SEATTLE CITY COUNCIL

Legislative Summary

CB 118641

Record No.: CB 118641 **Type:** Ordinance (Ord) **Status:** Passed

Version: 1 125020 **In Control:** City Clerk

File Created: 02/23/2016

Final Action: 04/14/2016

Title: AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2016 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; amending Ordinance 124927, which adopted the 2016 Budget, by modifying appropriations to various departments and budget control levels in the 2016 Adopted Budget; and ratifying and confirming certain 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: Att A - 2016 Annual Action Plan v3

Drafter: jane.klein@seattle.gov

Filing Requirements/Dept Action:

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

Ver-sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Mayor	03/01/2016	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	03/01/2016	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	03/03/2016	sent for review	Affordable Housing, Neighborhoods, and Finance Committee	

Action Text: The Council Bill (CB) was sent for review. to the Affordable Housing, Neighborhoods, and Finance Committee

Notes:

1	Full Council	03/14/2016	referred	Affordable Housing, Neighborhoods, and Finance Committee	

Action Text: The Council Bill (CB) was referred. to the Affordable Housing, Neighborhoods, and Finance Committee

Notes:

1	Affordable Housing, Neighborhoods, and Finance Committee	03/16/2016	pass as amended		Pass

Action Text: The Committee recommends that Full Council pass as amended the Council Bill (CB).

Notes: v3 was adopted as substitute version; held until the April 4 Full Council agenda

In Favor: 3 Chair Burgess, Vice Chair Herbold, Member Johnson

Opposed: 0

1	Full Council	04/04/2016	passed		Pass

Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:

In Favor: 9 Councilmember Bagshaw, Councilmember Burgess, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Johnson, Councilmember Juarez, Councilmember O'Brien, Councilmember Sawant

Opposed: 0

1	City Clerk	04/06/2016	submitted for Mayor's signature	Mayor	

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

Notes:

1	Mayor	04/14/2016	Signed		

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

Notes:

1	Mayor	04/14/2016	returned	City Clerk	

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

Notes:

1	City Clerk	04/14/2016	attested by City Clerk		

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

Notes:

CITY OF SEATTLE

ORDINANCE 125020

COUNCIL BILL 118641

AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2016 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; amending Ordinance 124927, which adopted the 2016 Budget, by modifying appropriations to various departments and budget control levels in the 2016 Adopted Budget; and ratifying and confirming certain 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 ("HOME") Program, Emergency Solutions Grant (ESG) Program, 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 ("Consolidated Plan"); and

WHEREAS, the Mayor has proposed a 2016 Annual Action Plan (AAP) to the Consolidated Plan; and

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

WHEREAS, the AAP was developed with input from a number of publicly vetted needs assessments and policy documents, and the AAP will be available for public review and comment for 30 days prior to the passage of this ordinance; and

WHEREAS, the Mayor has proposed a one-time allocation of CDBG funds for eligible activities to support small businesses affected by 23rd Avenue street construction that provide jobs for low- or moderate-income persons or provide services to low- or moderate-income neighborhoods; and

WHEREAS, Ordinance 124927 adopted the City's 2016 Annual Budget based upon assumptions about CDBG, HOME, ESG, and HOPWA grant amounts from HUD; and

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 2016 Annual Action Plan to the 2014 – 2017 Consolidated Plan for Housing and Community Development ("AAP"), attached to this ordinance as Attachment A.

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 Office of Economic Development is authorized to implement a program with Community Development Block Grant (CDBG) funds to assist businesses affected by 23rd Avenue street construction, as further described in the AAP. Only those businesses that qualify for CDBG assistance may be assisted.

Section 4. 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 2016 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 5. 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)	$8,984,932
HOME Investment Partnership (HOME)	$2,408,254
Housing Opportunities for Persons with AIDS (HOPWA)	$1,783,626
Emergency Solutions Grant (ESG)	$819,850

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 6. The appropriations for the following items in the 2016 Adopted Budget are decreased for the funds shown, as follows:

Item	Fund Name and Number	Department	Budget Control Level	Amount
6.1	Community Development Block Grant Fund (17810)	Office of Housing	CDBG – Office of Housing (6XZ10)	($450,195)
6.2	Community Development Block Grant Fund (17810)	Human Services Department	CDBG – Human Services Department (6HSD10)	($21,021)
6.3	Human Services Operating Fund (16200)	Human Services Department	Community Support and Assistance (H30ET)	($1,304)

Section 7. The appropriations for the following items in the 2016 Adopted Budget are increased for the funds shown, as follows:

Item	Fund Name and Number	Department	Budget Control Level	Amount

7.1	Low Income Housing Fund / HOME Subfund (16400)	Office of Housing	Low Income Housing Fund 16400 (XZ-R1)	$146,008
7.2	Community Development Block Grant Fund (17810)	Office of Economic Development	CDBG – Office of Economic Development (6XD10)	$400,000

Section 8. Unspent funds 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 2016 Budget.

Section 9. Execution of the agreements authorized in Section 5 of this ordinance, and other acts pursuant to the authority and prior to the effective date of this ordinance, are ratified and confirmed.

Section 10. 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 vote of all the members of the City Council the 4th day of April, 2016, and signed by me in open session in authentication of its passage this 4th day of April, 2016.

President _____ of the City Council

Approved by me this 14th day of April, 2016.

Edward B. Murray, Mayor

Filed by me this 14th day of April, 2016.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:
Attachment A - 2016 Annual Action Plan to the 2014 – 2017 Consolidated Plan for Housing and Community Development

ATTACHMENT A (amended):
2016 Annual Action Plan to the
2014 – 2017 Consolidated Plan for
Housing and Community Development

CITY OF SEATTLE
MARCH 2016

Executive Summary

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

1. Introduction

This 2016 Annual Action Plan is submitted to the U.S. Department of Housing and Urban Development as the application for program year 2016 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, small business and microenterprise financial assistance and business district planning, job training and readiness services, and for park upgrades. For program year 2016, a total of approximately $15 million is governed by this annual plan. In response to a significant disruption of neighborhood business activity in a low- and moderate-income area resulting from street construction, the City will provide in 2016 a one-time allocation of $400,000 in CDBG funds to expand our business assistance activities. CDBG-eligible businesses will be provided business stabilization grants, much like the City's prior work in the Rainier Valley to address business disruption caused by light rail construction.

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 2016 Annual Action Plan is to support the Human Services Department's outcomes framework funding philosophy and its Homeless Investments Analysis. 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 and focusing on a more holistic, client-centered approach to homelessness.

As part of our economic development assistance efforts, the City is responding to the temporary loss of business being felt by neighborhood businesses along 23rd Avenue in the City's Central Area. This loss is related to street and water main improvements undertaken by the City in an area that has a history of economic struggles. One-time funds will be provided to support the continuation of CDBG-eligible businesses, resulting in the continued provision of goods and services to a low- and moderate-income area and retention of jobs for low- and moderate-income workers.

3. Evaluation of past performance

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

The most recently completed program year is 2014. Our Consolidated Annual Performance and Evaluation Report for 2014 contained the following observations:

- Our public service dollars, focused exclusively on homeless shelters and services, continue to provide vital overnight and day shelter to nearly 5,500 homeless persons.
- Parks upgrades program improved 21 local parks serving over 115,000 residents of Seattle's qualifying low- and moderate-income neighborhoods.
- Thirteen low- or moderate-income and senior / disabled homeowners received financing for major repairs to their homes, extending the life and value of the houses, allowing the occupants to remain in their homes, and preventing the encroachment of blight into their neighborhoods.
- In addition, 673 other homes, owned by seniors, disabled persons, and low- and moderate-income persons, received minor health- and safety-related repairs.
- Business development training and technical assistance was provided to 567 microenterprises via classroom workshops and individual assistance.

With these numbers, and other qualitative and quantitative information from providers, we assess that our progress in meeting our Consolidated Plan objectives are on track and that our funds are being used for the correct purposes. This assessment is made within the context of the City's overall budget and other resources available to assist low- and moderate-income persons, such as the Families and Education Levy and the Housing Levy.

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 from a variety of sources to inform the allocations of the Consolidated Plan funds. Most important to this effort is the awareness that the HUD funds are part of a much larger funding picture for housing, human services, and community development in the City of Seattle.

The City's involvement in planning efforts such as the Area Agency on Aging, the Seattle / King County Committee to End Homelessness, the Mayor's Emergency Task Force on Unsheltered Homelessness and the City's Housing Affordability and Livability Advisory (HALA) Committee, the Human Services Department's Homeless Investment Analysis, as well as general public input and discussion on the City's 2015 – 2016 biennial budget help shape budget priorities.

A draft of the Annual Action Plan was publicized and made available for public comment in November of 2015, coinciding with City Council discussions and deliberations leading up to the adoption of the City's 2016 Annual Budget.

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.

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

7. Summary

The City of Seattle coordinates HUD's Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax to provide for human services, affordable housing, and community and economic development. Not all of the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

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 – 91.100, 91.200(b), 91.215(l)

1. Introduction

This Plan relies on multiple planning efforts conducted by partners such as the Area Agency on Aging, Human Services Department, Committee to End Homelessness, Office of Housing, Office of Economic Development, Seattle Housing Authority and many contract service providers. Staff also participated in several national conferences, seminars and policy/strategy sessions to learn about best and promising practices in housing, community sustainability, equity issues and homelessness intervention and prevention.

In September 2014 the mayor tasked HSD to conduct an evaluation of the City's investments in homeless services, compare those investments with nationally recognized best practices, and identify ways to better meet the needs of people experiencing homelessness. Implementation of the recommendations began in 2015 and are expected to drive homelessness and prevention allocations into 2016.

The mayor also formed the Emergency Task Force on Unsheltered Homelessness in October 2014 to make recommendations to help the growing number of people living on the streets find shelter for the 2015 winter. The Mayor also charged the group with advancing the conversation on how the City of Seattle and other jurisdictions in the region can work together, alongside private non-profit organizations and communities of faith, to reduce homelessness and serve the needs of homeless families and individuals. The group included human service providers, advocates for those affected by homelessness, and faith and community leaders, and was chaired by the Deputy Mayor. Members of the task force outlined eight recommendations. Mayor Murray endorsed several of those recommendations, some of which will provide nearly immediate relief to those living on the street, while other steps will take more time to implement.

In September of 2014, Mayor Murray and the City Council called together community leaders to help craft an agenda for increasing the affordability and availability of housing. The 28-member Housing Affordability and Livability Advisory Committee included renters and homeowners, for-profit and non-profit developers and local housing experts. The Committee published a report with 65 recommendations. See more at: http://murray.seattle.gov/housing/#sthash.1nZstoEQ.dpuf.

The framework set by these targets will be one major guide for the allocation of federal and local funds via the next Consolidated Plan, the new Assessment of Fair Housing and the planning for renewal of the City's Affordable Housing Levy all in 2016.

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))

Seattle is the lead for the local Area Agency on Aging, is on the governing board of the local continuum of care, and pulled together numerous housing and service providers and members of the public in the development of the City's Housing Affordability and Livability Agenda. 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's Community Support and Assistance Division houses both the CDBG Administration and the staff that manage the McKinney and ESG grants as well as the core homelessness prevention and intervention programs. Planning staff for homeless intervention and other support services are also housed in this Division. The close proximity of staff to each other provides many day-to-day opportunities for interaction and coordination on Continuum of Care issues.

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 (now called "All Home"). 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.

See also information on the HALA committee and Homelessness Investment Analysis in the Introduction section above.

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 (our CoC partner) involving McKinney funds and ESG funds. 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.** The management of the Safe Harbors HMIS system is also housed in the Community Support and Assistance Division of the Human Services Department, allowing for daily and formal management-level cross-program interaction between homeless services contract managers, planners, and CDBG Administration staff.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

See the following table.

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	CITY OF SEATTLE OFFICE OF HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided narrative input to Annual Action Plan and reviewed drafts of plan.
2	**Agency/Group/Organization**	SEATTLE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided narrative input for draft plan and reviewed plan.
3	**Agency/Group/Organization**	Seattle Office of Economic Development
	Agency/Group/Organization Type	Local Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency provided input and reviewed Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	City of Seattle	Since the bulk of Seattle's CDBG public services are targeted for homeless services, the CoC activities are intricately tied to our use of public service funds. CoC planners and the CDBG planner work hand in hand on a daily basis.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Seattle added $2.75 million in new investments in human services in 2015 and continuing into 2016. The funds leverage new resources for homelessness services including expanding the best-practice strategy of rapid rehousing, and creating capacity at homeless shelters by moving long-term stayers into permanent housing – a suite of new investments in homelessness services totaling $1.5 million annually in 2015 and 2016. The mayor's 2015-16 budget proposed $600,000 annually to fund a program for 150 homeless single adults, targeting veterans, to receive rapid placement into housing, rental assistance, and employment support. Mayor Edward Murray's budget proposal also funded efforts to move 25 of the longest-term stayers at homeless shelters into permanent housing, which will free up 3,375 shelter bed nights.

Through the Growing Transit Communities Partnership, the Puget Sound Regional Council partnered with the Fair Housing Center of Washington to produce a Fair Housing Equity Assessment (FHEA) for the region. The FHEA, released in January 2014, provides analysis and recommendations to ensure equitable access to housing and opportunity for all residents of the region, especially people protected under the federal Fair Housing Act. Since 1990, the racial and ethnic composition of the region has changed significantly and diversification is projected to continue. The regional FHEA assesses the lingering effects of historical segregation as well as ongoing discriminatory conditions that create barriers to housing choice and access to opportunity.

The population of the Puget Sound region is expected to exceed 5 million by 2040. Over the next 20 years, Seattle expects to welcome a significant share of the region's growth. Seattle's Comprehensive Plan contains goals and policies to guide future growth and decisions in a manner that reflects the City's core values and enhances the quality of life for all.

Seattle Housing Authority's 5-year plan, entitled "Bold Plans in the Face of Uncertainty," affirms the housing authority's core commitments, addresses foreseeable challenges and opportunities, and maps the agency's course for the five year period.

Before its adoption, the plan which was over a year in the making, was presented to and discussed at meetings of residents, staff, management and the Board of Commissioners. The plan sets out overarching goals and directions for the agency while the annual budgets and Moving to Work plans deal with specific enactments of those goals and directions.

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	CITY OF SEATTLE OFFICE OF HOUSING
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Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
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Narrative (optional)

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The population of the Puget Sound region is expected to exceed 5 million by 2040. Over the next 20 years, Seattle expects to welcome a significant share of the region's growth. Seattle's Comprehensive Plan contains goals and policies to guide future growth and decisions in a manner that reflects the City's core values and enhances the quality of life for all.

Seattle Housing Authority's 5-year plan, entitled "Bold Plans in the Face of Uncertainty," affirms the housing authority's core commitments, addresses foreseeable challenges and opportunities, and maps the agency's course for the five year period.

Before its adoption, the plan which was over a year in the making, was presented to and discussed at meetings of residents, staff, management and the Board of Commissioners. The plan sets out overarching goals and directions for the agency while the annual budgets and Moving to Work plans deal with specific enactments of those goals and directions.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Many of the policies driving the 2016 allocation of funds for the City's overall budget for homelessness and housing, in which the Consolidated Plan funds are heavily invested, were developed with extensive community consultation during the Housing Affordability and Livability Agenda process. The twenty-eight member stakeholder Advisory Committee included renters and homeowners, for-profit and non-profit developers and other local housing experts. The Advisory Committee identified and evaluated policy options to create more available housing for people all along the income spectrum. They reviewed 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. HALA community open houses were held at three locations across the city to ensure broad participation. Before and after a presentation on housing affordability in Seattle, participants provided direct feedback to the HALA by writing on display boards, through comment cards, in direct conversations with the committee co-chairs, committee members and city staff, and via a live voting tool. Translation services were provided at all three events.

Mayor Edward Murray immediately responded to the recommendations with his roadmap to make Seattle more affordable, a path to reach his goal of 50,000 housing units built or preserved, with 20,000 of those units designated as affordable, over the next ten years. Some of those recommendations are working their way through the City's legislative process and will be reflected in the 2016 budget and in other actions to be taken in 2016.

Further details on the community public outreach events can be found in Appendix C of the "Final Advisory Committee Recommendations" published July 13, 2015.

Citizen Participation Outreach

See following table.

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish, various African languages Non-targeted/broad community	South Seattle HALA meeting, 65 persons in attendance	Common concerns related to displacement and rising housing costs which prevented friends and family from moving into the neighborhood. Supported density as a means to achieve affordability, wanted housing for a range of income levels and across housing type, and encouraged locating housing near transit hubs. Credit and background checks were cited as barriers to housing.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				Rent control was mentioned as one way to increase affordability.		
2	Public Meeting	Minorities Non-targeted/broad community	Central Seattle HALA meeting / 79 in attendance	Supported housing near transit, reducing parking requirements, increasing density through infill development and distributing affordable housing throughout the city.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	North Seattle HALA meeting / 103 people in attendance	Neighborhood walkability and amenities were seen as very important. High costs were a concern. There was strong agreement with the statement that growth leads to denser, compact development, which increases services and amenities.		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	Internet survey for HALA / 2,466 responses	Most people struggle to afford their rent, have not been able to purchase a home because the competition is too great, or have had to move to a less expensive neighborhood. Friends and family either cannot move to the neighborhood due to high costs or moved out because of costs. Three-quarters of survey respondents would be comfortable with increased density if housing process were more affordable.		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Overall resources in 2016 from the Consolidated Plan funds are at a substantially similar level to 2014 and 2015 levels; however, CDBG has been reduced by approximately $122,500.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,984,932	400,000	131,194	9,516,126	9,000,000	Our estimate of program income has decreased from previous years.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,408,254	1,000,000	240,000	3,648,254	2,300,000	$240,000 from 2013 is reallocated from homebuyer to multifamily activities
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,783,626	0	0	1,783,626	1,700,000	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	819,850	0	167,301	987,151	900,000	

Table 5 - 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 received $5.7 million from the City's General Fund to support a healthy business environment that empowers businesses to develop, grow, and succeed. This $5.7 million is supplemented by $1.5 million in CDBG that will be used by OED for those same purposes. That level of support continues into 2016.

The Office of Housing received $4.2 million (excluding program income) in HUD Consolidated Plan funds in 2015, and also received $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 2015, tax credit investments equaled around $37 million out of $66 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 2016 allocation of $7.6 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 $22 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 has undertaken various planning efforts to review the utilization of available / surplus municipal property from which services may be provided to homeless persons. Three notable examples in 2015 include the temporary relocation of a shelter for homeless families to a City-owned building, a permanent shelter in a City-owned facility and the establishment of three authorized encampment sites.

In the first instance, a nearly-vacant four-story office building in North Seattle is owned by the City and the property is slated to become the new home of a police precinct in the next several years. However, no work on the property is scheduled until after 2016. In June of 2015, the City assisted the relocation of a shelter for homeless families to the vacant building as an interim location while the shelter provider seeks a permanent location. The shelter lost its lease on its former space in privately-held space. The no lease-cost occupancy of the City building runs through December 31, 2016. The initial occupancy load was approximately 50 beds, with plans in the works for an additional 50 pending interior improvements and permitting requirements.

In July 2015 the City announced plans to provide another 50 beds for a permanent homeless shelter at a vacant City-owned building north of downtown Seattle. This shelter will be for adult men over 60 years of age or who are disabled. As with the other project, an additional 50 beds will be added pending interior improvements and permitting issues.

Also in July, the City concluded a review of suitable City-owned properties to host outdoor encampments of homeless persons. These

encampments will be supported by various services funded by the City, including case management and support services. Operational support such as portable toilets and garbage services may also be provided under contract with the recognized encampment operators.

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 all the other funds. Our contingency plan is found in Section AP-35. If necessary due to unanticipated revenue changes (either in the allocation or in program income) that necessitate a substantial amendment, formal City budget action will take place to adjust affected budget authorizations to departments.

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 Non-Homeless Special Needs		Mitigation of homelessness and related issues	CDBG: $3,888,708 HOPWA: $1,783,626 ESG: $847,855	Homeless Person Overnight Shelter: 13285 Persons Assisted
2	Increase Access to Affordable Housing	2013	2018	Affordable Housing Public Housing		Affordable Housing Preservation and Development	CDBG: $1,673,547 HOME: $3,422,029	Rental units constructed: 299 Household Housing Unit
3	Economic and Neighborhood Development	2013	2018	Non-Housing Community Development		Neighborhood Community and Economic Development	CDBG: $2,951,675	Public service activities other than Low/Moderate Incom Housing Benefit: 140 Persons Assisted Businesses assisted: 1830 Businesses Assisted

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homelessness Prev., Intervention & Hous Stability
	Goal Description	Activities include funding operational costs of homeless shelters and/or related services, including day centers and outreach services. Prevention services may also be provided in various forms, such as short-term rental assistance.
2	**Goal Name**	Increase Access to Affordable Housing
	Goal Description	Activities include financing of construction, rehabilitation, and acquisition costs; home repair services; and homeownership assistance in the form of technical assistance for homebuyers and financing assistance. Also included are affordable housing planning and program management.
3	**Goal Name**	Economic and Neighborhood Development
	Goal Description	Activities include rehabilitation of qualifying neighborhood parks, assistance to private businesses in the form of financing and technical assistance, job training, and assistance to qualifying neighborhood business associations. Other neighborhood-focused activities may also be included.

Table 7 – 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 and selected via competitive "requests for investments" 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
2	CDBG Administration
3	CDBG Administration Indirect
4	Minor Home Repair
5	Emergency Solutions Grant Program Activities
6	DESC Connections
7	AHA Noel House
8	CCS St Martin des Porres
9	DESC Main Shelter
10	YWCA Seattle Emergency Housing
11	Home Repair Staffing
12	Home Repair Program
13	Homebuyer Education and Counseling
14	Multi-Family Housing Staffing
15	Rental Housing Preservation and Development
16	Housing Affordability Program Development Staffing
17	Housing Affordability Agenda staffing
18	HOME Administration
19	Neighborhood Business District Projects
20	Only In Seattle Projects
21	Neighborhood Business District Planning
22	Small / Microenterprise Business TA
23	Small / Microenterprise Business Financial Assistance
24	Small Business TA & Entrepreneur Support
25	Neighborhood Business District Staff Support

#	Project Name
26	Alpha Cine
27	Parks Upgrade Project
28	ESL for Work
29	HOPWA Program
30	Housing Levy Planning and Research
31	Contingency
32	23rd Avenue CDBG-Eligible Business Support

Table 8 – 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.

The City is currently undertaking a major road and infrastructure project along 23rd Avenue in the Central Area. While the area will eventually benefit from this construction work, many retail and service businesses along 23rd Avenue may not survive unless they receive temporary financial assistance during the construction period. The local service area for many of these retail and service businesses meets the HUD definition of a presumed low- and moderate-income area because more than 51% of residents in the service area have low- or moderate-income status. Moreover, many of the businesses meet CDBG definition of a microenterprise, having five or fewer employees, one or more of whom owns the business, and many of these have low- or moderate-income owners. The City is proposing a program to assist eligible struggling businesses so that they can provide goods and services to low- to moderate income neighborhoods and retain jobs for low- or moderate-income workers.

Should CDBG revenues (either annual allocation or program income) exceed the planned amount, the additional resources shall be allocated in accordance with these funding guidelines.

- Mitigate the funding reductions applied to various CDBG programs, grant administration, and planning efforts over the past several years in response to diminishing resources;
- Maximize use of funds for public services to the extent prudent to address gaps in funding for services for homeless persons (such as emergency shelter and day / hygiene services) and other low- and moderate-income households;
- Increase funding for those physical development activities (housing, community facilities, parks, economic development) that do not require on-going annual funding. To the extent possible, the City shall avoid development of a CDBG operating expense base that cannot be sustained if the federal government fails to maintain future CDBG funding at the current levels.

Should CDBG revenues come in lower than planned, the City will continue its policy that the priority for managing decreases in CDBG resources will, to the extent possible, be to reduce funding allocations in physical development and/or administrative activities and not in public services.

- The CDBG funding reductions shall be made in planning, administration, and/or physical development programs, including program delivery costs. One-time-only capital projects are most likely to experience reduced allocations of any CDBG revenue decrease. Funding reductions may be applied across-the-board among physical development programs. Reductions in administration and planning will be done to the extent that they will not substantially impair the City's ability to manage the Consolidated Plan funds in an accountable manner.

- Comply with expenditure cap limitations on public services and planning and administration.
- The City will explore any other possible areas of savings or reductions that have a minimal impact on sustaining current levels of program operations and services. The CDBG Administrator shall work with affected City programs in identifying and capturing prior year CDBG under-expenditures.

If increases are not substantial or significant enough to enhance or fund an activity, funds may be placed in contingency for programming late in the year or in the next program year.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	**Project Name**	CDBG Planning
	Target Area	
	Goals Supported	Homelessness Prev., Intervention & Hous Stability
	Needs Addressed	Mitigation of homelessness and related issues
	Funding	CDBG: $127,163
	Description	Provide internal staffing capacity to meet the planning and research requirements for the development of the Consolidated Plan, CAPER, homeless strategies, and other related documents and issues.
	Target Date	12/31/2016
	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, Suite 5800.
	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 related to homeless and low- and moderate-income persons and families.
2	**Project Name**	CDBG Administration

	Target Area	
	Goals Supported	
	Needs Addressed	
	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	12/31/2016
	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, Suite 5800
	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 eligibility of CDBG-funded projects; review and enforce labor standards and environmental review requirements. Ensure programmatic compliance with applicable federal regulation. IDIS data management.
3	**Project Name**	CDBG Administration Indirect
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $235,000

	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	12/31/2016
	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.
4	**Project Name**	Minor Home Repair
	Target Area	
	Goals Supported	Homelessness Prev., Intervention & Housing 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	12/31/2016
	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 an application basis, and it is anticipated that the location of homes will be scattered throughout the City.

	Planned Activities	Assessment and implementation of minor repairs on owner-occupied housing.
5	**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: $956,835
	Description	Provides emergency shelter, day center / outreach activities, and homelessness prevention services
	Target Date	12/31/2016
	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
6	**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	Subrecipient will provide day center and related services to homeless persons.
	Target Date	12/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	500 homeless persons will benefit from this activity
	Location Description	Connections is located at 505 Third Avenue, Seattle, Washington.
	Planned Activities	Day center services, meals, employment assistance, housing assistance, personal stabilization planning.
7	**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	12/31/2016
	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.
8	**Project Name**	CCS St Martin des Porres
	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	12/31/2016
	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.
9	**Project Name**	DESC Main Shelter
	Target Area	
	Goals Supported	Homelessness Prev., Intervention & Hous Stability
	Needs Addressed	Mitigation of homelessness and related issues
	Funding	CDBG: $1,099,696
	Description	Subrecipient to provide emergency overnight shelter and related services to help homeless persons transition to more stable housing.
	Target Date	12/31/2016
	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
10	**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	12/31/2016
	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.
11	**Project Name**	Home Repair Staffing
	Target Area	
	Goals Supported	Homelessness Prev., Intervention & Hous Stability
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: $260,202
	Description	Provide administrative and management staff support to the home repair program
	Target Date	12/31/2016
	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.
12	**Project Name**	Home Repair Program
	Target Area	
	Goals Supported	Homelessness Prev., Intervention & Hous Stability
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: $350,000
	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	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 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
13	**Project Name**	Homebuyer 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 CBDO costs of providing education for first-time low- and moderate-income homebuyers
	Target Date	12/31/2016
	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 administered 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.
14	**Project Name**	Multi-Family Housing Staffing
	Target Area	
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: $79,939
	Description	Support staff costs for the management of multi-family rental housing preservation and development activities.
	Target Date	12/31/2016
	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
15	**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: $490,278 HOME: $3,422,029
	Description	Provide financial assistance for the preservation and development of multifamily rental affordable housing.
	Target Date	12/31/2019
	Estimate the number and type of families that will benefit from the proposed activities	54 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.
	Planned Activities	Capital financing related to preservation, development, or acquisition of affordable rental housing.
16	**Project Name**	Housing Affordability Program Development Staffing
	Target Area	
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: $101,139
	Description	Support staff costs associated with development of affordable housing strategies; Consolidated Plan and related documents development; Mayor's Housing Affordability Agenda.
	Target Date	12/31/2016

	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.
17	**Project Name**	Housing Affordability Agenda staffing
	Target Area	
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: $125,000
	Description	Staff costs to develop and implement an affordable housing agenda
	Target Date	
	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 and implementation of identified strategies to increase affordability of housing
18	**Project Name**	HOME Administration
	Target Area	
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Affordable Housing Preservation and Development

	Funding	HOME: $226,225
	Description	Support costs of staff responsible for the administration of the HOME program
	Target Date	12/31/2016
	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
19	**Project Name**	Neighborhood Business District Projects
	Target Area	
	Goals Supported	Economic and Neighborhood Development
	Needs Addressed	Neighborhood Community and Economic Development
	Funding	CDBG: $494,675
	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	12/31/2017
	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.
20	**Project Name**	Only In Seattle Projects
	Target Area	
	Goals Supported	Economic and Neighborhood Development
	Needs Addressed	Neighborhood Community and Economic Development
	Funding	CDBG: $185,000
	Description	Specific assistance to businesses and business districts for business promotion and area benefit
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	Accomplishments are part of the Neighborhood Business District Project Implementation activity.
	Location Description	Exact locations tbd. The program is administered by the Seattle Office of Economic Development, 700 Fifth Avenue, Suite 5752, Seattle
	Planned Activities	Implementation of marketing and promotion, business and retail development.
21	**Project Name**	Neighborhood Business District Planning
	Target Area	
	Goals Supported	Economic and Neighborhood Development
	Needs Addressed	Neighborhood Community and Economic Development
	Funding	CDBG: $80,000
	Description	Support neighborhood business organizations in the development of comprehensive commercial district action plans that include neighborhood improvement and business support plans.

	Target Date	12/31/2016
	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.
22	**Project Name**	Small / Microenterprise Business TA
	Target Area	
	Goals Supported	Economic and Neighborhood Development
	Needs Addressed	Neighborhood Community and Economic Development
	Funding	CDBG: $131,000
	Description	Support subrecipient(s) 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	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	125 businesses or potential businesses supported
	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
23	**Project Name**	Small / Microenterprise Business Financial Assistance

	Target Area	
	Goals Supported	Economic and Neighborhood Development
	Needs Addressed	Neighborhood Community and Economic Development
	Funding	CDBG: $151,000
	Description	Provide financial assistance to qualifying microenterprises and small businesses for job creation and retention and services to disadvantaged communities.
	Target Date	12/31/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 microenterprise or other small businesses will be assisted
	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 financial assistance to qualifying small businesses and microenterprises
24	**Project Name**	Small Business TA & Entrepreneur Support
	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	12/31/2016

	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.
25	**Project Name**	Neighborhood Business District Staff Support
	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	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	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.
26	**Project Name**	Alpha Cine
	Target Area	
	Goals Supported	

	Needs Addressed	
	Funding	CDBG: $74,597
	Description	Repayment of CDBG-backed Section 108 loan for Alpha Cine project
	Target Date	12/31/2016
	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.
27	**Project Name**	Parks Upgrade Project
	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	12/31/2017
	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 but not limited to safety fencing, paths, and improved landscaping.

28	**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 via a CBDO
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	140 persons over the two-year contract period from 2015 - 2016.
	Location Description	various
	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.
29	**Project Name**	HOPWA Program
	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 to project sponsors to provide the most effective mix of activities to serve persons living with AIDS and their families.
	Target Date	12/31/2017

	Estimate the number and type of families that will benefit from the proposed activities	At least 500 persons will be assisted
	Location Description	King and Snohomish counties.
	Planned Activities	Housing, case management, support services
30	**Project Name**	Housing Levy Planning and Research
	Target Area	
	Goals Supported	Increase Access to Affordable Housing
	Needs Addressed	Affordable Housing Preservation and Development
	Funding	CDBG: $50,000
	Description	Support the Office of Housing's planning and research activities in preparation for the proposal to renew the Housing Levy which provides funds to affordable housing efforts. Funds will be used to secure consultant services.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A; this is a planning activity
	Location Description	Seattle Office of Housing, 700 Fifth Avenue, Suite 5700, Seattle
	Planned Activities	Primary research and technical expertise to develop data for Office of Housing to inform the development of a proposal for a housing levy. Research will be conducted into various affordable housing strategies to determine project feasibility.
31	**Project Name**	Contingency
	Target Area	

	Goals Supported	
	Needs Addressed	
	Funding	CDBG: $7,056
	Description	Provide funds for unanticipated eligible needs.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Funds will be managed by CDBG Administration, 700 Fifth Avenue, Suite 5800, Seattle, Washington
	Planned Activities	Contingency fund
32	**Project Name**	23rd Avenue CDBG-Eligible Business Support
	Target Area	
	Goals Supported	Economic and Neighborhood Development
	Needs Addressed	Neighborhood Community and Economic Development
	Funding	CDBG: $400,000
	Description	Provide financial assistance to CDBG-eligible businesses to retain business and retail services for low- and moderate-income neighborhoods and retain jobs for low- and moderate-income persons in businesses disrupted by street and other infrastructure improvements along 23rd Avenue in Seattle.
	Target Date	12/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 businesses

	Location Description	Program will be administered by Seattle Office of Economic Development, 700 Fifth Avenue, 57th Floor, Seattle. Businesses to be assisted will be located generally along 23rd Avenue between roughly S. Hill Street to E. Madison Street, and possibly up to E. Roanoke Street depending upon CDBG eligibility.
	Planned Activities	Assist CDBG-eligible businesses

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 generally does not 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 and to promote HUD's affirmatively furthering fair housing goals. 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. 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.

For 2016, though, one activity is specifically targeted to a geographic area. That area is along 23rd Avenue, between South Hill Street and E. Madison St., and potentially up to East Roanoke Street. The city is undertaking a major road and infrastructure improvement project along this corridor, and many businesses may not survive the street disruption unless they receive temporary financial assistance. Thus, $400,000 in one-time CDBG funds will be allocated to assist CDBG-eligible businesses.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - 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.)

However, see justification in the previous section for targeting $400,000 of CDBG funds along the 23rd Avenue corridor through Seattle's Central Area.

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 11 - 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	687

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable rental housing units funded with HOME funds, and other units in 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 low income households, persons with disabilities, and seniors/elderly. Current priorities may also be established by local coordinated housing referral and intake systems. Current targeting, limits, and preferences described in this Action Plan are subject to the Seattle Municipal Code ("SMC") as well as federal and State law. The preceding sentence does not preclude City use of HOME funds to support projects 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.

The City is embarked on a two-year planning and engagement process to develop the new Assessment of Fair Housing (AFH) report, due in April of 2017, mandated under the newly adopted Affirmatively Furthering Fair Housing Rule. While the City has consistently worked to affirmatively further fair housing, future resources and/or geographic area targeting may evolve to address the new rule's primary goals to:

- Foster the diversity and strength of communities by overcoming historic patterns of segregation;
- Reduce racial or ethnic concentrations of poverty (as identified by HUD);
- Respond to identified disproportionate housing needs consistent with the policies and protections of the Fair Housing Act of 1968 (as amended); and
- Reduce disparities in housing choice and access to housing and opportunity based on race, color, religion, sex, familial status, national origin, or disability; thereby expanding economic opportunity and enhancing the quality of life.

Future strategies and goals in the 2018-2021 Consolidated Plan may evolve to prioritize issues identified through the AFH report. Some of those goals may involve targeted geographic areas. For 2016 we do not intend to geographically target federal funds for housing.

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 will also continue the new Workforce Opportunities System pilot, which collaborates with local community colleges and workforce support systems to build and test new pathways to living wage employment for residents.

As in the past several years, and for the duration of SHA's redevelopment of the Yesler Terrace neighborhood, the City will continue to monitor SHA for compliance with relocation and resettlement obligations as outlined in the Final Environmental Impact Statement and the Record of Decision for that project.

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 collaborate with management on issues of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee (JPAC), with which 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 matches participants' savings 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

In September 2014, Seattle Mayor Ed Murray tasked HSD to conduct an evaluation of the City's investments in homeless services, compare those investments with nationally recognized best practices, and identify ways to better meet the needs of people experiencing homelessness in our communities.

Homelessness is a complex problem influenced by institutions, such as the criminal justice and mental health systems, as well as broader policies, such as livable wages and affordable housing. In 2014, HSD invested nearly $40.8 million across 183 contracts and 60 agencies for services that provide homeless prevention, homeless intervention, and permanent housing. City-funded homeless service programs have been successful in what they were designed and funded to do, helping people to access shelter, remain housed, and meet their basic needs; however, the number of people sleeping unsheltered in our communities continues to rise. Racial, social and health disparities continue to persist.

HSD funds services to assist single adults, youth, young adults, and families, survivors of domestic violence, older adults, and veterans who are at-risk of or experiencing homelessness. Funding for these programs is made up of a combination of local and federal sources, each of which carry restrictions or guidelines regarding who is eligible for service and what types of activities the funds can pay for.

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. Work begun in 2015 to create coordinated engagement for individuals/households without children is anticipated to have an effect on service delivery by mid-2016.

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.

Addressing the emergency shelter and transitional housing needs of homeless persons

On the path forward for investments in homeless services, HSD has designated and implemented a three-pronged strategy, which builds upon the 2012 *Community Supporting Safe and Stable Housing (CSSSH)* Investment Plan and other local and regional planning efforts. The three parts of this strategy are:

1. Shift investments and service provision to a **progressive engagement model**, to deliver a portfolio of services through a pilot with selected service providers. This progressive engagement model combines a portfolio of services aimed at making homelessness rare, brief, and one time, and includes diversion, shelter, rapid rehousing, housing search and employment navigation. Administrative efficiencies can be created through a single contract for combined services.
2. **Scale recent pilots** with continual shift and focus on prevention and coordinated assessment/access. Scale up and expand on several new investments and initiatives launched in 2014 and 2015, which are expected to have a positive impact on housing placement and shelter throughput.
3. Prioritize **system readiness**, within HSD and provider network with 3rd party consultancy. Shifting from a program investment strategy to a system investment strategy will require increased capacity and strategic planning and support both internally and externally.

Planning, program development and system coordination will continue in conjunction with the Committee to End Homelessness (now rebranded as the "All Home" project) and the McKinney 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 and move them 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.

2. Planning, program development and system coordination in conjunction with the Committee to End Homelessness (now "All Home")/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 "All Home"/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 and move them 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.

2. Planning, program development and system coordination in conjunction with the "All Home"/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.

3. 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 of the 2014 - 2017 Consolidated Plan, Special Needs Facilities and Services.

Discussion

Seattle has implemented best and promising practices in response to the homeless crisis. The Mayor has declared a state of emergency around the homeless situation, freeing up several millions of dollars to be used to respond to the crisis. Included in the response are flexible funds (not Consolidated Plan funds) for homeless prevention, diversion, case management, and rapid rehousing, public health initiatives, and increasing shelter capacity by 100 beds.

Other initiatives include increasing affordable housing opportunities, and implementing coordinated assessment and entry for all populations. We continue to focus on outreach to the unsheltered and on finding permanent housing for long-term shelter stayers. By moving long-term shelter users to permanent housing, more shelter capacity becomes available for those facing short-term homeless situations.

The funding picture for homeless services has changed dramatically in Seattle over the past decade.

While City General Fund support for homeless services grew from $9 million in 2005 to over $22 million in 2014 (an increase of 102%, inflation adjusted), external, mostly federal (CDBG and McKinney-Vento), support grew only from $15 million in 2005 to $16 million in 2014 (a decline of 11% after adjusting for inflation). Put another way, in 2005, external revenue represented 62% of all homeless services funding. In 2014, that percentage fell to 42% while the City's General Fund provided nearly 60% of all homeless services funding.

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	56
Tenant-based rental assistance	20
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	125
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	8
Total	209

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

Introduction

All of the City's housing programs seek to increase affordable housing opportunities for low and moderate-income households. This is done in a wide range of ways, such as 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. The City has prepared a proposed, revised Seattle Comprehensive Plan ("Seattle 2035"), for Council action in 2016, 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. Examples are 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, recently expanded Multifamily Tax Exemption Program requires , for rental housing, that 20 to 25 percent of the units in each development be affordable to families and individuals with incomes at or below 40 to 90 percent of area median income, depending on unit type and size and on the mix of units in the building, as a condition of the tax exemption on the residential improvements. For condominium units sold for owner occupancy, buyers must have household incomes at or below 100% or 120% of area median income, depending on unit size.

The City of Seattle Office of Housing launched 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.

Discussion

As reported in prior annual action plans, current market conditions and HOME homeownership provisions have made it increasingly difficult for the City to accomplish homeownership activities with HOME funds. Since 2014, the City has moved HOME funds away from those activities and toward multifamily rental activities. This 2016 annual action plan reallocates all remaining HOME entitlement amounts from homeownership to multifamily preservation and production.

AP-85 Other Actions – 91.220(k)

Introduction

Seattle maintains a strong commitment to housing affordability, livability, and meeting the needs of low- and moderate-income residents. We also have undertaken a strong response to homelessness.

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 continued into 2015 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 project-based vouchers allocated to supportive housing communities and service-enriched public housing operated by community partners that serve populations that might otherwise find it more difficult to succeed in traditional public housing. Service-enriched public housing units are operated by local agencies such as Solid Ground, the YWCA, and Muslim Housing.

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 plan goal for Seattle Housing Authority. Obtaining new vouchers for special populations, such as homeless veterans, is one way that SHA is able to serve more people. In addition Seattle Housing Authority works collaboratively with HUD to identify opportunities to preserve affordable housing in the city and administers preservation vouchers for expiring affordable housing contracts.

In July 2015 Seattle Mayor Edward Murray released the recommendations of Housing Affordability and Livability Agenda (HALA) Advisory Committee. The Committee's 65 recommendations fall into four main categories: 1) more resources for affordable housing through a range of revenue generating mechanisms; 2) more housing, maximizing opportunities in the market; 3) more support for communities by preserving housing and providing protections for vulnerable tenants and homeowners; and 4) more innovation by streamlining systems and other reforms to reduce the costs of housing. The recommendations are designed to fulfill Mayor Murray's goal of building or preserving 20,000 rent and

income-restricted homes and building at least 30,000 new market-rate homes. The full HALA report and recommendations are found at http://murray.seattle.gov/wp-content/uploads/2015/07/HALA_Report_2015.pdf.

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. 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

The City's Office of Immigrant and Refugee Affairs began working 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 provide classroom instruction and services to 140 persons in the initial 2015 - 2016 contract. 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 recently developed the Workforce Opportunities System pilot in partnership with local community colleges and workforce system partners. The program provides access to self-sufficiency assessments, planning, training, and career support for residents 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.

In 2015 Seattle passed landmark legislation raising the minimum wage to $15 per hour and established a specific Office of Labor Standards to enforce wage requirements and other issues affecting workers.

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. 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 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, including partnering with social service agencies to provide service-enriched housing in public housing units and collaborating with local service agencies to pair services with Housing Choice Vouchers. SHA also has initiatives in place to help Housing Choice Voucher households find and maintain housing in the private market, including housing counselors, outreach to private landlords to expand the pool of affordable housing available to voucher holders, and assistance with security deposits and other moving costs that may pose a barrier to renting in high opportunity neighborhoods. 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

Since its creation over ten years ago, the homeless management information system used by the City of Seattle, known as "Safe Harbors", has been a joint project of the City of Seattle, the King County Department of Community and Human Services, and United Way of King County.

The City of Seattle Human Services Department has managed the City side of the data and data input by City-funded agencies. All providers of homeless services have been required to provide data to Safe Harbors to comply with HUD regulations and to provide a complete picture of homeless service

provision in the city. In 2015 the decision was made by King County and the City of Seattle to merge the management of the entire system under King County's Department of Community and Human Services. The merger will take place in the first half of 2016. The merger is not anticipated to cause any diminution of the data or reports accessible to City homeless and human services planners.

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	400,000
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:	**400,000**

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". 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.

   <u>Resale Requirements</u>

   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 yet 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 local telephone- and Internet-based 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 (now called "All Home"), a broad coalition of government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to address homelessness in King County. ESG funding decisions are coordinated with All Home.

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 former Ten-Year Plan to End Homelessness. 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.

336367

No. 125019 125020

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

04/21/16

The amount of the fee charged for the foregoing publication is the sum of $55.83 which amount has been paid in full.

JENNIFER A. BARNES NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 10-24-19

Subscribed and sworn to before me on

04/21/2016

Notary public for the State of Washington,
residing in Seattle

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 4, 2016, 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.

Ordinance 125019

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

Ordinance 125020

AN ORDINANCE relating to funding for housing and community development programs; adopting The City of Seattle 2016 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; amending Ordinance 124927, which adopted the 2016 Budget, by modifying appropriations to various departments and budget control levels in the 2016 Adopted Budget; and ratifying and confirming certain prior acts, all by a three-fourths vote of the City Council.

Date of publication in the Seattle Daily Journal of Commerce, April 21, 2016.

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