley Community Development Fund (RVCDF). In accomplishing these strategies:

- A portion of the CDBG and all of the ESG funds will be used to support services for homeless people such as shelters and transitional housing, day and hygiene centers, and services to support homeless people's transition from homelessness to housing.



- The City's CDBG contribution to the RVCDF is \$4.23 million in 2010. The primary purposes of the funds are to stimulate business development in the Rainier Valley by investing in long-term business and transit oriented development along the Martin Luther King Jr. Way corridor. The purpose of this investment is to retain or create jobs for low- and moderate-income persons.

The 2010 Update to the Consolidated Plan anticipates the following revenue in 2010 to fund the activities identified in the annual allocation plan:

- CDBG Entitlement: \$13,000,000
- CDBG Program Income: \$600,000
- CDBG Reprogrammed funds: \$400,012
- HOME: \$4,615,512
- HOME Program Income: \$1,000,000
- Emergency Services Grant Program: \$535,274
- HOPWA Grant: \$1,760,439

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

Please check one of the following:

☒ **This legislation has financial implications.**

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

Appropriations:

Fund Name and Number	Department	Budget Control Level	2010 Appropriation
TOTAL			

Notes to Appropriations Table: The 2010 Adopted Budget will reflect the revenues and appropriations anticipated as a result of these grant awards from HUD.



Anticipated Revenue/Reimbursement: Resulting From This Legislation:

Fund Name and Number	Department	Revenue Source	2010 Revenue
TOTAL			

Notes to Revenue/Reimbursement Table: The 2010 Adopted Budget will reflect the revenues and appropriations anticipated as a result of these grant awards from HUD.

- **What is the financial cost of not implementing the legislation?**
Without this legislation, the City will not receive more than \$20 million in revenues to support activities designed to benefit low- and moderate-income persons in Seattle.
- **What are the possible alternatives to the legislation that could achieve the same or similar objectives?**
Approval of the 2010 Update and its submission to HUD is a prerequisite for the receipt of these funds from the federal government. Absent this approval and application, the City forgoes more than \$20 million in assistance to provide services, economic opportunities, and housing for low- and moderate-income persons.
- **Is the legislation subject to public hearing requirements:**
Yes. A 30-day public review and comment period must take place prior to the final adoption of the 2010 Update. This public comment period is scheduled to begin September 1, 2009. During those 30 days, a public hearing must take place, which is scheduled for September 16, 2009 at a meeting of the Housing and Economic Development Committee.
- **Other Issues** (including long-term implications of the legislation):
N/A

Please list attachments to the fiscal note below:





City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

September 1, 2009

Honorable Richard Conlin
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that authorizes the submittal of an application to the U. S. Department of Housing and Urban Development (HUD) for 2010 Consolidated Plan funds. The accompanying 2010 Update to the 2009-2012 Consolidated Plan for Housing and Community Development describes our intended use of these funds for the coming year and the policies that would govern the use of the funds.

While this legislation approves the application for the funds, actual budget decisions will be made in the context of the overall City budget that I will present to the Council in September. We anticipate the receipt of HUD funds totaling \$20 million from four federal grant programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Shelter Grant program (ESG), and Housing Opportunities for Persons with AIDS (HOPWA).

Seattle is an "entitlement jurisdiction" for these four "formula grant" programs from HUD which provide resources for projects and activities that benefit low- and moderate-income persons and families. Activities include supporting human service programs, continuing to implement the Ten-Year Plan to End Homelessness, developing and preserving affordable housing, and fulfilling our commitment to the Rainier Valley Community Development Fund. The funds that will ultimately be provided as a result of this Bill are vital to the City's efforts to support community revitalization and keep our communities and families healthy and strong.

We will continue to work closely with community-based non-profit agencies to ensure that our expenditures from these programs 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,

A handwritten signature in dark ink, appearing to read "Greg Nickels", written over a large, faint circular stamp that is partially visible.

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

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[Clerk's Note: This page was inserted by the City Clerk after filing for electronic display only.]

Superseded material for Ordinance 123149

Draft of C.B. 116644 and drafts of Consolidated Plan for Housing and Community Development. This document is a 12.4 MB PDF document, requiring Adobe Acrobat or equivalent program to view.

[Superseded material](#)

123146- (9)
123149

STATE OF WASHINGTON – KING COUNTY

--SS.

247680
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.

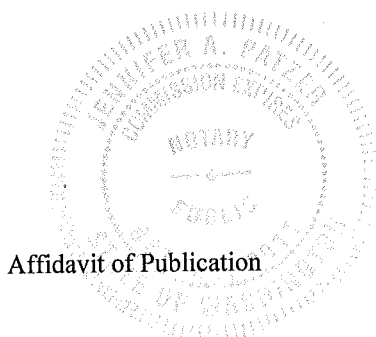
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:123147-123149

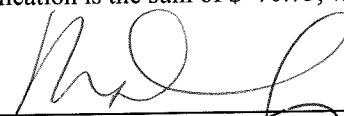
was published on

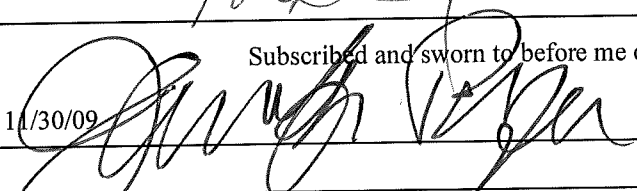
11/30/09

The amount of the fee charged for the foregoing publication is the sum of \$ 70.75, which amount has been paid in full.



Affidavit of Publication



Subscribed and sworn to before me on
11/30/09 

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 16, 2009, and published here by title only, will be mailed upon request, or can be accessed at <http://clerk.ci.seattle.wa.us>. For further information, contact the Seattle City Clerk at 684-8344.

ORDINANCE NO. 123146

AN ORDINANCE relating to economic and community development; authorizing The City of Seattle's Office of Economic Development to execute an agreement with the United States Department of the Treasury regarding an allocation of federal New Markets Tax Credits to Seattle Investment Fund LLC; authorizing related agreements; and ratifying and confirming certain prior acts.

ORDINANCE NO. 123147

AN ORDINANCE appropriating money to pay certain audited claims and ordering the payment thereof.

ORDINANCE NO. 123148

AN ORDINANCE relating to the City Light Department, amending Ordinance 123032 to change certain timelines regarding establishing a Rates Advisory Committee and the Committee's written findings and recommendations; and ratifying and confirming certain prior acts.

ORDINANCE NO. 123149

AN ORDINANCE adopting the 2010 Update to the City of Seattle 2009 - 2012 Consolidated Plan for Housing and Community Development, including an annual allocation plan and revisions to general policies for the use of the City's funding resources for housing and community development; authorizing the submission of the 2010 Update to the United States Department of Housing and Urban Development; and authorizing the Human Services Director to make changes to the Plan for certain purposes.

Publication ordered by the City Clerk

Date of publication in the Seattle Daily Journal of Commerce, November 30, 2009.

11/30(247680)