# SEATTLE CITY COUNCIL

## Legislative Summary

### CB 118361

**Record No.:** CB 118361 **Type:** Ordinance (Ord) 124756 **Status:** Attested by City Clerk

**Version:** 1 **In Control:** City Clerk

**File Created:** 03/17/2015

**Final Action:** 04/24/2015

**Title:** AN ORDINANCE relating to funding for housing and community development programs; adopting the City of Seattle 2015 Annual Action Plan to the 2014 - 2017 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; modifying appropriations to various departments and budget control levels in the 2015 Adopted Budget; and ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

**Date**

**Notes:**

**Filed with City Clerk:**

**Mayor's Signature:**

**Sponsors:** Burgess

**Vetoed by Mayor:**

**Veto Overridden:**

**Veto Sustained:**

**Attachments:**

**Drafter:** Michael Look

**Filing Requirements/Dept Action:**

**History of Legislative File** **Legal Notice Published:** ☐ Yes ☐ No

| Version: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---|---|---|---|---|---|---|---|
| 1 | Mayor | 03/23/2015 | Mayor's leg transmitted to Council | City Clerk | | | |
| | **Action Text:** | The Council Bill (CB) was Mayor's leg transmitted to Council to the City Clerk | | | | | |
| | **Notes:** | | | | | | |
| 1 | City Clerk | 03/23/2015 | sent for review | Council President's Office | | | |
| | **Action Text:** | The Council Bill (CB) was sent for review to the Council President's Office | | | | | |
| | **Notes:** | | | | | | |

| | | | | |
|---|---|---|---|---|
| 1 | Council President's Office | 03/25/2015 | sent for review | Committee on Housing Affordability, Human Services, and Economic Resiliency |

**Action Text:** The Council Bill (CB) was sent for review to the Committee on Housing Affordability, Human Services, and Economic Resiliency

**Notes:**

| | | | | |
|---|---|---|---|---|
| 1 | Full Council | 03/30/2015 | referred | Committee on Housing Affordability, Human Services, and Economic Resiliency |

**Action Text:** The Council Bill (CB) was referred. to the Committee on Housing Affordability, Human Services, and Economic Resiliency

**Notes:**

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|---|---|---|---|---|
| 1 | Committee on Housing Affordability, Human Services, and Economic Resiliency | 04/02/2015 | | |
| 1 | Full Council | 04/13/2015 | referred | Full Council |

**Action Text:** The Council Bill (CB) was referred. to the Full Council

**Notes:** Originally referred to the Committee on Housing Affordability, Human Services, and Economic Resiliency on March 30, 2015.

| | | | | | |
|---|---|---|---|---|---|
| 1 | Full Council | 04/20/2015 | passed as amended | | Pass |

**Action Text:** The Motion carried and the Council Bill (CB) was passed as amended by the following vote, and the President signed the Bill:

**Notes:** ACTION 1:

Motion was made and duly seconded to pass Council Bill No. 118361.

ACTION 2:

Motion was made by Councilmember Burgess, duly seconded and carried, to amend Council Bill No. 118361, Attachment 1, Action Plan Sections 15, 35, and 38, as shown in the Proposed Amendment supporting document.

ACTION 3:

Motion was made and duly seconded, to pass Council Bill No. 118361 as amended.

In Favor: 7 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember O'Brien, Councilmember Rasmussen, Councilmember Sawant

Opposed: 0

| | | | | |
|---|---|---|---|---|
| 1 | City Clerk | 04/21/2015 | submitted for Mayor's signature | Mayor |

**Action Text:** The Council Bill (CB) was submitted for Mayor's signature. to the Mayor

**Notes:**

| | | | |
|---|---|---|---|
| 1 | Mayor | 04/24/2015 | Signed |

**Action Text:** The Council Bill (CB) was Signed

**Notes:**

| | | | | |
|---|---|---|---|---|
| 1 | Mayor | 04/24/2015 | returned | City Clerk |

**Action Text:** The Council Bill (CB) was returned to the City Clerk

**Notes:**

| | | | |
|---|---|---|---|
| 1 | City Clerk | 04/24/2015 | attested by City Clerk |

**Action Text:** The Ordinance (Ord) was attested by City Clerk

**Notes:**

# CITY OF SEATTLE

**ORDINANCE** 124756

COUNCIL BILL 118361

AN ORDINANCE relating to funding for housing and community development programs; adopting the City of Seattle 2015 Annual Action Plan to the 2014 – 2017 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; modifying appropriations to various departments and budget control levels in the 2015 Adopted Budget; and ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

WHEREAS, the United States Department of Housing and Urban Development (HUD) has required each local jurisdiction seeking certain federal assistance to provide an annual action plan for its current Consolidated Plan for Housing and Community Development, which guides the allocation of funds from the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program, Emergency Solutions Grant Program (ESGP), and Housing Opportunities for Persons with AIDS ("HOPWA") Program; and

WHEREAS, Ordinance 124496 adopted the City's 2014 - 2017 Consolidated Plan for Housing and Community Development (the Consolidated Plan); and

WHEREAS, the Mayor has proposed a 2015 Annual Action Plan (AAP) to the Consolidated Plan; and

WHEREAS, a draft version of the AAP was released for public review and comment in March of 2015; and

WHEREAS, the AAP was developed with input from a number of publicly-vetted needs assessments and policy documents, and the AAP has been available for public review and comment for 30 days prior to submittal to HUD; and

WHEREAS, Ordinance 124648 adopted the City's 2015 Annual Budget based upon assumptions about CDBG, HOME, ESG, and HOPWA grant amounts from HUD;

WHEREAS, the actual grant amounts from HUD differ from those assumptions; NOW, THEREFORE,

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

Section 1. The Seattle City Council adopts the 2015 Annual Action Plan to the 2014 - 2017 Consolidated Plan for Housing and Community Development, attached to this ordinance as Attachment 1 (AAP).

Section 2. The Mayor and the Director of Human Services (Director) and their designees are authorized to submit the adopted AAP, together with any necessary supplementary material, to the United States Department of Housing and Urban Development (HUD) as the application by the City for financial assistance under certain HUD programs; to represent the City in seeking HUD approval of the AAP; to make and submit to HUD such modifications to the AAP as HUD may require, provided that no substantial policy changes are involved; and to sign and deliver on behalf of the City such assurances and certifications as may be necessary to obtain HUD approval. The Director is further authorized to make such technical and conforming changes to the AAP as may be deemed reasonably necessary, and to amend the AAP, if necessary or appropriate under federal regulations, to reflect funding of specific activities, final appropriations in any Adopted Budget or amendments to an Adopted Budget, or changes in activities that are consistent with the policies and priorities established in the City's 2014 - 2017 Consolidated Plan

for Housing and Community Development (Consolidated Plan). Any substantial amendment as defined by the Citizen Participation Plan of the Consolidated Plan shall require approval by the Council by ordinance or resolution.

Section 3. The allocations set forth in the AAP do not constitute appropriations and are not final decisions to undertake any project or to award any subgrant or contract. The authority of the respective City departments and offices to implement the activities set forth in the AAP is subject to sufficient appropriations in The City of Seattle 2015 Adopted Budget, as amended by this ordinance or in any separate ordinance. Implementation of any specific project or program is also subject to a final determination by the appropriate office or department after completion of any necessary review under environmental and related laws. No part of the AAP is intended to confer any legal rights or entitlements on any persons, groups, or entities.

Section 4. The Mayor or the Mayor's designee is authorized to execute, deliver, and perform for and on behalf of The City of Seattle such agreements as are reasonably necessary to accept financial assistance from HUD for the following grant programs up to the maximum amounts listed below:

| | |
|---|---|
| Community Development Block Grant (CDBG) | $9,107,424 |
| HOME Investment Partnership (HOME) | $2,262,246 |
| Housing Opportunities for Persons with AIDS (HOPWA) | $1,770,821 |
| Emergency Solutions Grant (ESG) | $833,959 |

CDBG funds, when received, shall be deposited into the CDBG Main Fund (17810). HOME funds, when received, shall be deposited into the HOME Subfund of the Low-Income Housing Fund (16490). HOPWA and ESG funds, when received, shall be deposited into the Human Services Operating Fund (16200). The Mayor or the Mayor's designee is further

authorized to execute and deliver such other documents relating to the agreements as may be required.

Section 5. The appropriations for the following items in the 2015 Adopted Budget, which was enacted by Ordinance 124648, are decreased for the funds shown, as follows:

| Item | Fund Name and Number | Department | Budget Control Level | Amount |
|---|---|---|---|---|
| 5.1 | Low Income Housing Fund(16400) | Executive | Low-Income Housing Fund (XZ-R1) | ($404,685) |
| 5.2 | Community Development Block Grant Fund (17810) | Human Services Department | CDBG – Human Services (6HSD10) | ($248,537) |

Section 6. The appropriations for the following items in the 2015 Adopted Budget, which was enacted by Ordinance 124648, are increased for the funds shown, as follows:

| Item | Fund Name and Number | Department | Budget Control Level | Amount |
|---|---|---|---|---|
| 6.1 | Human Services Operating Fund (16200) | Human Services Department | Transitional Living and Support (H30ET) | $44,782 |

Section 7. Unspent funds so appropriated in this ordinance shall carry forward to subsequent fiscal years until they are exhausted or abandoned by ordinance. In accordance with RCW 35.32A.060, the foregoing appropriations are made to meet actual necessary expenditures of the City for which insufficient appropriations have been made due to causes which could not reasonably have been foreseen at the time of the making of the 2015 Budget.

Section 8. Execution of the agreements authorized in Section 4 of this ordinance, and other acts pursuant to the authority and prior to the effective date of this ordinance, are ratified and confirmed.

Section 9. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by a three-fourths (3/4) vote of all the members of the City Council the 20th day of April, 2015, and signed by me in open session in authentication of its passage this 20th day of April, 2015.

President _____ of the City Council

Approved by me this 24th day of April, 2015.

Edward B. Murray, Mayor

Filed by me this 24th day of April, 2015.

Monica Martinez Simmons, City Clerk

(Seal)

Attachment 1: 2015 Annual Action Plan to the 2014 – 2017 Consolidated Plan for Housing and Community Development

# ATTACHMENT 1:
# 2015 Annual Action Plan to the 2014 – 2017 Consolidated Plan for Housing and Community Development

CITY OF SEATTLE
MARCH 2015
as amended April 20, 2015



OMB Control No: 2506-0117 (exp. 07/31/2015)

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

This 2015 Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development as the application for program year 2015 funds from the Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons with AIDS programs. This is submitted in compliance with regulations found at 24 CFR 91. The Annual Action Plan continues the funding priorities of the 2014– 2017 Consolidated Plan for Housing and Community Development. Funding will be used by various City departments to support emergency shelter and services for homeless persons, to provide for affordable housing, microenterprise loans and business district planning, job training and readiness services, and park upgrades. For program year 2015, a total of approximately $16 million is governed by this annual plan.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The objectives of the governing 2014 - 2017 Consolidated Plan funding are to 1) support the delivery of emergency shelter and related services for homeless persons and families; 2) develop and preserve affordable rental and homeownership housing; 3) support low- and moderate-income neighborhoods, businesses and business districts with infrastructure and economic development assistance; and 4) support job training activities as part of an anti-poverty strategy. Particularly with public service funds for CDBG, and for ESG and HOPWA funds, the objective of the 2015 Annual Action Plan is to support the Human Services Department's outcomes framework funding philosophy. This approach focuses funding through a competitive process on services that will have the best likelihood of producing the positive client outcomes desired by the department.

### 3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As reported in Seattle's most recent Consolidated Annual Performance and Evaluation Report, 432 units of affordable rental housing were financed in 2013 using a combination of HUD Consolidated Plan funds

and local Housing Levy and other funds. Also, over 1,800 homeless people were moved into transitional or permanent housing through a combination of HUD and local funds. Ten small business loans were closed in 2013. The Seattle Housing Authority is well underway in redeveloping the Yesler Terrace community. Sparked by a $10.3 million Choice Neighborhoods grant in 2011, this ambitious project to turn an aging public housing community into a mixed use neighborhood involves SHA, CDBG, and a myriad of other funding. These are indicators of the effectiveness of the City of Seattle's use of the Consolidated Plan funds and how we leverage other local dollars to achieve the goals of the Consolidated Plan.

### 4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

As in the past, the Consolidated Plan relies on multiple planning efforts such as the Area Agency on Aging, Veteran's Administration, Committee to End Homelessness, Office of Housing, and the City's Housing Affordablity and Liveability Assessment (HALA) Committee to help distill hundreds of focused planning and consultation events into agendas for action on priorities identified. We have also emphasized participation in a number of national and regional events to learn about "ground-up" innovations in housing and homelessness strategies to help ensure that what we try to leverage with the four federal funds is consistent with best and promising practices nation-wide. (see AP-10 for detail).

### 5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Comments will be summarized following the end of the public comment period.

### 6. Summary of comments or views not accepted and the reasons for not accepting them

Comments will be summarized following the end of the public comment period.

### 7. Summary

See AP-10 & 12 for details.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|---|---|---|
| Lead Agency | SEATTLE | |
| CDBG Administrator | SEATTLE | Human Services Department |
| HOPWA Administrator | SEATTLE | Human Services Department |
| HOME Administrator | SEATTLE | Office of Housing |
| ESG Administrator | SEATTLE | Human Services Department |
| HOPWA-C Administrator | | |

**Table 1 – Responsible Agencies**

### Narrative (optional)

The City's CDBG Administration Unit, housed in the City's Human Services Department, coordinates the development of the Consolidated Plan and the annual action plans. Consolidated Plan funds are used by several City departments: Human Services Department, the Office of Housing, the Office of Economic Development, the Office of Immigrant and Refugee Affairs, and the Parks and Recreation Department. All concerns or questions about the Consolidated Plan should be directed to the CDBG Administration Unit.

### Consolidated Plan Public Contact Information

The CDBG Administration Unit is housed in the City's Human Services Department. Our mailing address is P.O. Box 34215, Seattle, Washington 98124-4215. The Manager of the CDBG Administration office may be reached by calling 206-615-1717.

## AP-10 Consultation

**Introduction**

As in the past the Consolidated Plan relies on multiple planning efforts conducted by our partners such as the Area Agency on Aging, Veteran's Administration, Committee to End Homelessness, Office of Housing, Office of Economic Development, and many contract service providers to distill "ground-up" priorities and ideas that we work to reflect in the Consolidated Plan as it evolves. In addition, staff has participated in several national conferences, seminars and policy/strategy sessions to learn about best and promising practices in housing strategy, community sustainability, equity issues and homelessness intervention and prevention. (See eConPlan Sections AP-10 & 12 for details)

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

See AP-12 for further details.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Human Services Department houses both the CDBG Administration and the staff that manage the McKinney grants as well as the core homelessness prevention and intervention programs. Both the Human Services Department and the Office of Housing, which manages the HOME funds, serve on the governance committee of the Committee to End Homelessness. Through various joint planning efforts, including cross contributing to the McKinney application and participating in the results of the various advisory committees attached to both processes, we strive to keep homelessness goals and the overall strategies of the Consolidated Plan in sync.

***Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.***

The City participates in a joint allocation process with King County involving McKinney funds, CDBG public services funding, and ESG funds as available. Our planning for the service gaps is based on the McKinney required consultation, as well as our municipal policy makers' priorities for service to homeless single adults, those aging in place in shelters, diversion into rapid re-housing and prevention away from the homeless system entirely, particularly for young adults and families with kids. All homeless services are required to enter data into HMIS which is governed by the policy manual found at: http://hsdweb.ci.seattle.wa.us/about/safeharbors.htm

**Describe other local/regional/state/federal planning efforts considered when preparing the Plan:**

**July 16, 2014 "Delivering on Social Equity through the Comprehensive Plan: A workshop with PolicyLink and the City of Seattle"**

PolicyLink is a national research and action institute advancing economic and social equity by lifting up what works. Founded in 1999, PolicyLink connects the work of people on the ground to the creation of sustainable communities of opportunity that allow everyone to participate and prosper. Such communities offer access to quality jobs, affordable housing, good schools, transportation, and the benefits of healthy food and physical activity.

The workshop's objective was that participants would understand the importance and implications of incorporating race and social equity policies into the Comprehensive Plan and have tools to develop policies that can deliver strong equity outcomes. The day's presentations and facilitated discussions revolved were intended to address and answer the following questions:

- How can Comprehensive Plans guide equitable growth?
- What are some examples of successful equitable development? What policies are in place to support this?
- What are examples of inequitable growth? What policies are in place to prevent this?
- What are the unresolved issues, tensions, and contradictions in existing policy? Who benefits? Who bears the burden?
- What decisions are needed to resolve these tensions?
- How do these growth scenarios prepare Seattle to meet the demands brought by the changing demographics?
- What would growth goals look like to achieve an equitable society in 20 years?
- What policies are promising to use in Seattle?
- How would you communicate the purpose of an equity policy to the public?

**July 21, 2014 Opening Doors Input Session—Seattle/King County, Washington**
**USICH**

Community partners and stakeholders were given the opportunity to provide meaningful input on the planned amendment to Opening Doors initiative, an effort focused on retooling the crisis response system to better link chronically homeless people, and the Medicaid program.

Event Questions:
I. Chronic Homelessness Goal

1. How will amending the Opening Doors goal to end chronic homelessness from 2015 to 2016 affect your community's/organization's efforts?

2. Does Opening Doors fully explain the strategies needed to end chronic homelessness in 2016 or are there strategies for which additional information is needed?



OMB Control No: 2506-0117 (exp. 07/31/2015)

II. Retooling the Crisis Response System

1. Are there additional strategies for retooling the crisis response system that you think should be reflected in an amendment to Opening Doors?

2. How would your community/organization benefit from greater clarity on these issues, such as the roles coordinated assessment, rapid re-housing, and transitional housing play in effective coordinated response systems? What information would be most helpful?

III. Medicaid and the Affordable Care Act

1. Are there additional strategies for fully realizing the opportunities created through the Affordable Care Act that you think should be reflected in an amendment to Opening Doors?

2. What information would be most helpful to you in amendment to Opening Doors that includes updated information around Medicaid's role in ending homelessness? How would that information strengthen your community's/organization's efforts?

IV. Data, Goal Setting, and Definitions

1. Are there additional strategies for increasing the focus on data-driven decision making and setting measurable goals that you think should be reflected in an amendment to Opening Doors?

2. How would your community/organization benefit from a greater emphasis on these issues within Opening Doors?

3. Would including a definition on what ending homelessness means and how it should be defined benefit your community's/organizations' efforts—if so, how?

## AP-12 Participation

**Community Participation Outreach – Summary:**

The City is pursuing a three-pronged approach to address housing and homelessness in Seattle. Mayor Edward B. Murray has committed to move forward on a number of the recommendations from multiple consultation and public input planning efforts. Particularly:

- Recommendations from the Emergency Task Force on Unsheltered Homelessness to offer quickly implementable solutions for unsheltered homeless individuals held in December 2014;
- A report from the Human Services Department (HSD) evaluating the City's investments in homelessness services and interventions—nearly $37 million in total—with recommendations on better aligning efforts with national best practices completed in March 2015; and
- Recommendations from the Housing Affordability & Livability Advisory Committee (HALA) (see below for details) to create more permanent, affordable housing options across the income spectrum, including housing for homeless or formerly homeless people.
- Seattle 2035 – Seattle's update of the Comprehensive Growth Management Plan managed by the Department of Planning and Development (DPD) (see below for details).

Based on these community input and outreach efforts the Mayor has committed to:

1. Shelter Expansion: Adding 150 beds, including 15 for homeless young adults, by early 2015.
2. Encampments: Proposing and passing an ordinance to make a limited number of unused, vacant lots on private and public land in non-residential areas available for authorized encampments, not including City parks. Services are to be offered to provide a pathway to housing. Data will be collected to inform policy decision making. Funding should be made available to defray the costs of organized encampments as a temporary part of the continuum in the crisis response system yet not as a long-term solution to homelessness.
3. Process Improvements: The City of Seattle Department of Planning and Development (DPD) and Human Services Department (HSD) will each work to create efficiencies and resources intended to develop new shelters through the City's application processes.

**HALA:** Mayor Murray and members of City Council have called together leaders in the community to help develop a bold agenda for increasing the affordability and availability of housing in Seattle by convening a Housing Affordability and Livability Advisory Committee. The twenty-eight member stakeholder Advisory Committee includes renters and homeowners, for-profit and non-profit developers and other local housing experts. The Advisory Committee will seek to identify and evaluate policy options to create more available housing for people all along the income spectrum. They will review every piece of the housing puzzle, including exploring innovative ideas to pilot new types of housing, the impact of accessory dwelling units, new efforts to preserve existing affordable housing, opportunities to

stretch our valuable Housing Levy dollars using public-private partnerships, and more.

HALA hosted three Community Open Houses during the months of November and December 2014 to receive community feedback early in their process. An online survey was also made available from December 2014 through January 2015. Results and findings from that survey will be made available in spring 2015.

More information and materials, including Key Background Data and Goals and Values, set for the Housing Affordability agenda are available at:
http://murray.seattle.gov/housing/#sthash.KDzszFLb.HB5gBxHU.dpbs

**Seattle 2035: Seattle's Comprehensive Growth Management Act (GMA) Plan:** The Comprehensive Plan is an opportunity to define how Seattle will grow over the next twenty years. A strong plan is critical to meeting Seattle's goals for environmental sustainability, shared economic prosperity and racial equity. The hope among City Council members is for a "people-centered plan" where policies are defined to both create more housing and achieve housing units that work for families and people at all income levels. A people-centered plan begins with a deep understanding of who is currently benefitting from growth in the city and who may be displaced or left behind.

The Planning, Land Use and Sustainability (PLUS) Committee of City Council prioritized the following principles for the Comprehensive Plan:

1. Defining equitable development in a way that underpins the rest of the goals and policies.
2. Measuring displacement to understand the existing and changing conditions of neighborhoods in order to meet the needs of residents and incorporating tools for identifying communities at risk for displacement.
3. Coordinating infrastructure with growth to ensure that infrastructure grows and improves alongside new development and dense neighborhoods remain livable places.
4. Integrating education and workforce development which are central to successful and equitable growth
5. Building a carbon neutral city with robust infrastructure for transit, walking and biking by 2050.

Public engagement efforts involved in the Comprehensive Plan include ongoing updates, posts, presentations, reports, and other materials available on the Seattle 2035 website (http://2035.seattle.gov). The Resources tab features the Public Comments Report with a complete list of comments as well as the Public Engagement Report with a report on early outreach and how public response has shaped the Comprehensive Plan. In addition, DPD met with several community groups who requested briefings about the Plan and co-sponsored an event with other City departments to

engage residents from eight communities where English is not the primary language, described as the *Transform Seattle Event.*

The City's Planning Commission developed a series of themes representing directions already in the draft Comprehensive Plan and potential new directions under consideration to provide context for the ongoing input to the Plan. Key themes focus on:

- Becoming a climate-friendly city
- Investing in growing neighborhoods
- Building on transit
- Building healthy, complete communities
- Creating more housing choices
- Prioritizing great design and encourage innovation

**GMA Plan Comments Samples:** Here are a few selections from the hundreds of responses to the request for suggestions about items relevant to the Comprehensive Plan update

*Affordable Housing Choices*

- Keep communities together and make communities affordable for everyone.
- Promote apartments that are big enough for families....three bedrooms
- The severity of our affordable housing crisis is not widely understood or taken seriously.
- It should not be the City's business to provide affordable housing.

*Economic Development*

- Promote local business
- Less giveaways and encouragement of large corporations.
- How to reduce over taxation and regulation of business to allow entrepreneurship.
- Livable wages for all.

*Growth Strategy*

- Investing in neighborhoods that are already adding jobs and people is unnecessary; the City should be focusing on the neighborhoods that are failing.

*Infrastructure*

- Maintaining public libraries, parks, facilities, equipment and roadways (i.e. keeping what we already have working for us from falling apart) should be a priority.
- Technological improvements, such as the availability of internet service for everyone.
- Uniformity- bringing all Seattle neighborhoods up to some basic minimum level of service (i.e. sidewalks)

*Livability*

- Create attractive, pedestrian-friendly urban places (e.g. sidewalks, street trees, plazas, and lighting) that bring neighborhoods together.
- One of the many characteristics of Seattle that make it so desirable is the maintenance and encouragement of unique neighborhood "personalities"--Ballard, Fremont, Capitol Hill, International District, etc.

- You didn't list preserving Seattle's single family neighborhoods. This is what makes Seattle unique and desirable.

*Parks/Open Space*

- Protect and save existing natural areas.
- Seattle Center should be family-oriented. With loss of Fun Forest, the Center is becoming more adult oriented and less for children and young people.
- Fostering healthy, complete communities should include green spaces as well as shops, services and institutions.
- Provide more open space where the most people live.

*Public Safety*

- Safe streets no matter which mode citizens choose.
- Work to eliminate crime, vandalism, homeless camps, litter and trash, overgrown lots, etc.
- Ensuring public safety and eradicating illegal behavior in the downtown core as well as certain neighborhoods.

*Race/Social Justice*

- Insure that ALL citizens of Seattle are considered equally important.
- Support native communities and communities of color. Increased diversity.
- Create educational equality to foster leadership in all communities.

City-wide internal planning efforts: Human Services Department and CDBG staff participates in multiple Comprehensive Planning Subcommittees: Interdepartmental Team (IDT) and Equitable Development Team (ED or EDI) to ensure that diverse views of priority work are represented in the GMA Plan.

**IDT:** November 2014 meetings to discuss ways to better integrate the plethora of intersecting and overlapping initiatives across the City that may fatigue community stakeholders and voters as we all seek community input. For example:

- Community engagement meetings regarding HALA
- Seattle Office for Civil Rights strategic plan session planned for 2015
- Business District trainings (Office of Economic Development)
- Equity and Environment (Office for Sustainability & the Environment-OSE) for the Climate Change Preparation Strategy (OSE)
- Human Services Department (HSD) investment processes for shelters and domestic violence and sexual assault and homelessness prevention planned for 2015
- HSD – CDBG development of the HUD required Assessment of Fair Housing (AFH) in 2015
- Office of Housing (OH) Housing Levy preparation for 2016 elections

**ED or EDI:** Relying on the City of Seattle Race & Social Justice Initiative departmental change teams to review and ensure that issues of equity and race centered disparities are addressed in each element or section of the report. Beginning in July 2014, the team began to define strategies to ensure that all communities and particularly low-income communities and communities of color, will benefit from and

not be displaced or burdened by growth. Seattle Office for Civil Rights (SOCR) and this team hosted a public engagement forum on equitable development on September 6, 2014.

# Expected Resources

## AP-15 Expected Resources – 91.220(c) (1, 2)

### Introduction

The City's Consolidated Plan resources have been diminishing dramatically over the past several years, in line with the federal government's overall budget for CDBG, HOME, HOPWA, and ESG. Total funding from the Consolidated Plan funds decreased over $600,000 from 2014 to 2015. However, CDBG program income has also shown a decrease in the past year, so our estimate of 2015 CDBG program income is adjusted downward from 2014.

### Priority Table

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| CDBG | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 9,107,424 | 498,000 | 281,918 | 9,887,342 | 18,000,000 | Annual Allocation based on HUD announcement from February 2015. |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| HOME | public - federal | Acquisition<br>Homebuyer assistance<br>Homeowner rehab<br>Multifamily rental new construction<br>Multifamily rental rehab<br>New construction for ownership<br>TBRA | 2,262,246 | 1,000,000 | 0 | 3,262,246 | 5,000,000 | Annual Allocation based on HUD announcement from February 2015. |
| HOPWA | public - federal | Permanent housing in facilities<br>Permanent housing placement<br>Short term or transitional housing facilities<br>STRMU<br>Supportive services<br>TBRA | 1,770,821 | 0 | 0 | 1,770,821 | 3,000,000 | Annual Allocation based on HUD announcement from February 2015. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| ESG | public - federal | Conversion and rehab for transitional housing<br>Financial Assistance<br>Overnight shelter<br>Rapid re-housing (rental assistance)<br>Rental Assistance<br>Services<br>Transitional housing | 833,959 | 0 | 297,219 | 1,131,178 | 1,500,000 | Annual Allocation based on HUD announcement from February 2015. |

**Table 2 - Expected Resources – Priority Table**

## Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Seattle relies on Consolidated Plan funds to provide a foundation for our community and economic development activities. However, they are by no means the only investments the City or the community at large make in programs and services to support low- and moderate-income populations. Each of the three departments receiving the largest Consolidated Plan fund allocations anticipates sizable amounts of complementary funds from other sources to leverage the investment of HUD funds.

The Office of Economic Development, for example, in 2015 will receive $6.3 million from the City's General Fund for investments providing direct services to businesses and to support a healthy business environment that empowers businesses to develop, grow, and succeed. This $6.3 million supplements the $1.5 million in CDBG that will be used by OED for those same purposes. The Office of Housing will receive $4.2 million (excluding program income) in HUD Consolidated Plan funds in 2015, and will also receive $20 million from the Seattle Housing Levy for affordable housing projects and activities. Additionally, the pattern of non-City funding from prior years is expected to continue, with tax credit

equity investments accounting for roughly half (40% - 60%) of total annual investments in projects involving Office of Housing funding. In 2014, tax credit investments equaled around $45 million out of $103 million in total affordable residential development costs. Other funding sources include incentive zoning payments, the Washington State Housing Trust Fund, private bank and bond financing, and owner contributions and fundraising. The Human Services Department supplements its 2015 allocation of $6 million in Consolidated Plan funds for services supporting homeless and low-income persons and families with approximately $10 million in federal McKinney funding and nearly $20 million in local General Fund resources.

### If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City is currently undertaking various initiatives to identify publicly owned land or property that could potentially provide encampment locations and indoor shelter space for homeless persons and families. Both efforts should be concluded in the first half of 2015.

### Discussion

The City's use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and those of other financial resources available to the City, such as our housing levy, families and education levy, and general fund. We try to match the fund source to its best use in the context of the other funds.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

### Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 1 | Homelessness Prev., Intervention & Hous Stability | 2013 | 2018 | Homeless<br>Non-Homeless Special Needs | | Mitigation of homelessness and related issues | CDBG: $3,786,254<br>HOPWA: $1,770,821<br>ESG: $1,131,178 | Public service activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted<br>Homeowner Housing Rehabilitated: 30 Household Housing Unit<br>Homeless Person Overnight Shelter: 12570 Persons Assisted<br>Homelessness Prevention: 205 Persons Assisted |
| 2 | Increase Access to Affordable Housing | 2013 | 2018 | Affordable Housing<br>Public Housing | | Affordable Housing Preservation and Development | CDBG: $1,929,763<br>HOME: $3,036,021 | Rental units constructed: 54 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 3 | Economic and Neighborhood Development | 2013 | 2018 | Non-Housing Community Development | | Neighborhood Community and Economic Development | CDBG: $3,045,654 | Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted<br>Businesses assisted: 510 Businesses Assisted |

**Table 3 – Goals Summary**

## Goal Descriptions

| | | |
|---|---|---|
| 1 | **Goal Name** | Homelessness Prev., Intervention & Hous Stability |
| | **Goal Description** | Provide support to emergency homeless shelters, transitional housing, homelessness prevention (including home repair assistance), and other activities that support efforts to move homeless persons and families to stable housing. |
| 2 | **Goal Name** | Increase Access to Affordable Housing |
| | **Goal Description** | Use Consolidated Plan funds to increase or preserve the supply of affordable rental and homeowner housing, and related activities. |
| 3 | **Goal Name** | Economic and Neighborhood Development |
| | **Goal Description** | Support eligible businesses and neighborhood business districts to increase economic opportunities for low- and moderate-income job seekers and area residents. Provide capital improvements to neighborhood facilities such as parks to enhance quality of life for qualifying low- and moderate-income neighborhoods. |

**Table 4 – Goal Descriptions**

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):**

65 units of ownership or rental housing will be developed with these funds.

## AP-35 Projects – 91.220(d)

### Introduction

This annual action plan is developed in the context of the City of Seattle's overall budget of $4.4 billion budget, of which $1 billion is from our local General Fund. Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds gives us the greatest opportunity to achieve the City's goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG-funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed via competitive "requests for investements" processes to ensure that the proposed services lead to the positive client outcomes expected by the Human Services Department, the funding department for these activities.

| # | Project Name |
|---|---|
| 1 | CDBG Planning 2015 |
| 2 | CDBG Adminstration 2015 |
| 3 | Minor Home Repair |
| 4 | DESC Connections |
| 5 | AHA Noel House |
| 6 | CCS St. Martin des Porres Shelter |
| 7 | DESC Enhanced Shelter |
| 8 | CDBG Administration Indirect |
| 9 | YWCA Seattle Emergency Housing |
| 10 | Home Repair Program staff support |
| 11 | Home Repair Program |
| 12 | Homeowner Education and Counseling |
| 13 | Multi-Family Housing Staffing |
| 14 | Rental Housing Preservation and Development |
| 15 | Housing Affordability Program Development |
| 16 | HOME Administration |
| 17 | Neighborhood Business District Project Implementation |
| 18 | Neighborhood Business District Planning |
| 19 | Microenterprise Business Technical Assistance |
| 20 | Microenterprise Lending |
| 21 | Neighborhood Business District Staffing |
| 22 | Seattle Conservation Corps Parks Upgrades Program |
| 23 | Housing Levy Planning |
| 24 | HOPWA RFI |
| 25 | Alpha Cine repayment |
| 26 | Parks ADA Upgrades |
| 26 | ESL for Work |

| # | Project Name |
|---|---|
| 28 | Emergency Solutions Grant Program Activities |
| 29 | Small Business Technical Assistance |

**Table 5 – Project Information**

## Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

These allocations are proposed based on needs analyses, the availability of other funds targeted to various needs, the purpose of the Consolidated Plan funds, and the availability of City General Funds to meet a wide variety of needs.

Should CDBG revenues exceed the planned amount, the additional resource shall be allocated in accordance the funding guidelines found in the existing 2014-2017 Consolidated Plan, Section AP-35. Similarly, should CDBG revenues come in lower than planned, the funding guidelines found in Section AP-35 of the existing Plan shall also be followed.

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 6 – Project Summary

| | | |
|---|---|---|
| 1 | **Project Name** | CDBG Planning 2015 |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability<br>Increase Access to Affordable Housing<br>Economic and Neighborhood Development |
| | **Needs Addressed** | Mitigation of homelessness and related issues<br>Affordable Housing Preservation and Development<br>Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $130,531 |
| | **Description** | Provide internal staffing capacity to meet the planning and research requirements for the development of the Consolidated Plan, CAPER, and other related documents and issues. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | N/A |
| | **Location Description** | Staff will be housed in the offices of the Seattle Human Services Department, 700 Fifth Avenue, Seattle Washington. |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Planned Activities** | Development of the Consolidated Plan, annual CAPER, annual action plans and updates; research into related issues, including fair housing, homeless response, and other topics as they arise. |
| 2 | **Project Name** | CDBG Adminstration 2015 |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability<br>Increase Access to Affordable Housing<br>Economic and Neighborhood Development |
| | **Needs Addressed** | Mitigation of homelessness and related issues<br>Affordable Housing Preservation and Development<br>Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $685,543 |
| | **Description** | Provide internal staffing capacity to adequately and effectively administer the Consolidated Plan funds, particularly the CDBG program, and to monitor eligibility, labor standards, and environmental compliance. Maintain data integrity of IDIS data. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | N/A |
| | **Location Description** | Staff will be housed in the offices of the Seattle Human Services Department, 700 Fifth Avenue, Seattle, Washington |
| | **Planned Activities** | Management and administration of the CDBG program and oversight of all Consolidated Plan funds; development of the Consolidated Plan and related reports; review eligibilty of CDBG-funded projects; review and enforce labor standards and environmental review requriements. Ensure programmatic compliance with applicable federal regulations. IDIS data management. |
| 3 | **Project Name** | Minor Home Repair |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $449,917 |
| | **Description** | Via subrecipient agreement with Senior Services of Seattle / King County, provide minor home repairs to qualifying low- and moderate-income homeowners for safety and health-related repairs to their homes. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 650 homeowners will be assisted. |
| | **Location Description** | Homes will be served on a application basis, and it is anticipated that the location of homes will be scattered throughout the City. |
| | **Planned Activities** | Assessment and impementation of minor repairs on owner-occupied housing. |
| 4 | **Project Name** | DESC Connections |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues |
| | **Funding** | CDBG: $800,763 |
| | **Description** | Subrecipent will provide day center and related services to homeless persons. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 500 homeless persons will benefit from this activity. |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Location Description** | Connections is located at 505 Third Avenue, Seattle, Washington. |
| | **Planned Activities** | Day center services, meals, employment assistance, housing assistance, personal stabilization planning. |
| 5 | **Project Name** | AHA Noel House |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues |
| | **Funding** | CDBG: $466,786 |
| | **Description** | Provide emergency overnight shelter and services for homeless persons. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 570 homeless persons will be provided overnight shelter and services. |
| | **Location Description** | Noel House is located at 106 Bell Street, Seattle |
| | **Planned Activities** | Emergency overnight shelter; assistance with finding transitional housing or more permanent forms of housing. |
| 6 | **Project Name** | CCS St. Martin des Porres Shelter |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues |
| | **Funding** | CDBG: $478,730 |
| | **Description** | Subrecipient to provide emergency overnight shelter. |
| | **Target Date** | 12/31/2015 |

| | | |
|---|---|---|
| | **Estimate the number and type of families that will benefit from the proposed activities** | 2,400 homeless persons will have access to emergency overnight shelter |
| | **Location Description** | 1561 Alaskan Way South, Seattle |
| | **Planned Activities** | Emergency overnight shelter, assistance with transitional and other housing options. |
| **7** | **Project Name** | DESC Enhanced Shelter |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues |
| | **Funding** | CDBG: $1,124,405 |
| | **Description** | Subrecipient to provide emergency overnight shelter and related services to help homeless persons transition to more stable housing. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 3,900 homeless persons will have overnight shelter needs met. |
| | **Location Description** | 505 Third Avenue, Seattle, Washington |
| | **Planned Activities** | Emergency overnight shelter, assistance to transition clients to more stable forms of housing. |
| **8** | **Project Name** | CDBG Administration Indirect |
| | **Target Area** | |
| | **Goals Supported** | |
| | **Needs Addressed** | |
| | **Funding** | CDBG: $235,000 |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Description** | Charges against the CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan. |
| | **Target Date** | 12/31/2105 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | N/A |
| | **Location Description** | The offices of the Human Services Department are located at 700 Fifth Avenue, Suite 5800, Seattle, Washington. |
| | **Planned Activities** | Executive leadership, public communications, human resource management, accounts payable, budget management, information technology services. |
| **9** | **Project Name** | YWCA Seattle Emergency Housing |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues |
| | **Funding** | CDBG: $465,653 |
| | **Description** | Subrecipient provision of emergency shelter for homeless families. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 100 homeless families will receive necessary overnight emergency shelter and assistance to more stable forms of housing. |
| | **Location Description** | 2820 East Cherry, Seattle, Washington |
| | **Planned Activities** | Emergency overnight shelter, assistance to transitional or more stable housing. |
| **10** | **Project Name** | Home Repair Program staff support |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues<br>Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $260,202 |
| | **Description** | Provide administrative and management staff support to the home repair program. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | N/A |
| | **Location Description** | The Home Repair Program is managed by the Seattle Office of Housing, located at 700 Fifth Avenue, Suite 5700, Seattle, Washington |
| | **Planned Activities** | Program development, financial management, data reporting activities in support of the Home Repair Program. |
| **11** | **Project Name** | Home Repair Program |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $198,000 |
| | **Description** | Provide major home repair financial assistance to qualifying low- and moderate-income homeowners, to help them maintain their homes so that they can continue to live in them. |
| | **Target Date** | 12/31/2015 |

| | | |
|---|---|---|
| | **Estimate the number and type of families that will benefit from the proposed activities** | 30 low- and moderate-income homeowners will receive financial assistance. |
| | **Location Description** | various locations throughout the city; administered by the City's Office of Housing, with offices at 700 Fifth Avenue, Suite 5700, Seattle, Washington |
| | **Planned Activities** | Financial assistance in the form of loans to qualifying homeowners. |
| **12** | **Project Name** | Homeowner Education and Counseling |
| | **Target Area** | |
| | **Goals Supported** | Increase Access to Affordable Housing |
| | **Needs Addressed** | Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $216,989 |
| | **Description** | Support subrecipient costs of providing education for first-time low- and moderate-income homebuyers. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 220 families / homebuyers will receive technical assistance and counseling toward in the purchase of a home. |
| | **Location Description** | The program is adminstered by the City's Office of Housing, 700 Fifth Avenue, Suite 5700, and will services will be delivered by a CBDO subrecipient in Southeast Seattle. |
| | **Planned Activities** | Homebuyer counseling and education services. |
| **13** | **Project Name** | Multi-Family Housing Staffing |
| | **Target Area** | |
| | **Goals Supported** | Increase Access to Affordable Housing |
| | **Needs Addressed** | Affordable Housing Preservation and Development |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Funding** | CDBG: $79,939 |
| | **Description** | Support staff costs for the management of multi-family rental housing preservation and development activities. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | n/a |
| | **Location Description** | Seattle Office of Housing, 700 Fifth Avenue, Suite 5700, Seattle |
| | **Planned Activities** | Loan negotiations, implementation of competitive process for project selection, program management and project monitoring. |
| **14** | **Project Name** | Rental Housing Preservation and Development |
| | **Target Area** | |
| | **Goals Supported** | Increase Access to Affordable Housing |
| | **Needs Addressed** | Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $811,494<br>HOME: $3,036,021 |
| | **Description** | Provide financial assistance for the preservation and development of multifamily rental affordable housing. |
| | **Target Date** | 12/31/2017 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 37 units of affordable rental housing will be developed to serve low- and moderate-income families. |
| | **Location Description** | Program will be administered by the Seattle Office of Housing, 700 Fifth Avenue, Suite 5700; actual project locations are yet to be determined. |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Planned Activities** | Capital financing related to preservation, development, or acquisition of affordable rental housing. |
| 15 | **Project Name** | Housing Affordability Program Development |
| | **Target Area** | |
| | **Goals Supported** | Increase Access to Affordable Housing |
| | **Needs Addressed** | Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $226,139 |
| | **Description** | Support staff costs associated with development of affordable housing strategies; Consolidated Plan and related documents development; Mayor's Housing Affordability Agenda. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | n/a |
| | **Location Description** | Seattle Office of Housing, 700 Fifth Avenue, Suite 5700, Seattle |
| | **Planned Activities** | Development of plans, strategies, evaluations of affordable housing issues; development of Consolidated Plan and related documents. |
| 16 | **Project Name** | HOME Administration |
| | **Target Area** | |
| | **Goals Supported** | Increase Access to Affordable Housing |
| | **Needs Addressed** | Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $15,000<br>HOME: $226,225 |
| | **Description** | Support costs of staff responsible for the administration of the HOME program. |
| | **Target Date** | 12/31/2015 |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Estimate the number and type of families that will benefit from the proposed activities** | n/a |
| | **Location Description** | Seattle Office of Housing, 700 Fifth Avenue, Suite 5700, Seattle |
| | **Planned Activities** | Grant administration including program evaluation, reporting, and contracting. |
| **17** | **Project Name** | Neighborhood Business District Project Implementation |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $804,675 |
| | **Description** | Implementation of comprehensive commercial district action plans that include activities in marketing and promotion, business and retail development, creating a clean and safe business appearance and business district pedestrian environment and organizational development. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 1,185 businesses will be supported through work in multiple neighborhoods |
| | **Location Description** | Multiple neighborhood business districts in low- to moderate-income neighborhoods. Exact locations tbd. The program is administered by the Seattle Office of Economic Development, 700 Fifth Avenue, Suite 5752, Seattle |
| | **Planned Activities** | Nonprofit capacity building, implementation of marketing and promotion, business and retail development, clean and safe appearance and pedestrian environment projects. |
| **18** | **Project Name** | Neighborhood Business District Planning |
| | **Target Area** | |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $20,000 |
| | **Description** | Support neighborhood business organizations in the development of comprehensive commercial district action plans that include neighborhood improvement and business support plans. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 8 business districts supported |
| | **Location Description** | Various locations; program administered by Seattle Office of Economic Development, 700 Fifth Avenue, Suite 5752, Seattle |
| | **Planned Activities** | Development of comprehensive commercial district action plans and related activities. |
| **19** | **Project Name** | Microenterprise Business Technical Assistance |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $167,000 |
| | **Description** | Support subrecipients to deliver technical assistance in the form of business assistance, counseling, entrepreneurial training and one-on-one technical support to low- and moderate-income microenterprise entrepreneurs or those thinking about starting microenterprises. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 500 businesses or potential businesses supported |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Location Description** | Various |
| | **Planned Activities** | Delivery of technical assistance and business advice in classroom and one-on-one sessions to current and potential microenterprise entrepreneurs |
| **20** | **Project Name** | Microenterprise Lending |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $165,000 |
| | **Description** | Provide loans to qualifying microenterprises for job creation and retention and services to disadvantaged communities. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 5 microenterprise businesses will be assisted and 5 jobs will be created. |
| | **Location Description** | Various locations throughout the City; program is administered by Seattle Office of Economic Development, 700 Fifth Avenue, Suite 5752, Seattle. |
| | **Planned Activities** | Provide business development loans to qualifying microenterprises |
| **21** | **Project Name** | Neighborhood Business District Staffing |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $92,000 |

| | | |
|---|---|---|
| | **Description** | Staffing to implement and monitor all of the CDBG-funded neighborhood business district activities and contracts. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 6 business districts will be assisted. |
| | **Location Description** | Seattle Office of Economic Development, 700 Fifth Avenue, Suite 5752, Seattle. |
| | **Planned Activities** | Administration, monitoring, reporting, and management of neighborhood business district contracts and activities. |
| **22** | **Project Name** | Seattle Conservation Corps Parks Upgrades Program |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $808,000 |
| | **Description** | Provide capital improvements and renovation in neighborhood parks serving qualifying low- and moderate-income neighborhoods |
| | **Target Date** | 12/31/2016 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 15 Parks will be renovated to serve neighboring residences |
| | **Location Description** | Various locations throughout the City |
| | **Planned Activities** | Installation of park improvements including safety fencing, paths, and improved landscaping. |
| **23** | **Project Name** | Housing Levy Planning |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Target Area** | |
| | **Goals Supported** | Increase Access to Affordable Housing |
| | **Needs Addressed** | Affordable Housing Preservation and Development |
| | **Funding** | CDBG: $122,000 |
| | **Description** | Time-limited activity to provide for staff planning efforts to develop new levy for affordable housing. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | n/a |
| | **Location Description** | Seattle Office of Housing, 700 Fifth Avenue, Suite 5700 |
| | **Planned Activities** | Planning, strategic analysis, needs assessment for affordable housing. |
| **24** | **Project Name** | HOPWA RFI |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues |
| | **Funding** | HOPWA: $1,770,821 |
| | **Description** | Allocate funds via competitive process to find most effective mix of activities to serve persons living with AIDS and their families. |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | tbd |
| | **Location Description** | Activities will be located in various areas of the City |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Planned Activities** | Housing, case management, support services |
| 25 | **Project Name** | Alpha Cine repayment |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $74,597 |
| | **Description** | Repayment of CDBG-backed Section 108 loan for Alpha Cine project |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | n/a |
| | **Location Description** | Administered by Seattle Office of Economic Development, 700 Fifth Avenue, Suite 5752 |
| | **Planned Activities** | Repayment of Section 108 loan on a business that subsequently closed. |
| 26 | **Project Name** | Parks ADA Upgrades |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $378,979 |
| | **Description** | Provide access improvements for persons with mobility limitations in various parks. |
| | **Target Date** | 12/31/2015 |

| | | |
|---|---|---|
| | **Estimate the number and type of families that will benefit from the proposed activities** | |
| | **Location Description** | various locations in Seattle, tbd |
| | **Planned Activities** | Installation of access improvements or removal of access barriers for persons with mobility restrictions. |
| **27** | **Project Name** | ESL for Work |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $400,000 |
| | **Description** | Provide ESL and job skills training for persons with limited English proficiency |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 140 students will be provided guidance on appropriate classes to take, and of those, 80 will participate in ESL and computer technology classes |
| | **Location Description** | tbd |
| | **Planned Activities** | Via a CBDO(s), provide outreach, orientation, assessments, and placement services. Provide job wraparound services as necessary, and engage employers to support the program. |
| **28** | **Project Name** | Emergency Solutions Grant Program Activities |
| | **Target Area** | |
| | **Goals Supported** | Homelessness Prev., Intervention & Hous Stability |
| | **Needs Addressed** | Mitigation of homelessness and related issues |
| | **Funding** | ESG: $1,131,178 |



OMB Control No: 2506-0117 (exp. 07/31/2015)

| | | |
|---|---|---|
| | **Description** | Provides emergency shelter, day center / outreach activities, and homelessness prevention services |
| | **Target Date** | 12/31/2015 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 5,165 homeless persons will be assisted |
| | **Location Description** | various |
| | **Planned Activities** | emergency shelter, counseling, case management, outreach to homeless persons / day center services, homelessness prevention |
| 29 | **Project Name** | Small Business Technical Assistance |
| | **Target Area** | |
| | **Goals Supported** | Economic and Neighborhood Development |
| | **Needs Addressed** | Neighborhood Community and Economic Development |
| | **Funding** | CDBG: $210,000 |
| | **Description** | Support subrecipient to deliver technical assistance in the form of business assistance, marketing support, and one-on-one technical support to small business entrepreneurs in the retail, restaurant or service sectors that are located in low- and moderate-income neighborhoods. |
| | **Target Date** | 4/30/2016 |
| | **Estimate the number and type of families that will benefit from the proposed activities** | 90 existing businesses supported |
| | **Location Description** | various |
| | **Planned Activities** | Delivery of business marketing and technical assistance via one-on-one sessions to existing small business entrepreneurs serving low-income neighborhoods. |

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City does not necessarily target the use of the Consolidated Plan funds in any particular area of the City. We will use these funds where their impact will be greatest and where the opportunities arise. The City encourages production and preservation of affordable housing throughout the city to maximize choice for low-income residents of Seattle. The Office of Housing encourages project locations that afford low-income residents the greatest access to amenities such as jobs, quality education, parks and open space, and services. OH will encourage housing projects that support focused community development investments that improve the quality of life in low-income communities, and projects in locations where revitalization trends are leading to the displacement of low-income residents. OH will develop criteria to evaluate project locations, which will be published in Notice of Fund Availability (NOFA) documents. Access to transit will be a priority, as transportation costs are second only to housing costs for a majority of low-income households and many low-income households do not own a car.

Consolidated Plan investments in improving neighborhood business districts, directed mainly by the Office of Economic Development, are focused on business districts that have a high percentage of low- and moderate-income residents. These neighborhoods usually have a history of disinvestment in their commercial core, which affects the success of the businesses there and their ability to serve the surrounding community. On the other hand, small business lending and business technical assistance activities do not target businesses located in particular low-income neighborhoods. Rather, these activities identify low- and moderate-income business entrepreneurs, businesses with low- or moderate-income owners, or businesses that commit to the creation of jobs benefitting low- and moderate-income individuals.

Similarly, the Parks Department will use CDBG funds to rehabilitate or modernize neighborhood parks that serve income-qualified LMI neighborhoods wherever they might exist in the City.

### Geographic Distribution

| Target Area | Percentage of Funds |
|---|---|
| | |

**Table 7 - Geographic Distribution**

### Rationale for the priorities for allocating investments geographically

Allocations to specific geographic areas in the City depend upon the specific activities to be funded. For instance, only qualifying LMI-area benefit neighborhoods will receive CDBG funds to improve or renovate parks serving those neighborhoods. No qualifying area of the City is excluded from the use of

those funds. Similarly, qualified neighborhood business districts and organizations serving qualifying LMI areas have an equal footing to receive CDBG economic development assistance. (Other prerequisites may exist, such as the formulation of a sound and CDBG-eligible plan for the use of the funds.)

### Discussion

Use of Consolidated Plan funds for any particular activity is dictated by the many factors, including the eligibility of a proposed activity, the efficacy of using Consolidated Plan funds vs other funds (City General Fund or Housing Levy funds, for instance), the timeline of the activity, and the capacity of the activity's sponsor (either a City department or a non-profit organization). All activities funded with Consolidated Plan funds must meet the specific eligibility criteria for that particular fund.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The goal numbers presented here reflect activities to be funded with federal funds through the City of Seattle Office of Housing. The rental assistance goal excludes certain homelessness prevention activities funded by the City of Seattle Human Services Department.

| One Year Goals for the Number of Households to be Supported | |
|---|---|
| Homeless | 18 |
| Non-Homeless | 686 |
| Special-Needs | 0 |
| Total | 704 |

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 0 |
| The Production of New Units | 37 |
| Rehab of Existing Units | 650 |
| Acquisition of Existing Units | 0 |
| Total | 704 |

**Table 9 - One Year Goals for Affordable Housing by Support Type**

## Discussion

Beginning in 2014, the Senior Services Minor Home Repair program contract administration was moved from the City of Seattle Office of Housing to the City of Seattle Human Service Department. Service levels did not change, with the number of units remaining in the range of 700 repairs done to 650 housing units in 2014.

Affordable rental housing units funded with HOME funds, and other units is a building or project funded in part with HOME funds may be targeted or limited to specific populations, including: extremely low-income households, homeless, chronically homeless, homeless youth/young adults, homeless families, large households, persons with disabilities, and seniors/elderly. Preferences may also be established by local coordinated entry systems. All targeting, limits, and preferences described in this Action Plan are limited by the Seattle Municipal Code ("SMC") as well as federal and State law. The preceding sentence does not preclude City us of HOME funds to support as project in which HOME-funded units or other units are subject to limits or preferences, not mandated by the City, that might be unlawful under the SMC except for the effect of State or federal funding requirements.

## AP-60 Public Housing – 91.220(h)

### Introduction

Seattle Housing Authority (SHA) uses a variety of strategies to address the financial and community needs of its residents, including job placement and referral services, case management, savings incentive programs, and support for leadership development through SHA Community Builders.

### Actions planned during the next year to address the needs to public housing

SHA plans to maintain its efforts to connect residents with case management and services through both SHA staff and contracts with agencies such as City of Seattle HSD Aging & Disability Services (ADS). SHA provides support for education, including tutoring and recruitment for College Bound enrollment, as well as job placements and referrals. SHA plans to pilot a new self-sufficiency assessment and planning program in 2015 in partnership with several local workforce service providers. The program will connect households with a professional partner who will conduct individualized self-sufficiency assessments, planning, and connection to resources.

### Actions to encourage public housing residents to become more involved in management and participate in homeownership

SHA Community Builders support residents in becoming involved in management, working with interested residents to form and sustain elected resident councils and issue-specific work groups to work with management on issues of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee (JPAC), with whom SHA regularly consults on major policy issues. Residents are also involved in planning for the use of HUD's Resident Participation Funds.

SHA supports participants who wish to become homeowners through both the Family Self Sufficiency program and the Savings Match Program, which will match the savings that participants accumulate when they are ready to move out of subsidized housing and into homeownership or private market rentals. SHA is also exploring programs that could enable SHA housing participants to become homeowners in the agency's Scattered Sites portfolio and has established an approved Section 32 Homeownership Plan with Homestead Community Land Trust for this purpose.

### If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable: SHA is not a troubled public housing authority.

### Discussion

SHA provides a number of services and programs that are intended to address the needs of its residents, including programs that support education, employment, leadership development, and homeownership.

## AP-65 Homeless and Other Special Needs Activities – 91.220(i)

### Introduction

Seattle is responding to the needs of persons experiencing homelessness through a coordinated Continuum of Care. The City invests in services to prevent homelessness and to help homeless people access and retain permanent, affordable housing with direct grants through contracts with community-based organizations. The City also invests in the development of affordable, permanent housing for homeless and low-income individuals and families. The one-year Action Plan goals and action steps implement priorities through planning, program development, investment, and contract monitoring of projects in three strategic investment areas:

• Homelessness Prevention: providing assistance to prevent people from becoming homeless and needing to enter the shelter;

• Homeless Intervention Services: connecting people who are homeless with resources to increase safety and access to housing;

• Housing Placement, Stabilization, and Support: moving people rapidly into housing and providing support when needed to remain in housing.

### Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

### Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The one-year goals and actions for outreach and assessment include:

1. Planning and program development, in conjunction with the Committee to End Homelessness and Seattle/King County Continuum of Care, to implement coordinated entry, coordinated engagement and assessment systems for homeless youth/young adults and for homeless individual adults/households without children. A Coordinated Engagement system for youth/young adults was developed and implemented in 2013-2014. A system for individuals/households without children will be designed in 2015.

2. Monitoring of City of Seattle funded projects with the King County Family Homelessness Initiative and the continued implementation of the coordinated entry and assessment system for households with children, Family Housing Connection. All projects funded by the City of Seattle that are serving homeless families are required to participate in the Family Housing Connection system, with the exception of confidential shelters for victims of domestic violence. Assessment for DV confidential shelters is managed through a separate coordinated system called Day One.

3. Investing, contracting and monitoring of funding for outreach services and day centers, drop-in centers, hygiene service centers and shelter programs. These programs are responsible for reaching out to homeless persons and assessing individual needs for intervention services, referrals to shelter and access to housing. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle Human Services Department Webpage).

### Addressing the emergency shelter and transitional housing needs of homeless persons

The one-year goals for addressing the emergency shelter and transitional housing needs of homeless persons include:

1. Investing, contracting and monitoring of funding for emergency shelter and transitional housing programs. These programs assist individual single adults, families, and youth/young adults and special needs populations, including persons with HIV/AIDS. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle HSD Webpage.

2. Planning, program development and system coordination in conjunction with the Committee to End Homelessness/Continuum of Care on implementation of initiatives that are specifically targeted to assist homeless families with children, homeless youth/young adults, chronically homeless individuals (Client Care Coordination/Campaign to End Chronic Homelessness), and HIV/AIDS (HIV/AIDS Housing Committee and Ryan White Planning and Implementation groups).

### Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The one-year goals for addressing the emergency shelter and transitional housing needs of homeless persons include:

1. Investing, contracting and monitoring of funding in housing placement, stabilization & support services. This includes financial assistance, services designed to move a homeless household quickly into permanent, and not time-limited housing; and housing focused services such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize, move into housing. Programs are designed to rapidly re-house and stabilize homeless individuals, families, and youth/young adults and special needs populations, including persons with HIV/AIDS, in housing with the most appropriate level and duration of service intervention(s). Projects

funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local general fund resources to other projects and programs (listed and updated on the city of Seattle HSD Webpage.

2. Planning, program development and system coordination in conjunction with the Committee to End Homelessness/Continuum of Care to implement initiatives aimed at reducing homelessness among families with children, youth/young adults, chronically homeless individuals, and persons living with HIV/AIDS (HIV/AIDS Housing Committee and Ryan White Planning and Implementation groups).

3. Implementation of Committee to End Homelessness Shelter Task Force recommendations, including assessment of housing needs and housing placement for shelter residents with long-term stays.

4. Planning, program development and system coordination in conjunction with the Committee to End Homelessness/Continuum of Care to implement initiatives aimed at reducing homelessness among Veterans. Approximately 20% of long term stayers within our emergency shelter indicated they were veterans; and recent efforts nationally, such as the 25 Cities initiative and the Mayor's Challenge to End Veteran's Homelessness, have encouraged the City to leverage regional and national efforts to help address this population.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

1. Investing, contracting and monitoring of funding in Homelessness Prevention programs that provide financial assistance and housing focused services, such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize, move into housing. Prevention programs assist individuals, families, youth/young adults and special needs populations, including persons with HIV/AIDS, who are at greatest risk of becoming homeless. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local Housing Levy funding with federal funding, such as ESG, to support these prevention programs. (listed and updated on the City of Seattle HSD Webpage).

2. Planning, program development and system coordination in conjunction with the Committee to End Homelessness/Continuum of Care on implementation of initiatives that prevent homeless families with children, homeless youth/young adults, chronically homeless individuals, and households at-risk of homelessness.

Coordinating homelessness prevention and discharge planning programs and protocols. Discharge

planning/protocols in place for health care, mental health institutions, corrections, and foster care systems are included in Section MA-35, Special Needs Facilities and Services.

### Discussion

Funding to agencies described in the action plan is provided in the form of a contract between the recipient agency and the City of Seattle Human Services Department (HSD). The contract contains terms and conditions of funding, reporting and invoicing requirements, performance expectations and service delivery levels, record keeping responsibilities, and consent to on-site monitoring as requested by the City.

The use of Consolidated Plan funds for public services promotes HSD's outcomes framework philosophy of funding. HSD makes funding awards through procurement processes called Requests for Investments (RFI) or Requests for Proposals (RFP). These processes are open and competitive funding allocation process in which HSD sets the desired outcomes and/or program descriptions; and, agencies respond by submitting a proposal requesting an investment to achieve these outcomes by providing specific program or project services. The specific requirements for requests for funding will be detailed in procurement materials. Funding opportunities and materials are posted on the HSD Funding Opportunities web page.

All agencies submitting proposals for investment through the competitive process demonstrate their ability to deliver established outcomes for clients by providing specific services. Applications in each process are reviewed for ability to deliver services that meet investment outcomes and goals. Applicants are also asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model.

## AP-70 HOPWA Goals – 91.220 (l)(3)

| One year goals for the number of households to be provided housing through the use of HOPWA for: | |
|---|---|
| Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family | 60 |
| Tenant-based rental assistance | 28 |
| Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds | 62 |
| Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds | 15 |
| Total | 165 |

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction

All of City of Seattle's housing programs seek to increase affordable housing opportunities for low and moderate-income households. This is done in part by providing gap financing to create affordable rental housing and decreasing energy costs for low-income households through weatherization and energy conservation improvements.

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

The City of Seattle's public policies are generally favorable to affordable housing development, maintenance and improvement. City zoning provides capacity to add a range of housing types in amounts exceeding planning goals. Seattle has implemented the vast majority of the actions identified on HUD's latest Initiative on Removal of Regulatory Barriers questionnaire. One of those actions is Seattle's Comprehensive Plan ("Seattle 2035"), which includes a detailed Housing Element. The plan estimates current and anticipated housing needs for the next 20 years, taking into account the anticipated growth in the Puget Sound region. The plan addresses needs of both existing and future residents of all incomes.

A number of affordable housing strategies are incorporated into Seattle's Land Use Code. An example is the transferable development rights and bonus programs, which have been available to developers in downtown Seattle high-rise zones since the mid-1980s.

Starting in 2006, Seattle City Council adopted legislation introducing affordable housing incentives for residential developers in several Seattle neighborhoods, and multifamily mid-rise zones in urban centers and urban villages throughout the city.

Seattle recognizes that lower parking requirements are one of many components of achieving neighborhoods that are green, livable, and affordable. Housing in downtown and Seattle's five other urban centers have no parking requirement. In addition, new affordable housing and senior housing in other Seattle neighborhoods have lower minimum parking requirements than other types of development.

Several years ago the State of Washington adopted legislation authorizing jurisdictions to grant 12-year property tax exemptions as an incentive for multifamily housing development in urban centers. Seattle's current Multifamily Tax Exemption Program requires that 20 percent of the units in each development be affordable to families and individuals with incomes at or below 65, 75, or 85 percent of area median

income, depending on unit size, as a condition of the tax exemption on the residential improvements.

The City of Seattle Office of Housing (OH) is also launching a Seattle Homeowner Stabilization Program intended to connect low and moderate-income homeowners with assistance in order to prevent displacement due to financial default or foreclosure. When possible, the ideal outcome is for the homeowner to be able to reach a sustainable outcome with a lender. The primary focus areas of this initiative will be to 1) support outreach activities to connect at risk homeowners with appropriate counseling, legal and other services, and 2) provide direct assistance to at risk homeowners in pre-foreclosure. Key activities will largely be carried out from September to November 2014, with partner agency outcomes tracked through June 2015. This activity is budgeted at $150,000.

### Discussion

Various HOME rules are making it increasingly difficult for partner agencies to deploy these funds to eligible homeowners. As an example, HUD currently limits the maximum eligible sales price to $288,000 for existing homes in the City of Seattle. With Seattle's current median sales price topping $543,000, there is extremely limited inventory available for income-eligible buyers within the maximum HOME sales limits. Assigning these funds to OH's multi-family lending program would allow for a far more effective use of funds to assist low-income households, where limiting sales maximums do not apply. We intend to re-evaluate both the current real estate market and any potential HUD policy changes in 2015 to determine how to most effectively allocate future HOME allocations.

The City of Seattle is a prime sponsor of the Ten-Year Plan to End Homelessness in King County ("The Ten-Year Plan"), which documents the commitment to ending homelessness in King County and outlines strategies that support that goal. The Ten-Year Plan considers a variety of strategies targeted to access and retention of housing for homeless individuals and families. This includes increasing the use of existing private and nonprofit units as well as new construction for permanent supportive housing. The Ten-Year Plan emphasizes preventing discharge into homelessness as people move from hospitalization or incarceration. OH also dedicates specific local Housing Levy and state funds to leverage additional units of permanent housing for homeless and disabled persons.

## AP-85 Other Actions – 91.220(k)

### Introduction

### Actions planned to address obstacles to meeting underserved needs

Family Housing Connection (FHC) is the county's coordinated entry system for families. FHC provides a single access point to over 80 emergency housing programs in King County. In May 2014, planners initiated reducing barriers to transitional housing for homeless families. They met with multiple, small family-focused agencies by August 2014. Such meetings will continue into 2015, as needed, to reduce barriers to transitional housing among existing partners funded by the City of Seattle. This work will lead to 1) recommendations for local funders and housing advocates to reduce barriers to housing, and 2) changes in screening and application criteria that reduce barriers to transitional housing.

Seattle Housing Authority strives to provide housing to underserved populations in a variety of ways, including through service-enriched public housing that is operated by community partners serving populations that may find it more difficult to succeed in traditional public housing. These public housing units are operated by local agencies such as Solid Ground, the YWCA, and Muslim Housing. Seattle Housing Authority has also adopted policies to better connect underserved populations with Housing Choice Vouchers, including an admissions policy that allows for a percentage of SHA vouchers to be made available to clients of local nonprofits, transitional housing providers, and local government divisions providing direct services, as well as an expedited public housing waiting list for applicants referred by certain transitional housing providers.

### Actions planned to foster and maintain affordable housing

Fostering and maintaining affordable housing is at the heart of Seattle Housing Authority's work. Each year SHA budgets for repairs and maintenance to existing affordable housing communities. The agency is also currently in the midst of redeveloping affordable housing at Yesler Terrace.

Increasing the number of households that SHA is able to provide with affordable housing is a primary strategic goal for Seattle Housing Authority. Obtaining new vouchers for special populations, such as homeless veterans, is an additional way that SHA is able to serve more people.

### Actions planned to reduce lead-based paint hazards

The City recognizes the need to decrease the level of lead-based paint hazards in residential units improved with City or federal funds. Contractors/workers doing repairs or weatherization, through one of the City of Seattle Office of Housing (OH) programs, are required to use lead-safe work practices. Contractors who perform work for the home repair program are required to complete lead-safe training. The City's primary contractors for weatherization work have pollution occurrence insurance and each

contractor's field employees must possess lead-safe renovator certification. OH's property rehabilitation specialists, who specify and subsequently inspect all weatherization work, are all certified in lead-safe work practices. OH owns an X-ray fluorescence spectrum analyzer in order to accurately determine the presence of lead-based paint in buildings receiving OH HomeWise Program (weatherization) services. This equipment allows the identification of lead-based paint whenever it is present in a home. All OH HomeWise Program clients are provided information regarding lead poisoning prevention.

### Actions planned to reduce the number of poverty-level families

In addition to the continuing work within the Human Services Department, the newly-created Department of Education and Early Learning, and the Office of Economic Development, the City's Office of Immigrant and Refugee Affairs will work with community-based providers to use $400,000 in CDBG funds in 2015 to support job training for refugees, immigrants, and others who possess very little or no English speaking ability. The program will be developed in the early part of 2015 with the intent to provide classroom instruction and services to 80 persons in the first year. A part of the program also involves engaging up to ten employers to assist in supporting the participants and their training, including conducting job fairs.

Seattle Housing Authority is currently developing a pilot self-sufficiency assessment and planning program with a central goal of increasing income for low-income households through education, training, and connections to jobs and services. SHA and its community partners will track outcomes over time to assess the pilot program's effectiveness in reducing poverty among participants.

### Actions planned to develop institutional structure

In early 2014, the CDBG Administration unit implemented an electronic activity review process to enhance its abilities to track projects and ensure that activity-specific issues are addressed. More staff became familiar with HUD's OneCPD technical assistance system, now known as HUD Exchange, and staff took advantage of trainings offered by HUD or related organizations. For 2015, more staff cross training is anticipated to broaden the expertise base within the CDBG Administration unit. Opportunities will also present themselves to engage in basic CDBG training for new staff in the City departments that implement CDBG-funded activities, particularly the Office of Housing and the Office of Economic Development.

### Actions planned to enhance coordination between public and private housing and social service agencies

In June 2014, Family Housing Connection (FHC) planners added City of Seattle Office of Housing, King County Housing Authority, and Seattle Housing Authority staff to its efforts to reduce barriers to transitional housing. Housing authority staff informed this process with clear recommendations for minimizing barriers in transitional housing applications, which directly parallel SHA applications. These

recommendations have been sent to the contracting agencies for consideration and further meetings (into 2015) to coordinate among public and private housing and social service agencies to reduce barriers to housing.

Seattle Housing Authority has a number of strategies intended to increase connections between public housing, Housing Choice Vouchers, and social service agencies. SHA also has initiatives in place to help Housing Choice Voucher households find and maintain housing in the private market, including housing counselors and outreach to private landlords to expand the pool of affordable housing available to voucher holders. In addition, the agency provides incentive programs for public housing and voucher households whose income has increased to the point where they can afford the private market, including the Savings Match program for households ready to transition to a private market rental unit or homeownership.

**Discussion**

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction

The Community Development Block Grant Adminstration unit, housed in the Seattle Human Services Department, is responsible for the development of the Consolidated Plan and the annual action plans. Adherence to specific program requirements is done in conjunction with the individual departments administering ConPlan-funded activities.

**Community Development Block Grant Program (CDBG)**
**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 498,000 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **498,000** |

**Other CDBG Requirements**

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

**HOME Investment Partnership Program (HOME)**
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recapture provisions will apply to loans to home buyers, made by the City or by a subrecipient or other intermediary.

Recapture provision will be enforced by a written HOME Agreement signed by the homebuyer and the City and/or intermediary as well as a recorded Deed of Trust that is the security instrument for the subordinate loan promissory note.

The recapture model that applies is "Recapture entire amount," as further explained below. In case of any bona fide sale, including any foreclosure sale, the City will not recapture more than the Net Proceeds. "Net Proceeds" are defined as the sales price minus superior loan repayment (other than HOME funds) and any closing costs.

The amount to be recaptured includes outstanding principal, plus interest at 3% simple interest, plus shared appreciation computed as determined below. The principal amount subject to recapture is only the direct subsidy benefitting the homebuyer, which is the loan of HOME funds to the homebuyer. Shared appreciation is defined as the amount equal to the applicable Shared Appreciation Percentage, as defined below, multiplied by the Shared Appreciation Net Proceeds, defined generally as the Gross Sales Price of a bona fide sale (otherwise, market value) minus the sum of (a) the original purchase price paid by the homebuyer, plus (b) Eligible Improvement Costs, plus (c) Eligible Sales Costs. The Shared Appreciation Percentage is calculated by dividing the loan amount to the homebuyer by the purchase price paid by the homebuyer.

Resale Requirements

Resale requirements will apply to affordable homeownership opportunities provided using the community land trust model. In that model, The City of Seattle provides funding to a nonprofit community land trust to make available for sale a completed home together with a 99-year leasehold estate on the land, at an affordable price. Resale provisions will be enforced by a recorded covenant signed by the land owner, the homebuyer, and the City, and also through a 99-year ground lease between the land owner and the homebuyer. Under both the covenant and the ground lease, for a period exceeding the minimum HOME affordability period, the home may be sold only to a buyer whose family qualifies as a low-income family, which family will occupy the home as its principal residence. The land owner, through the ground lease, shall have an option to purchase in

order to ensure that the home is sold to an eligible buyer at an affordable price.

The Resale Requirement will limit the sale price based on the following formula: Purchase Price x 1.5% compounded annually from time of purchase, plus credit for approved capital improvements.

The Resale Formula includes a credit for capital improvements approved by the land owner, the value of which is determined by a licensed appraiser. The resale price as determined by the Resale Formula is affordable to low-income buyers with incomes from 50% up to 80% of Area Median Income. Through signing the ground lease, the homebuyer agrees that the Resale Formula generates a fair return.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

   The description of the guidelines for homebuyer activities (question #2 in this section) apply here as well. Please refer to the response to that question.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City does not have any plans to refinance existing debt secured by multifamily housing as described in the question, and therefore we do not have any refinancing guidelines for that activity.

## Emergency Solutions Grant (ESG)
## Reference 91.220(l)(4)

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

   See the appendix in AD-25 of the 2014 – 2017 Consolidated Plan for the written standards for ESG assistance.

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

   The Seattle/King County Continuum of Care (CoC) does not have a system-wide centralized or coordinated assessment system in place for all population groups.

   However, the CoC has recently created a coordinated assessment system for homeless families, Family Housing Connection. The CoC is using the family coordinated entry system as a model to

expand coordinated assessment of youth/young adults, and single adults.

The coordinated entry and assessment system for families with children began operations in April 2012. Family Housing Connection partners with more than 80 shelter and housing programs in Seattle and King County, including emergency shelter (excluding Domestic Violence shelters), Rental Assistance Rapid Rehousing Programs, Transitional Housing, Service Enriched Housing, and Supportive Permanent Housing Programs. The system uses the Community Information Line as a central referral and scheduling point. The new system is streamlining access to services for families experiencing homelessness and is collecting data through to provide unduplicated data on the number of homeless families and their housing needs.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The Seattle Human Services Department makes funding awards through procurement processes called Requests for Investments (RFIs). An RFI is an open and competitive funding allocation process in which HSD will set the desired outcomes and agencies respond by submitting a proposal requesting an investment to achieve these outcomes by providing specific program or project services.

The specific requirements for requests for funding will be detailed in procurement materials. Funding opportunities and materials are posted on the HSD Web page: http://www.seattle.gov/humanservices/funding/.

Requests for Investments indicate the amount and type of funding anticipated for specific investment areas, investment outcomes, priorities for investments and program models, eligible activities and performance requirements for contracts awarded through the RFI.

All agencies submitting proposals for investment through the competitive RFI will demonstrate their ability to deliver established outcomes for clients by providing specific services. Applications in each process will be reviewed for ability to deliver services that meet investment outcomes and goals. Applicants will also be asked to demonstrate how they will incorporate specific standards and principles, such as cultural and linguistic relevance, in their program model.

Funding will be provided in the form of a contract between the recipient agency and the Seattle Human Services Department. The contract contains terms and conditions of funding, reporting and invoicing requirements, performance expectations and service delivery levels, record keeping responsibilities, and consent to on-site monitoring as requested by the City.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions

regarding facilities and services funded under ESG.

The Seattle / King County Continuum of Care (CoC) includes King County plus the cities of Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is the Committee to End Homelessness, a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Ten-Year Plan to End Homelessness in King County. ESG funding decisions are coordinated with the CEH, as lead CoC agency, and its Funders Group.

In addition, the City of Seattle completed the Communities Supporting Safe & Stable Housing Investment Plan in 2012, to guide funding policies and allocation of the City's homeless services funding within the Ten-Year Plan. The City's community engagement included outreach and consultation with homeless and formerly homeless individuals who participated in surveys, focus groups, and on the community Advisory Committee created to oversee the plan.

5. Describe performance standards for evaluating ESG.

ESG-funded contracts are monitored monthly for performance, as service invoices for services are received. The basic measure of performance is the number of units of service. Additionally, on-site monitoring occurs on a regular basis for all services-related contracts. Staff of the Human Services Department schedule on-site visits on a rotating basis to ensure that all service providers, whether ESG, CDBG, for General Fund-supported, are providing services in the manner and of the quality called for by the service contracts.

**Discussion**

The City of Seattle strives to adhere to all requirements for receipt and administration of the Consolidated Plan funds.

**STATE OF WASHINGTON -- KING COUNTY**

--ss.

323801

No. 124755,756,757,758,759

CITY OF SEATTLE,CLERKS OFFICE

# 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:TITLE ONLY ORDINANCES

was published on

05/07/15

The amount of the fee charged for the foregoing publication is the sum of $93.00 which amount has been paid in full.

Subscribed and sworn to before me on

05/07/2015

Notary public for the State of Washington,
residing in Seattle

JENNIFER A. BORRERO
COMMISSION EXPIRES
NOTARY
PUBLIC
STATE OF WASHINGTON

# State of Washington, King County

## City of Seattle

### Title Only Ordinances

The full text of the following legislation, passed by the City Council on April 20, 2015, and published below by title only, will be mailed upon request, or can be accessed at http://clerk.seattle.gov. For information on upcoming meetings of the Seattle City Council, please visit http://www.seattle.gov/council/calendar.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 124755

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

ORDINANCE NO. 124756

AN ORDINANCE relating to funding for housing and community development programs; adopting the City of Seattle 2015 Annual Action Plan to the 2014 - 2017 Consolidated Plan for Housing and Community Development and authorizing its submission to the United States Department of Housing and Urban Development; authorizing acceptance of grant funds from that department for programs and activities included in the Annual Action Plan; modifying appropriations to various departments and budget control levels in the 2015 Adopted Budget; and ratifying and confirming prior acts, all by a three-fourths vote of the City Council.

ORDINANCE NO. 124757

AN ORDINANCE increasing civil assessments for failure to timely file reports; amending Seattle Municipal Code Sections 2.04.330.

ORDINANCE NO. 124758

AN ORDINANCE relating to the Stormwater Code; amending Sections 22.800.040, 22.805.050, and 22.805.060 of the Seattle Municipal Code.

ORDINANCE NO. 124759

AN ORDINANCE relating to grant funds from non-City sources; authorizing the Director of Transportation to accept specified grants and execute related agreements for and on behalf of the City; amending Ordinance 124648, which adopted the 2015 Budget, including the 2015-2020 Capital Improvement Program (CIP); changing appropriations to the Seattle Department of Transportation; adding a new project; revising allocations for certain projects in the 2015-2020 CIP; and ratifying and confirming certain prior acts.

Date of publication in the Seattle Daily Journal of Commerce, May 7, 2015.

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