ATTACHMENT 1:

DRAFT 2012 UPDATE TO THE CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

NOVEMBER 2011

VERSION 3

2012

DRAFT 2012 Update to the 2009 -2012 Consolidated Plan

City of Seattle

In fulfillment of the federal Housing and Urban Development (HUD) requirement that grantees submit yearly information on substantive allocation and/or policy changes affecting the expenditure of federal funding (Community Development Block Grant, HOME, HOPWA and Emergency Solutions Grant)

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

About This Update

In November 2008 the Mayor and City Council adopted a four year plan governing the implementation of four major federal grants received by Seattle. The 2009-2012 Consolidated Plan for Housing and Community Development (available online at http://www.seattle.gov/humanservices/community_development/conplan/plan/default.htm) guides the City's investment of the four Consolidated Plan funds from the United States Department of Housing and Urban Development (HUD). It serves as the application to HUD for:

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

This document, the 2012 DRAFT Update to the Consolidated Plan, outlines the anticipated program and funding activity for the year based on our estimates of revenue and assessment of changes in the economic, social, and political environment.

Table of Contents:

Section 1: Introduction_____ 1

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

Section 2: Allocation and Revenue Data_____ 6

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

Section 3: 2012 Strategic Plan_____9

This section updates the City's Strategic Plan guiding the use of the Consolidated Plan funds. Based on the strategy statements in the original 2009 – 2012 Plan, readers can use this section to see how the City will use the Consolidated Plan funds to help end homelessness, support low and moderate income housing availability and expand economic development.

Section 4: 2012 Annual Allocation Plan_____28

This table provides the details of the City's intended activities with the 2012 Consolidated Plan funds. Included are proposed funding levels and anticipated

performance outcomes.

Section 5: Policy Revisions 41

A. Revisions to HOPWA Allocation Guidelines
B. Revisions to Housing Policies
C. Changes to Glossary

Section 6: 2012 Statement of Use of HOME funds 53

The City's use of HOME Investment Partnerships funding for 2012 is described in this section.

Section 7: Residential Antidisplacement and Relocation Assistance Plan (RARAP) 54

The RARAP identifies steps the City will take to minimize displacement of people from their homes and neighborhoods as a result CDBG and HOME funded projects.

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

Section 1 – Introduction

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

- Community Development Block Grant
  - Subsequent amendments added the Neighborhood Stabilization Program to the Consolidated Plan as part of the CDBG program
- HOME Investment Partnership
- Emergency Solutions Grant Program (formerly Emergency Shelter Grant Program)
- Housing Opportunities for Persons with AIDS

This 2012 DRAFT Update to the City of Seattle's 2009 – 2012 Consolidated Plan for Housing and Community Development ("Plan") takes into consideration revenue forecast estimates and changes in the social and economic climate since the Plan was developed and considers their effect on the strategic direction of that Plan. Fundamentally our overall strategic direction has not changed, however federal budget deliberations in 2010 and 2011 have resulted in dramatically lower than anticipated allocations in 2011, particularly for the CDBG program. The 2012 Update reflects that new reality of decreasing fund resources, while continuing the overall strategies described in the 2009 – 2012 Consolidated Plan: continuing to implement the Ten Year Plan to End Homelessness, developing and preserving affordable housing, and maintaining our economic development focus on the Rainier Valley.

Changes in the Environment

Policy Framework

Mayoral Priorities. Mayor Michael McGinn's issue priorities continue to focus on:

1. A **Youth and Families Initiative**, a collaborative effort with the community to identify the most significant obstacles facing youth and mobilizing solutions
2. **Jobs and the Economy**, creating the foundation for shared prosperity via smart investments in our physical infrastructure, our people and our natural environment
3. **Walk / Ride / Bike**, an initiative to make walking, biking or riding transit the easiest choice for as many Seattle residents as possible
4. **Sustainable Communities**, building communities that focus on physical infrastructure, social capital, economic vitality and environmental sustainability.

City Council Priorities. In 2011 the City Council priorities remained unchanged from those stated in the 2009 – 2012 Consolidated Plan. These are:

1. Foster safe, just and healthy communities for all
2. Invest public resources fairly and effectively
3. Build a livable city for our future

Within these four new mayoral priority areas and three Council priority areas, the Consolidated Plan funds have their role in supporting economic and community development, social services, and affordable housing.

Housing Levy Renewal. In November 2009 Seattle voters approved a proposition authorizing property taxes for housing programs ("Housing Levy" or "Levy"), replacing expiring levy authority. The Levy will generate up to $145 million over seven years for affordable housing programs. These programs will produce or preserve 1,670 affordable rental units, provide for 180 homebuyer assistance purchases, and provide nearly 3,500 households with rental and other types of assistance. As in the past, CDBG and HOME funds will be strategically used in conjunction with Housing Levy funds to maximize the effectiveness of all fund sources.

Emergency Solutions Grant (ESG). The federal government is eliminating the Emergency Shelter Grant Program. The recently enacted Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act will create a new Emergency Solutions Grant (ESG) program in the near future. The new ESG program will continue to provide assistance for emergency shelter programs and emphasizes homelessness prevention and rapid re-housing priorities created by federal Recovery Act Homelessness Prevention & Rapid Re-Housing Program funding.

Challenges in Meeting Consolidated Plan Goals

The City continues to face challenges to our ability to meet the goals of the 2009 – 2012 Consolidated Plan. Most notably:

Economic Recession. Over the past year, we've continued to see the impacts of the national recession, with a decline in business income and overall employment. Business income decreased by $7.6 billion from 2008 to 2009 (from $58.6 billion to $51.0 billion); between 2009 and 2010, though, the loss in business income was 'only' $200 million (from $51 billion to $50.8 billion). Similarly, the number of "covered" jobs (jobs covered by State unemployment insurance) in Seattle decreased from a 2008 level of 496,900 jobs to a 2010 level of 462,200 jobs. However, our residents have weathered downward trends better than most cities. Seattle's unemployment rate in 2010 was 7.8%, below the King County rate of 8.8% and the Washington State rate of 9.6%.

Housing Affordability. A substantial number of households in Seattle continue to face housing affordability issues. Based on an analysis of 2006-2008 American Community Survey data, an estimated 22% of all Seattle renter households paid more than half their income for rent. For homeowners, 13% of all Seattle homeowner households paid more than half their income for housing costs. Given the economic data presented in the earlier paragraph, we can assume that as more recent data become available and are analyzed, the situation will not be any better.

Complexity of Homelessness. Homelessness is among the most visible and dramatic indicators of poverty in our community. Homelessness is primarily related to the lack of affordable, appropriate, supportive housing options for households with low incomes. But

homelessness is not simply an affordable housing issue. It is brought about by a confluence of complex economic, social, and personal factors. Some of the contributing factors to homelessness include declining federal housing subsidies, low incomes, rising cost of housing and living expenses, and limited support systems for people with special needs, including the availability of mental health services.

Revenue Outlook

With Congress and the Administration actively seeking to reduce federal government spending over the next decade, the outlook for federal domestic discretionary programs must be approached with great caution. The CDBG program was reduced by 16% from 2010 to 2011, resulting in the lowest allocation in nearly 20 years. HOME took a smaller reduction during this period also. Offsetting fiscal pressures are efforts on the parts of national housing and community development advocacy groups, the US Conference of Mayors, and the National League of Cities to highlight the community and economic benefits (including job creation and retention) of these programs. One budget target stated by some organizations is to restore funding of the CDBG program to the 2010 levels.

Based on the uncertainty of the federal government's 2012 budget, and seeking not to unnecessarily disrupt programs and services, we will at this time (August 2011) project modest decreases to the CDBG, HOME, and HOPWA funds received directly from HUD. For ESG, we know that additional money was made available to the City with the replacement of the Emergency Shelter Grant Program with the Emergency Solutions Grant Program, so we will assume stable funding into 2012 for that program.

Status of Needs Assessment Data

The proposed programs and strategies in this 2012 Update are based on needs assessment data for homeless and special needs populations as published in December 2008 under the 2009-2012 Consolidated Plan. The demographic profile and needs assessment sections of the Plan contain extensive analysis based on the American Community Survey (ACS), state and local economic and growth forecasts and a variety of other recent local strategic plans. City staff continually review updated information and data from ACS and the U.S. Census Bureau, and from other local and regional data sources, to assess the community's needs for homeless services and community and economic development challenges and opportunities. To view the 2009-2012 Consolidated Plan Demographic Profile and Needs Assessment in detail online, visit:
http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_final_Sec2.pdf and;
http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_final_Sec3.pdf .

Revised Income Guidelines

HUD provides annual updates of the income limits used for the definitions of low- and moderate-income families and individuals. The following are limits for 2011. Income guidelines for 2012 are not expected until March of that year. For CDBG purposes, HUD defines "low-income" based on the "very low-income" line below, and "moderate-income" based on the "low-income" line below.

Gross Annual Income by Family Size

2011 HUD Income Limits

	Household Size (number of persons)							
	1	2	3	4	5	6	7	8
Extremely Low Income (30% median)	$18,250	$20,850	$23,450	$26,050	$28,150	$30,250	$32,350	$34,400
Very Low Income (50% median)	$30,400	$34,750	$39,100	$43,400	$46,900	$50,350	$53,850	$57,300
Low Income	$44,950	$51,400	$57,800	$64,200	$69,350	$74,500	$79,650	$84,750

2011 Seattle-Bellevue HMFA median family income = $86,800

Public Participation

The public was first able to view this proposed draft on September 20, 2011. A public hearing was held on this 2012 Update on September 28, 2011. Public comment was accepted through October 22, 2011. The City received the following comments on the 2012 Update:

City action on comment:

Section 2 – Allocation of Consolidated Plan Funds

Summary of Revenue Estimates & Allocation Plan

As this 2012 Update is being prepared (in the summer of 2011), we are anticipating a decrease in funding for three of the four Consolidated Plan programs. When the actual allocations for the programs are finalized and announced in the first quarter of 2012, we will adjust our plans as necessary and submit a substantial amendment, if required, to HUD to reflect those adjustments.

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

Community Development Block Grant (CDBG)

The purpose of CDBG funds is to help local governments develop viable urban communities by providing decent housing and suitable living environments and by expanding economic opportunities, principally for low- and moderate-income persons. For 2012 we anticipate the City's CDBG entitlement will be $10,200,000, or about 5% less than the 2011 amount. Program income is expected to amount to $1,050,000. A small amount ($58,551) of revenue is anticipated to be available for reprogramming from the prior year. In total, our 2012 proposed CDBG revenue budget will be $11,308,551.

HOME Investment Partnerships (HOME)

The HOME Investment Partnerships program is intended to help local governments create affordable housing for low-income households. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits. Planned revenue levels for 2012 are $3,659,311 from a direct allocation from HUD (approximately 90% of the 2011 award) and $1,000,000 in aggregate program income (the same as for 2011). The total HOME program is projected to be $4,659,311.

Housing Opportunities for Persons with AIDS (HOPWA)

HOPWA funds are allocated for the purpose of supporting persons with HIV and AIDS and their family members. HOPWA activities include but are not limited to tenant-based rental assistance, project based rental assistance and facility operating costs, housing stability, search and placement services, and supportive services that promote housing stability and prevent homelessness. Seattle is the regional administrator for HOPWA funding for Seattle, King County and Snohomish County. We are anticipating stable HOPWA funding, given the proposed funding levels of the President's proposed budget and actions taken in the U.S. House of

Representatives and the U.S. Senate. Our 2012 HOPWA award is anticipated to be $1,719,000 (approximately 95% of the 2011 actual allocation).

Emergency Solutions Grant (ESG)

For ESG we are planning for the same amount of funding in 2012 as was allocated by HUD as of July 2011, which is $735,068. (The 2011 funds were received in two installments; the first amounted to $529,082; the balance of the allocation is expected when HUD publishes new program regulations.) The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act creates the new Emergency Solutions Grant (ESG) program, to be implemented in the next year or two. The new ESG program will continue to provide assistance for emergency shelter programs and emphasizes homelessness prevention and rapid re-housing priorities created by federal Recovery Act Homelessness Prevention & Rapid Re-Housing Program funding. Local planning for new ESG program funding is part of HSD's current planning for 2012 investments.

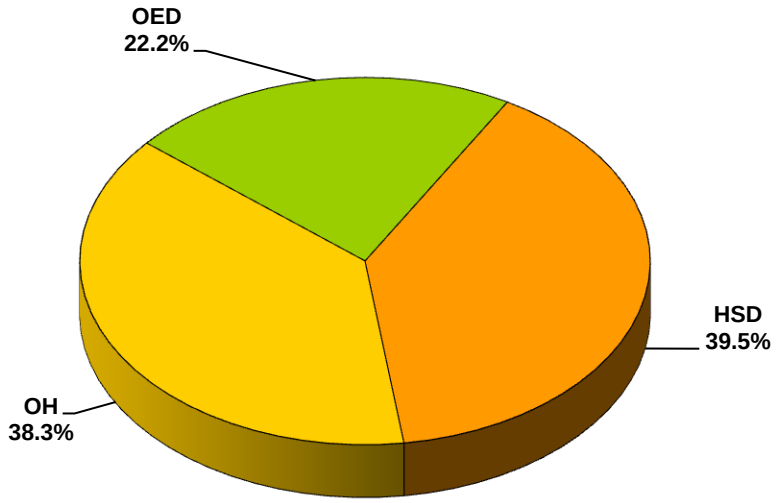
Substantial Amendment Process

These revenue estimates are subject to change as summer closes and Congress and the Administration wrap up work on the 2012 budget. Changes in revenues, and their effects on program allocations, will be reflected in a substantial amendment (if necessary) to the 2012 Update, compiled in the spring of 2012. Generally, HUD formally informs jurisdictions of their current fiscal year allocations during the spring of any given year.

Allocation Summary

The allocation of these funds is highlighted in the chart below. Specific activity detail is provided by the 2012 Annual Allocation Plan (AAP), included as Section 4 of this document. The allocation of Consolidated Plan funds is made in accordance with the stated policies and strategies contained in the Plan. Funds are expected to be appropriated to the following City departments for the identified purposes:

2012 Proposed Allocation by Departments
All Funds



Human Services Department (HSD): activities are focused on supporting services that assist homeless persons and families, including domestic violence survivors, out of homelessness and into appropriate housing, and CDBG Administration.

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

Office of Economic Development (OED): provides support for the economic development of low-income neighborhoods and businesses with a variety of business development products, and support for the neighborhood revitalization activities of the Southeast Seattle Neighborhood Revitalization Strategy Area.

Section 3 – 2012 Strategic Plan

Strategic Plan – Four Year Priorities Matrix

The Four-Year Strategic Plan matrix (Table 3-B, below) is organized by the three goals adopted by the City (see Table 3-A, below, reprinted from Section 1.2 of the 2009 – 2012 Consolidated Plan), which reflect HUD's national objectives for federal funding under CDBG, ESG, HOME and HOPWA grants. Minor changes are made to the matrix in Section 4.2.2 of the Consolidated Plan, as previously amended in the 2010 and 2011 Updates to the Consolidated Plan. These changes are shown in strikeout and underline formatting for ~~deletions~~ and additions. Strategies listed reflect activities that will leverage many other City, private foundation, county, state and federal sources in order to support the complex systems of housing, economic development, public services and community infrastructure. The matrix, along with the 2012 Annual Allocation Plan (Section 4), serves as the "roadmap" for the City of Seattle's federal grant funded activities and targeted objectives over the remaining life of the 2009-2012 Consolidated Plan.

Table 3-A
2009-2012 Seattle Consolidated Plan Goals

HUD GOAL	City Strategies
1. Promote suitable living environments	A. Support development of community facilities for non-profit agencies
	B. Coordinate essential domestic violence services and move toward prevention
	C. Increase availability of affordable housing
	D. Increase use of affordable housing as a catalyst for distressed neighborhood economic development
	E. Improve infrastructure and community resources in distressed neighborhoods to promote economic development and quality of life
2. Support Decent Housing	A. Prevent homelessness
	B. Move people rapidly from homelessness into housing
	C. Measure and report on Ten-Year Plan to End Homelessness outcomes
	D. Assist domestic violence victims to access and/or maintain stable housing
	E. Provide service-enriched housing for homeless and/or special needs populations
	F. Develop and maintain Seattle's supply of affordable rental housing
	G. Increase opportunities for low-income households to

	purchase and/or maintain their own home
3. Promote Economic Opportunity	A. Increase economic development opportunities for small and minority-owned businesses in distressed neighborhoods (by target area)
	B. Support commercial corridor revitalization to provide economic opportunity for entrepreneurs, increase jobs, and improve access to goods and services for all distressed neighborhoods

Yearly updates to the Consolidated Plan refine the objectives, performance indicators, and funding priorities based on changes in the grant environment, evaluation and evolution of program strategies given the prior year's experience and emerging opportunities to leverage new initiatives such as ARRA funds. Fundamentally, though, the 2012 Update does not propose any significant programmatic changes to the Strategic Plan as originally outlined in the 2009 – 2012 Plan, as amended. The City's use of the Consolidated Plan funds remains focused on:

1. Ten Year Plan to End Homelessness
2. Southeast Seattle Neighborhood Revitalization Strategy Area
3. Affordable Housing Preservation and Development

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

Strategic Plan Matrix Abbreviations

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

Key to HUD Performance Measures Codes:

HUD's Performance Measures system requires grantees to capture data in the national database (IDIS) based on categorization by three program objectives and three outcome indicators, set forth in Exhibit 2-1 below. Each CDBG, ESG, HOME, or HOPWA-funded activity must choose one performance objective and one performance outcome as defined by HUD (e.g. 1.2 = Suitable Living Environment, Affordability). Based on these classifications, HUD requires additional data to be entered into the IDIS database specific to desired results for different types of programs.

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

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

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

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

List of cited sub-plans

- Domestic Violence Homeless Strategic Plan
- Biennial report on Domestic Violence in Seattle
- Domestic Violence - Criminal Justice Strategic Plan 2005 - 2009
- Office of Economic Development: Community Development Corporations Work Programs
- Ten Year Plan to End Homelessness (TYP)
- Human Services Department: Strategic Investment Plan (SIP)
- Office of Economic Development: Southeast Seattle Strategic Map

Table 3-B
2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
			A.	**COMMUNITY FACILITIES FOR NON-PROFIT AGENCIES**				
HSD	1.2		1	Provide funding for zero-interest, forgivable loans to non-profit social services agencies to acquire, improve, or rehabilitate direct service space. This activity is eliminated in 2010-2012 due to a reprioritization of funds approved by the City Council in the City's 2010 budget, endorsed in November 2008.	**X**			
HSD	1.2		2	Allocate community facilities loans on a competitive basis via a Request for Investments process. Process will commit funds on a biennial basis. This activity is eliminated in 2010-2012 due to a reprioritization of funds approved by the City Council in the City's 2010 budget, endorsed in November 2008.				
HSD	1.1		3	Provide technical assistance to non-profit agencies regarding financing, development and management of capital projects	**X**	**X**	**X**	**X**
			B.	**COORDINATION OF DOMESTIC VIOLENCE SERVICES**				
DV	1.1	DV/Homeless Strategic Plan	1	Coordinate with other funders to create a resource pool that may temporarily help domestic violence victims safely stay in or return to their homes while income options are explored and secured	**X**			
DV	1.1	DV/Homeless Strategic Plan	2	Increase the funding for civil legal assistance, legal advocacy and community advocacy, so that victim/survivors, whether they go to shelter or not, have adequate access to safety strategies, resource information, legal options, and advocacy	**X**	**X**	**X**	**X**
DV	1.3	DV/Homeless Strategic Plan	3	Develop and improve strategies, both through policy changes and through funding, to ensure the safety of women and children in their home	**X**	**X**	**X**	**X**

Table 3-B
2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
DV	1.1	DV/Homeless Strategic Plan	4	Develop a recommended model for hotel/motel voucher programs so emergency, safe housing may be provided for domestic violence victims who are fleeing a dangerous home	**X**			
DV	1.2	DV/Homeless Strategic Plan	5	Develop guidelines for supportive services to survivors of domestic violence who are tenants in permanent, supportive housing operated by mainstream homeless/housing providers	**X**			
DV	1.1	DV/Criminal Justice Strategic Plan 2005 - 2009	6	Determine and strive to implement the best mechanism (one-stop/no-wrong door) for responding to family violence	**X**	~~**X**~~	~~**X**~~	
			C.	**INCREASE AVAILABILITY OF AFFORDABLE HOUSING**				
OH	1.2		1	Increase the use of land use incentives that enable voluntary contributions to affordable housing by private and nonprofit developers	**X**	**X**	**X**	**X**
OH	1.3		2	Whenever significant zoning changes are adopted, consider implementing zoning incentives so that increases to height and density would be allowed conditioned on provision of affordable units or, in certain cases, payment into a fund to create housing affordable for working families	**X**	**X**	**X**	**X**
OH	1.2		3	Address all ~~housing development strategies for~~ 2009 Housing Levy affordable housing development strategies. ~~Clarify and limit activities to those relevant to the 2002 – 2009 Levy.~~	**X**	**X**	**X**	**X**

Table 3-B
2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OH & OED	1.2		4	Increase the overall housing supply in Seattle's urban centers, ~~including~~ to provide housing affordable to households with a full range of incomes ~~a full range of affordable housing, including affordable workforce housing~~	**X**	**X**	**X**	**X**
OH	2.3		5	Promote transit-oriented development through the creation of affordable housing accessible to public transportation, particularly in areas with high capacity transit stations or high frequency transit service where the City is making transportation, infrastructure and other investments and where other housing subsidies for transit-oriented communities can be secured, if available. ~~locations within a half mile of light rail stations and bus rapid transit stations~~.		**X**	**X**	**X**
			D.	**INCREASE USE OF AFFORDABLE HOUSING AS CATALYST FOR DISTRESSED NEIGHBORHOOD ECONOMIC DEVELOPMENT**				
OH	1.1		1	Use affordable housing programs to prevent displacement in revitalizing communities	**X**	**X**	**X**	**X**
OH & SHA	1.2		2	Promote development of mixed-use, mixed-income projects designed to advance both housing and community development goals in economically distressed neighborhoods	**X**	**X**	**X**	**X**
			E.	**IMPROVE INFRASTRUCTURE AND COMMUNITY RESOURCES IN DISTRESSED NEIGHBORHOODS TO PROMOTE ECONOMIC DEVELOPMENT AND QUALITY OF LIFE (by target area)**				
				Southeast Seattle				

Table 3-B
2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OED	1.1	OED and Nonprofit Organization Work Programs	1	Develop vacant and underutilized parcels toward uses that support the community's vision for the area	**X**	**X**	**X**	**X**
OED	1.3	OED and Nonprofit Organization Work Programs	2	Retain and grow the diversity of small businesses owned by and serving the diverse population of the neighborhood	**X**	**X**	**X**	**X**
OED	1.2	OED and Nonprofit Organization Work Programs	3	Attract a wider variety of businesses, jobs, good, services and housing to meet the needs of neighborhood residents	**X**	**X**	**X**	**X**
				Chinatown/International District/Little Saigon and Pioneer Square				
OED	1.1	OED and Nonprofit Organization Work Programs	4	Develop a Design/Vision Center in the neighborhood as a focal point for information sharing and collaboration for redevelopment of vacant and dilapidated properties	**X**			
OED	1.2	OED and Nonprofit Organization Work Programs	5	Pursue redevelopment projects that will provide additional affordable commercial space and residential/office base	**X**	**X**	**X**	**X**

Table 3-B
2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OED	1.3	OED and Nonprofit Organization Work Programs	6	Develop a task force comprising diverse community stakeholders and organizations to identify and implement key economic development activities such as coordinated neighborhood marketing, business attraction and retention and streetscape improvements. (Note: this description provides more detail than that stated in original ConPlan Strategy)	**X**	**X**	**X**	**X**
OED	1.3	OED and Nonprofit Organization Work Programs	7	Coordinate street and park improvements with community priorities	**X**	**X**	**X**	**X**
				Central Seattle and Capitol Hill				
OED	1.2	OED and Nonprofit Organization Work Programs	8	Develop mixed-use projects that provide affordable and work force housing and commercial space	**X**	**X**	**X**	**X**
OED	1.3	OED and Nonprofit Organization Work Programs	9	Create a viable business node to recruit new and retain existing businesses				**X**
OED	1.1	OED and Nonprofit Organization Work Programs	10	Complete pedestrian and streetscape improvements as prioritized by neighborhood-based non-profit community development organizations consistent with community priorities			**X**	**X**

Table 3-B
2009 – 2012 City of Seattle Consolidated Plan: Strategic Plan Priorities Matrix
GOAL 1: PROMOTE SUITABLE LIVING ENVIRONMENTS

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OED	1.1	OED and Nonprofit Organization Work Programs	11	Develop a corridor strategic action plan		**X**		

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
		Ten Year Plan to End Homelessness (TYP)	**A.**	**PREVENT HOMELESSNESS**				
HSD	2.3	HSD Strategic Investment Plan (SIP)	1	Invest resources in homelessness prevention programs that provide rental or mortgage assistance, and/or move-in assistance, linked with case management, and housing stability services to individuals and families who are homeless or at-risk of homelessness. (Note: this description provides more detail than that stated in original ConPlan Strategy)	**X**	**X**	**X**	**X**
HSD	2.3	HSD SIP	2	Contract with community based organizations to prevent the eviction or displacement of low-income households from their housing	**X**	**X**	**X**	**X**
HSD	2.3	HSD SIP	3	Assist persons living with HIV/AIDS with low-incomes and who are need of housing and/or housing support to achieve and maintain housing stability	**X**	**X**	**X**	**X**
HSD			4	Allocate federal and local funds for rental assistance and supportive services programs that prevent homelessness via Request for Investment processes. HOPWA prevention may also include rehabilitation, lease and repair of facilities to increase and maintain housing units. RFI processes will incorporate elements of the Strategic Investment Plan, Ten-Year Plan to End Homelessness, best practices, and community input			**X**	**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
		Ten Year Plan to End Homelessness (TYP)	**B.**	**MOVE HOMELESS PEOPLE RAPIDLY INTO HOUSING**				
HSD	2.1	HSD SIP	1	Assist homeless individuals, families and youth with emergency support services including emergency shelter and enhanced shelter, meals, hygiene services, day centers, counseling, and case management to enable individuals to achieve stability, access and maintain housing.	**X**	**X**	**X**	**X**
HSD	2.2	HSD SIP	2	Assist homeless individuals, families, youth and young adults with financial assistance and/or supportive services designed to move them rapidly to permanent housing and to maintain continued stability in housing	**X**	**X**	**X**	**X**
HSD	2.1		3	Allocate federal and local funds for homelessness services via competitive Request for Proposals, including enhanced shelter, transitional housing, and other homeless support programs incorporating elements of the Strategic Investment Plan, Ten-Year Plan to End Homelessness, best practices, and community input	**X**		**X**	**X**
HSD & OH	2.2	TYP	4	Promote strategies that place and support chronically homeless individuals and individuals with long histories of homelessness in permanent housing, including “Housing First” models where traditional barriers to tenancy are removed and a range of flexible services are available to support individual needs	**X**	**X**	**X**	**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
HSD	2.3	TYP	5	Promote access to housing within the existing housing stock through the Landlord Liaison Project and other programs that work in partnership with landlords, by providing first/last/deposit funds, portable credit report, damage deposit mitigation fund, and short-term rental assistance designed to help individuals and families access housing and maintain stability ***(see strategy E.6 below)***	**X**	**X**	**X**	**X**
			C.	**MEASURE & REPORT ON TEN YEAR PLAN TO END HOMELESSNESS OUTCOMES**				
HSD	2.1	TYP	1	Support full implementation and on-going operation of the Safe Harbors homeless management information system (HMIS) to obtain and evaluate data about homeless people to set policy, develop and implement programs and services	**X**	**X**	**X**	**X**
HSD	2.2	TYP	2	Measure results of investments and services and provide regular reports on achievements; use data to guide planning	**X**	**X**	**X**	**X**
			D.	**ASSIST DOMESTIC VIOLENCE VICTIMS TO ACCESS/MAINTAIN STABLE HOUSING**				
DV	2.1	DV/Homeless Strategic Plan	1	Educate domestic violence survivors who live in subsidized housing about their rights under federal and state law to remain in their housing unit or be moved to a safer unit	**X**			

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
DV	2.2	DV/Homeless Strategic Plan	2	Work on development of a coordinated system for resource information and access to interim and permanent housing which is able to appropriately work with DV survivors	**X**	**X**		
			E.	**PROVIDE SERVICE-ENRICHED HOUSING FOR HOMELESS AND/OR SPECIAL NEEDS POPULATIONS, WITH THE GOAL OF ENDING HOMELESSNESS, NOT JUST MANAGING IT**				
OH & SHA	2.2		1	Increase the supply of affordable housing linked with supportive services for homeless and special needs residents	**X**	**X**	**X**	**X**
OH	2.2		2	Provide building operating funds for City-funded affordable rental housing for homeless and special needs residents so that units can be well-maintained and financially viable	**X**	**X**	**X**	**X**
HSD	2.2		3	Provide supportive services in permanent affordable housing projects to allow persons who are chronically homeless or formerly chronically homeless to achieve and sustain housing	**X**	**X**	**X**	**X**
OH & SHA	2.2		4	Assist homeless families, individuals and youth by providing supportive services in transitional housing, enabling residents to move to stable, permanent housing and achieve self-sufficiency	**X**	**X**	**X**	**X**
OH & HSD	2.2		5	Through planning initiatives and evaluation studies, work to improve program delivery and services, as well as increase housing and services funding, for supportive housing.	**X**	**X**	**X**	**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
HSD & SHA	2.2		6	Provide rental assistance in concert with supportive services to families and individuals to help maintain their housing stability ***(see B. 5 above)***	**X**	**X**	**X**	**X**
SHA & HSD	2.2		7	Foster stability and self-sufficiency among SHA public housing residents and program participants by creating a variety of service-enriched environments and providing a range of supportive services.	**X**	**X**	**X**	**X**
			F.	**INCREASE AND MAINTAIN THE SUPPLY OF AFFORDABLE RENTAL HOUSING IN SEATTLE**				
OH	2.2		1	Increase supply of rental units affordable to moderate-income worker households through incentive programs (e.g. Multifamily Tax Exemption Program; ~~Commercial~~Non-Residential and Residential Bonus ~~Programs~~). With City Council passage of Ordinance 123550, the Multifamily Tax Exemption Program, which had expired on December 31, 2010, was extended until December 31, 2015.	**X**	**X**	**X**	**X**
OH	2.3		2	Identify potential new City resources and lending programs for housing production and preservation	**X**	**X**	**X**	**X**
OH	2.3		3	In cooperation with public, private and nonprofit partners, strive to increase State, federal and private funding for housing and to preserve existing resources	**X**	**X**	**X**	**X**
OH & SHA	2.2		4	Increase the supply of affordable rental housing (private and public housing units) for families and individuals with low-incomes throughout the city	**X**	**X**	**X**	**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OH & SHA	2.3		5	Rejuvenate and maintain the supply of affordable subsidized rental housing owned or managed by Seattle Housing Authority	**X**	**X**	**X**	**X**
OH	2.1		6	Reduce housing costs for low-income tenants, and operating costs for subsidized housing providers, by funding weatherization improvements to existing single-family and multifamily rental properties as well as ~~and~~ promoting sustainable building techniques in City-funded and Seattle Housing Authority development projects.	**X**	**X**	**X**	**X**
OH			7	Preserve and revitalize existing affordable rental housing through the renewal of affordability restrictions and recapitalization of buildings to extend useful life.		**X**	**X**	**X**
SHA			8	Public Housing Disabilities accommodation: As a result of a Voluntary Compliance Agreement signed with HUD in November 2007, SHA will make 263 public housing units fully compliant with the Uniform Federal Accessibility Standards (UFAS) by 2014: 101 units are due in 2008; 41 units in 2009; 13 units in 2010; 32 units in 2011; 42 units in 2012; 20 units in 2013; and 14 units in 2014.	**X**	**X**	**X**	**X**
SHA			9	Resident Involvement: SHA Community Builders will work with interested residents to form and sustain duly-elected resident councils and issue-specific work groups to work with management on issues of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee, with whom SHA regularly consults on major policy issues. Residents will help plan for the use of HUD's Resident Participation Funds.	**X**	**X**	**X**	**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OH & HSD	2.2		10	Administer the portfolio of City-funded affordable rental housing so that units are well-maintained and serve intended low-income residents	**X**	**X**	**X**	**X**
			G.	**INCREASE OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS TO PURCHASE AND MAINTAIN THEIR HOMES**				
OH	2.2		1	Provide down-payment assistance to low-income ~~first-time~~ homebuyers purchasing a home in Seattle	**X**	**X**	**X**	**X**
OH	2.3		2	Provide low-interest loans ~~and grants to low-income homeowners~~ for home repair to low-income homeowners and weatherization grants to low-income homeowners.	**X**	**X**	**X**	**X**
OH	2.2		3	Increase supply of condominium units and other homes affordable to first time homebuyers through Seattle incentive programs (e.g. Multifamily Tax Exemption Program; ~~Commercial~~ Residential and Non-Residential Bonus ~~Programs~~)	**X**	**X**	**X**	**X**
OH	2.3		4	Help low-income families in danger of losing their homes through Seattle's Foreclosure Prevention Program, which combines stabilization loans and pre-foreclosure counseling and repayment plans	**X**	**X**	**X**	**X**
OH & SHA	2.1		5	~~Promote~~ Fund education and counseling for low-income ~~first-time~~ buyers and homeowners	**X**	**X**	**X**	**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OH & SHA	2.2		6	Encourage programs and activities that increase the supply of affordable homeownership units in Seattle	**X**	**X**	**X**	**X**
OH & SOCR	2.3		7	Develop initiatives to assist homeowners at risk of losing their home due to predatory lending practices	**X**	**X**	**X**	**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
			A.	**INCREASE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR SMALL AND MINORITY OWNED BUSINESSES IN DISTRESSED NEIGHBORHOODS (by target area)**				
				Southeast Seattle				
OED	3.1	SE Seattle NRSA	1	Improve outreach and technical assistance targeted to small business, in particular those with limited English proficiency, to support business development.	**X**	**X**	**X**	**X**
OED	3.2	SE Seattle NRSA	2	Stabilize and grow small businesses to allow them to benefit from increased economic activity resulting from the public and private investment planned for the area.	**X**	**X**	**X**	**X**
OED	3.1	SE Seattle NRSA	3	Encourage the development of mixed-use development that provides additional affordable housing and commercial space in the neighborhood's commercial districts and light rail station areas.	**X**	**X**	**X**	**X**
			B.	**SUPPORT COMMERCIAL CORRIDOR REVITALIZATION TO PROVIDE ECONOMIC OPPORTUNITY FOR ENTREPRENEURS, INCREASE JOBS, AND IMPROVE ACCESS TO GOODS AND SERVICES FOR ALL DISTRESSED NEIGHBORHOODS**				
OED	3.3	Nonprofit Organization Work Programs	4	Track baseline data and/or coordinate with nonprofit partners to monitor changing market conditions and other factors that will influence nature and extent of future areas of need, and associated City efforts.		**X**		**X**

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

ORG	HUD PM	Ref to sub-plan		STRATEGY DESCRIPTION	2009	2010	2011	2012
OED	3.2		5	Assist the development of catalytic mixed-use projects with Section 108 and Float loan financing, providing opportunities for business growth and new jobs.	**X**	**X**	**X**	**X**

Section 4 – 2012 Annual Allocation Plan

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

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

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		1: Office of Housing					
		11: HomeWise, Weatherization, Home Repair and Homebuyer Programs					
		111: Rehabilitation Lending and Investment					
111 010	City of Seattle OH	**Housing Technical Assistance - Home Repair and Homebuyer Staffing (CDBG)** (Citywide) Support staff and related costs of managing homebuyer assistance programs and homeowner rehabilitation projects, managing rehabilitation, energy conservation, paying contract costs for compliance with lead-based paint, complying with Section 106 Historic Preservation regulations, and processing loans *Performance indicator:*Home repair indicator is shown below under Home Repair Program (CDBG PI) and homebuyer assistance indicator is shown below under Homebuyer Programs (HOME and HOME PI) *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 14A/202/LMC/LocGov*	$361,279				$361,279
111 015	City of Seattle OH	**Home Repair Program (CDBG PI)** (Citywide) Accumulated prior years' CDBG program income of $435,000 will be used to provide home rehabilitation loans for the purpose of improving the health, safety, and energy efficiency of housing for low-income households.	PI $435,000				PI $435,000

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Performance indicator: 2006 and prior years' CDBG program income, plus 1995 Housing Levy and bond program income, totaling an estimated $600,000, are expected to fund 30 home repair loans. *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 14A/202/LMC/LocGov*					
		111: Rehabilitation Lending and Investment Subtotal	$796,279	$0	$0	$0	$796,279
		112: Homebuyer Assistance					
112 010	City of Seattle OH	**Homebuyer Programs (CDBG PI)** (Citywide) CDBG program income estimated at $160,000 will be used for eligible low-income homebuyer activities. *Performance indicator:* Shown below under Homebuyer Programs (HOME and HOME PI) *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 13/201(n)/LMH/LocGov*	PI $160,000				PI $160,000
112 030	City of Seattle OH	**Homebuyer Programs (HOME and HOME PI)** (Citywide) HOME allocation of $829,749 and HOME program income estimated at $500,000 will be used for eligible low-income homebuyer activities. Up to 10% of program income may be used for program delivery. A $1 to $1 swap of allocation funds for program income may occur between HOME eligible programs in order to meet HUD grant requirements that jurisdictions spend program income before drawing allocation funds. *Performance indicator:* 2012 CDBG & HOME funding, plus Housing Levy funding, totaling an estimated $2.2 million are expected to help 39 households purchase homes. *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 05R*				$829,749 PI $500,000	$829,749 PI $500,000
		112: Homebuyer Assistance Subtotal	$160,000	$0	$0	$1,329,749	$1,489,749
		113: Minor Home Repair					

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
113 010	Senior Services of Seattle & King County	**Minor Home Repair (CDBG)** (Citywide) CDBG funds will be used by Senior Services to inspect and provide minor repairs (e.g. plumbing, electrical work, carpentry) for homes occupied by low-income homeowners primarily (but not exclusively) those 60 years of age and older. *Performance indicator:* 650 housing units repaired *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 14A/202/LMH/SubPriv*	$449,917				$449,917
		113: Minor Home Repair Subtotal	$449,917	$0	$0	$0	$449,917
		114: Homebuyer Education and Counseling					
114 030	tbd	**Low-Income Housing Development Services (CDBG)** (N/A) CDBG funds will be awarded to one or more organization(s) that provide education and counseling for first-time low-income homebuyers. *Performance indicator*: 17 homebuyer workshops held; 220 households participate in counseling *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 13/201(n))/LMH/SubPriv*	$216,989				$216,989
		114: Homebuyer Education and Counseling Subtotal	$216,989	$0	$0	$0	$216,989
		11: HomeWise, Weatherization, Home Repair and Homebuyer Programs Subtotal	$1,623,185	$0	$0	$1,329,749	$2,952,934
		12: Multifamily Production and Preservation					
		121: Multifamily Lending and Investment					
121 10	City of Seattle OH	**Multi-Family Housing Staffing (CDBG)** (Citywide)	$50,000				$50,000

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Support staff and related costs of funding acquisition and/or rehabilitation or new construction to provide multi-family rental housing for low-income households. This includes providing technical assistance and reviewing competitive NOFA applications, preparing legal documents, executing real estate closings, coordinating with other funders, processing loan draws, managing budgeting processes, and monitoring and documenting compliance with federal, state, and local requirements (e.g., relocation; construction and labor; lead-based paint regulations; Endangered Species Act, NEPA, and other environmental regulations; IDIS and other reporting, etc.) *Performance indicator:* NA *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 21A/206/LMH/LocGov*					
121 030	City of Seattle OH	**Rental Housing Preservation & Production (HOME and HOME PI)** (Citywide) HOME allocation of $2,463,631 and HOME program income estimated at $500,000 will provide gap financing for acquisition, rehabilitation and/or new construction to provide multifamily rental housing with long-term rent and income restrictions, for low-income households, consistent with HOME program regulations. Up to 10% of program income may be used for program delivery. A $1 to $1 swap of allocation funds for program income may occur between HOME eligible programs in order to meet HUD grant requirements that participating jurisdictions spend program income before allocation funds. *Performance indicator:* 2012 HOME and CDBG allocation funding, plus Housing Levy funding, totaling $17.9 million is expected to fund 223 units. *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 14B/202/LMH/LocGov*				$2,463,631 PI $500,000	$2,463,631 PI $500,000
121 040	City of Seattle OH	**Rental Housing Preservation & Production (CDBG and CDBG PI)** (Citywide)	$511,494				$511,494

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Provide gap financing for acquisition and/or rehabilitation or new construction for homeless housing and multifamily rental housing with long-term rent and income restrictions, for low-income and homeless households, consistent with CDBG Program regulations. Up to 10% of program income may be used for program delivery. *Performance indicator:* Shown above under Rental Housing Preservation & Production (HOME and HOME PI) *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 14B/202/LMH/LocGov*	PI $180,000				PI $180,000
		121: Multifamily Lending and Investment Subtotal	$741,494	$0	$0	$2,963,631	$3,705,125
		12: Multifamily Production and Preservation Subtotal	$741,494	$0	$0	$2,963,631	$3,705,125
		13: Program Development					
		133: Program Development					
133 010	City of Seattle OH	**Program Development Staffing (CDBG)** (Citywide) Staff and related costs of creating new housing strategies to ensure sufficient supply of affordable housing for households at a wide range of income levels; developing strategies for neighborhood revitalization without displacing vulnerable populations; leveraging City housing funds; writing and updating the housing element of the Consolidated Plan, including the Analysis of Impediments to Fair Housing; preparing reports required for regulatory compliance; and coordinating outreach to stakeholders on potential policy changes and new housing affordability strategies. *Performance indicator:* NA *Start date: 1/1/2012 – Completion date: 12/31/2012.* *HUD Info: 20/205/LMH/LocGov*	$30,000				$30,000
		133: Program Development Subtotal	$30,000	$0	$0	$0	$30,000
		13: Program Development Subtotal	$30,000	$0	$0	$0	$30,000
		14: Administration & Management					

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		142: Management Support Services					
142 010	City of Seattle OH	**HOME Administration (HOME)** (700 5th Avenue, 57th Floor) Fund City costs of implementing the HOME program. *Performance indicator:* N/A *Start date: 1/1/2012– Completion date: 12/31/2012* *HUD Info: 21A*				$365,931 -	$365,931 -
		142: Management Support Services Subtotal	$0	$0	$0	$365,931	$365,931
		14: Administration & Management Subtotal	$0	$0	$0	$365,931	$365,931
		1: Office of Housing Subtotal	**$2,394,679**	**$0**	**$0**	**$4,659,311**	**$7,053,990**
		2: Human Services Department					
		21: Leadership & Management Services					
		212: Planning					
212 010	City of Seattle HSD	**Human Services Planning** (700 Fifth Avenue, #5800: Citywide) Staff will develop and evaluate City human service strategies, goals, policies, and programs for low- and moderate-income households, including those of people who are homeless or who have special needs. Staff will also be responsible for development of the Consolidated Plan and annual updates and other CDBG-related planning tasks. *Performance indicator:* N/A. *Start date: 1/1/2012 — Completion date: 12/31/2012.* *HUD Info: 20/205/LMC/LocGov*	$119,410				$119,410
		212: Planning Subtotal	$119,410	$0	$0	$0	$119,410
		215: Grants & Budget Administration					
215 010	City of Seattle HSD	**Block Grant Administration** (Office: 700 Fifth Avenue, #5800)	$932,947				$932,947

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Provide administration and technical assistance to City departments and community-based organizations so they can implement CDBG and other HUD grant funds and programs in an efficient, accountable, and responsive manner. Included is $250,000 of HSD indirect costs. *Performance indicator:* N/A. *Start date: 1/1/2012— Completion date: 12/31/2012.* *HUD Info: 21A/206/LMC/LocGov*					
		215: Grants & Budget Administration Subtotal	$932,947	$0	$0	$0	$932,947
		21: Leadership & Management Services Subtotal	$1,052,357	$0	$0	$0	$1,052,357
		23: Children, Youth, & Family Development					
		231: Youth Development					
232 010	YouthCare	***YouthCare- The Shelter*** (2500 NE 54th Street, Seattle)Provide emergency shelter and support for homeless youth. *Performance Indicator*: 60 homeless youth provided with emergency shelter. *Start date: 1/1/2012 — Completion date: 12/31/2012.* *HUD Info: 03T*		$32,053			$32,053
		231: Youth Development Subtotal	$0	$32,053	$0	$0	$32,053
		23: Children, Youth, & Family Dev. Subtotal	$0	$32,053	$0	$0	$32,053
		24: Community Services					
		242: Emergency & Transitional Services					
242 030	Low Income Housing Institute	**Urban Reststop Essential Services** (1922 9th Ave, 98121) Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults. *Performance indicator:* 3,200 persons who are homeless provided with assistance.		$118,852			$118,852

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Start date: 1/1/2012 — Completion date: 12/31/2012. *HUD Info: 03T/201(e)/LMC/SubPriv*					
242 17	New Beginnings	**New Beginnings Shelter For Battered Women** (Restricted address) Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence. *Performance indicator:* 200 persons at risk of homelessness provided with assistance. *Start date: 1/1/2012 — Completion date: 12/31/2012.* *HUD Info: 05G/201(e)/LMC/SubPriv*		$15,668			$15,668
242 120	YWCA of Seattle- King County	**Angeline's Day and Hygiene Center** (2024 3rd Avenue 98121) Provide a day center for chronically homeless low-income women. Services include hygiene, laundry, and supportive services. *Performance indicator:* 1,250 persons who are homeless provided with assistance. *Start date: 1/1/2012— Completion date: 12/31/2012.* *HUD Info: 03T/201(e)/LMC/SubPriv*	$855,772				$855,772
242 180	City of Seattle HSD	**Emergency Solutions Grant Program Administration** (Office: 700 5th Avenue Suite 5800) Emergency Solutions Grant Program Administration *Performance indicator:* NA. *Start date: 1/1/2012 — Completion date: 12/31/2012.* *HUD Info: 21A/206/LMC/LocGov*		$26,425			$26,425
242 210	Catholic Community Services of Western WA	**Aloha Inn** (1911 Aurora Avenue N, 98109) Transitional housing and support services for formerly homeless men and women.	$245,485				$245,485

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Performance Indicator: 44 individuals will remain housed for 6 months *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 03T/201(e)/LMC/SubPriv*					
242 220	Catholic Community Services of Western WA	**Noel House** (2301 Second Avenue, 98121) Emergency shelter and transitional services for homeless women. *Performance Indicator:* 48 individuals placed in permanent or long-term transitional housing *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 03T/201(e)/LMC/SubPriv*	$515,647				$515,647
242 230	Catholic Community Services of Western WA	**St. Martin de Porres** (1561 Alaskan Way S, 98134) Emergency shelter and transitional services for homeless individuals *Performance indicator:* 30 individuals placed in permanent or long-term transitional housing *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 03T/201(e)/LMC/SubPriv*	$306,226				$306,226
242 240	Downtown Emergency Services Center	**Main Shelter Program** (517 3rd Ave, 98104) Provide emergency shelter and supportive transitional services for homeless adult persons. *Performance indicator:* 138 individuals placed in permanent or long-term transitional housing *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 03T/201(e)/LMC/SubPriv*	$1,167,780	$364,200			$1,531,980
242 290	YWCA Seattle – King County	**Downtown Emergency Shelter** (1118 5th Avenue, 98101) Provide emergency shelter and counseling services for homeless women and children in crisis.	$220,025				$220,025

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Performance indicator: 24 individuals or families secure permanent housing. *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 03T/201(e)/LMC/SubPriv*					
242 300	YWCA Seattle – King County	**Seattle Emergency Housing** (2820 E. Cherry, 98122) Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services. *Performance indicator:* 100 families placed into enhanced shelter, 80 families exit to permanent or long-term transitional housing *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 03T/201(e)/LMC/SubPriv*	$459,405				$459,405
242 400	TBD	**Homeless Services** Anticipated increase in ESG funds will be held as TBD pending release by US HUD of eligibility and funding guidelines associated with the new Homeless Emergency and Rapid Transition to Housing (HEARTH) Act funds, which governs the use of ESG funds. -		$177,870			$177,870
		242: Emergency & Transitional Services Subtotal	$3,770,340	$703,015	$0	$0	$4,473,355
		243: Tenant Stabilization					
243 060	tbd	**HOPWA Request for Investments (RFI)** An RFI process will be used to allocate the 2012 HOPWA funds. The RFI will occur in 2012 with contracts anticipated by early 2012. *HUD Info: 31 HOPWA*			$1,719,000		$1,719,000
		243: Tenant Stabilization Subtotal	$0	$0	$1,719,000	$0	$1,719,000
		24: Community Services Subtotal	$3,770,340	$703,015	$1,719,000	$0	$6,192,355
		2: Human Services Department Subtotal	**$4,822,697**	**$735,068**	**$1,719,000**	**$0**	**$7,276,765**

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		4: Office of Economic Development					
		42: Neighborhood and Community Development					
		421: Community Development					
421 010	Impact Capital, et. al.	**Community Development Neighborhood and Business District Revitalization - Projects -** (Citywide) The City will fund nonprofit organizations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. (See also Planning: 20) *Performance indicators:* Up to eight organizations assisted. *Start date: 1/1/2012 — Completion date: 12/31/2012.* *HUD Info: 18B/203/LMA/CBDO*	$254,507				$254,507
421 020		**Community Development –Neighborhood and Business District Revitalization – Planning and Technical Assistance -** (Citywide) The City will fund nonprofit organizations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. Technical assistance to support the revitalization strategies will also be coordinated and provided by Impact Capital. (See also Program Delivery: 18B) *Performance indicators:* Up to eight organizations assisted. *Start date: 1/1/2012 — Completion date: 12/31/2012.* *HUD Info: 20/205/LMA/CBDO*	$412,168				$412,168
421 45	Tbd	**Small Business (Citywide)** Small businesses will receive technical assistance and business training to improve their chances of success. There will be a focus on micro-enterprises and businesses serving low-income communities. Contracted organization will assist with the development and capacity building of small businesses through entrepreneur training, counseling and by providing access to credit.	$92,000				$92,000

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		Performance Indicator: 500 businesses assisted *Start date: 1/1/ 2012- Completion date: 12/31/2012* *HUD Info: 18c/201(o)/LMJ/Priv*					
421 050	Rainier Valley CDF & City of Seattle	**Rainier Valley Community Development Fund** (L/M) Provide loans and/or payments to promote business and real estate development and job creation in the Rainier Valley. Business development activities will encourage small business formation, strengthen existing businesses in the Rainier Valley and promote job creation. Real estate development activities will involve both new construction and the rehabilitation of existing building stock for the purpose of stimulating economic activity, increasing the inventory of commercial spaces for Rainier Valley businesses, and promoting affordable housing for Rainier Valley residents. *Performance Indicator:* *CDP:* 5 loans approved *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 18A/204/LMJ or LMA/CBDO*	$3,317,500				$3,317,500
		421: Community Development Subtotal	$4,076,175	$0	$0	$0	$4,076,175
		422: Community Development Loans					
422 010	National Development Council	**National Development Council Float Loan Origination** (N/A) Handle marketing and outreach for the CDBG Float Loan and Section 108 Loan programs, and provide technical assistance to prospective borrowers *Performance indicator:* 1 loan approved *Start date: 1/1/2012 – Completion date: 12/31/2012* *HUD Info: 18A/203/LMJ/Priv*	$15,000				$15,000
		422: Community Development Loans Subtotal	$15,000	$0	$0	$0	$15,000
		42: Neighborhood and Community Development Subtotal	$4,091,175	$0	$0	$0	$4,091,175

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		4: Office of Economic Development Subtotal	**$4,091,175**	**$0**	**$0**	**$0**	**$4,091,175**
		FUND TOTALS	**$11,308,551**	**$735,068**	**$1,719,000**	**$4,659,311**	**$18,421,930**

Section 5 – Policy Revisions

5. A. Allocation Guidelines

HOPWA Allocation Guidelines

The following marked changes (inserted or deleted text below is indicated by underlining or ~~strikethrough~~ formatting respectively) are made to the following paragraphs in the HOPWA Allocation Guidelines, found in section 4.3.1 of the 2009 - 2012 Consolidated Plan for Housing and Community Development, as previously amended.

> HOPWA funds are allocated for the purpose of supporting persons with HIV and AIDS and their family members. HOPWA activities include but are not limited to acquisition, rehabilitation, conversion, lease and repair of facilities to provide housing, tenant-based rental assistance, project based rental assistance and facility operating costs, housing stability, search and placement services, and supportive services that promote housing stability and prevent homelessness. HOPWA funding is awarded to nonprofit agencies through competitive, open processes.
>
> Investment priorities are developed based on discussions among HIV Housing Committee members, key stakeholders, and review of current housing continuum needs. In 2010, the HIV Housing Committee and HSD are assessing current housing needs of persons living with HIV/AIDS. Data and information from service providers and housing needs assessments ~~will~~ informs plans for HOPWA investments in 2012.
>
> HSD investments focus on programs that: provide or increase housing access for persons with multiple barriers to housing; and effectively and efficiently provide program services that are part of coordinated system(s) or assessment, referral, placement and support.
>
> Household eligibility guidelines for HOPWA-funded housing and services include: medical diagnosis of Human Immunodeficiency Virus (HIV) disease or an Acquired Immunodeficiency Syndrome (AIDS); and household income not to exceed 50% of area median income.

5. B. Housing Policies

This section amends Section 7.1.3 Housing Policies of the 2009-2012 Consolidated Plan as amended, most recently by Ordinance 123692, which was passed by the City Council on September 6, 2011. The inserted or deleted text below is indicated by underlining or ~~strikethrough~~ formatting respectively. Moved text may be shown by double underlining and double strikethrough. Sections and parts of sections that are unchanged are not shown.

These Consolidated Plan housing policies pertain to all capital funds administered by the Seattle Office of Housing (OH) except for voluntary contributions under bonus programs and as ~~unless~~ otherwise noted. Where conditions to issuance of a determination of consistency with the Consolidated Plan are stated, the policies also establish criteria for such consistency applicable to projects that may not receive capital funds through OH. Policies for rental assistance funds administered by the Seattle Human Services Department (HSD) are also included. Please refer to the currently applicable City of Seattle 2009 Housing Levy Administrative & Financial Plan ("Levy A & F Plan") for additional policies governing the use of funds derived from current and prior housing levies, and in some cases governing other funds.

In this Housing Policies section of the Consolidated Plan only, the definitions for extremely low-income, very low-income, low-income, and median income in the Program Definitions section in the ~~2009 Housing~~ Levy A & F Plan, adopted by Ordinance ~~123281~~ 123643, shall apply, except that for purposes of HOME funds, "low-income" shall not exceed the applicable HOME low-income limit for the Seattle-Bellevue Fair Market Rent Area, as established by the U.S. Department of Housing & Urban Development (HUD).

RENTAL HOUSING ~~PROGRAM~~ POLICIES

The following policies apply to any rental housing funded by OH except as noted otherwise above and below. ~~with the exception of housing funded by Bonus Program contributions by commercial and residential developers, unless otherwise indicated as specific to federal HOME and CDBG funds or other City-administered rental housing funds.~~

~~Rental Housing Objectives~~

~~The following objectives will guide the rental housing funding decisions:~~

- ~~Provide a mix of affordable rental housing promoting housing opportunity and choice throughout the City.~~
- ~~Working collaboratively with other funders of affordable rental housing, ensure that the greatest number of quality affordable housing units are preserved or produced in each funding round.~~
- ~~Contribute to countywide efforts to end homelessness by providing housing that serves individuals and families who are homeless or at risk of homelessness.~~
- ~~Promote cost-effective sustainable design, construction, rehabilitation, and operations of affordable housing.~~

- ~~Promote preservation of affordable housing, and prevent displacement of low-income residents, through purchase and rehabilitation of existing housing.~~
- ~~Contribute to the revitalization of low-income communities through development and preservation of affordable housing, including mixed-income housing and housing opportunities for existing low-income residents at risk of being displaced by redevelopment and rising housing costs.~~
- ~~Contribute to the development of sustainable, walkable neighborhoods, particularly near high-capacity transit, giving low-income residents access to transportation, services and economic opportunity.~~

~~Rental Housing Priorities for 2011~~

~~Rental housing program funds are intended to serve vulnerable people in our community, including seniors and people with disabilities, families and individuals who are either experiencing homelessness or who are at risk of homelessness, and people who earn low wages and have difficulty finding housing they can afford.~~

~~In 2011, OH funding decisions for rental housing will emphasize housing development that optimizes leveraging of other public and private investment. Leverage includes capital funding for housing development, and operating and supportive services funding for residents with special needs. Geographic dispersion of very-low income housing throughout the city is encouraged. Mixed-income housing (housing serving low-income households with incomes above 50% of median income) is encouraged in underdeveloped areas in the city where higher percentages of low-income residents or housing exist. In addition, OH will emphasize housing that addresses the following over-arching goals:~~
~~Contributes to City efforts to create sustainable transit-oriented communities: create or preserve affordable housing opportunities in areas with high capacity transit stations or high frequency transit service where the City is making transportation, infrastructure and other investments and, if available, other housing subsidies for transit-oriented communities can be secured. Maps showing these areas will be available at the Office of Housing and will be published in NOFA documents.~~
~~Contributes to City and countywide efforts to end homelessness: preservation or new construction of housing serving individuals and families who are homeless or at risk of homelessness.~~

~~The following are funding priorities for specific populations to be served in rental housing:~~

~~Housing for homeless families, individuals and youth, including chronically homeless individuals with disabling conditions.~~
~~Housing for the homeless continues to be a critical need in Seattle. Nearly 2,000 people are homeless on the streets in Seattle on any one night and many more in shelters and transitional housing; and Seattle Schools report about 900 homeless students over the school year. A range of housing, combined with supportive services, is needed to assist families, individuals and youth regain housing stability and work toward self-sufficiency. The Office of Housing works closely with other funders to maximize services and operating funding dedicated to housing for the homeless. Funding coordination is especially important for permanent supportive housing. A "Housing First" model has demonstrated success in Seattle and~~

~~nationally. These programs provide housing and intensive services for people with disabilities who have long or repeated histories of homelessness, and for people who are high utilizers of public health and justice systems. Housing First also saves significant public costs such as for emergency services. Projects using this model will be prioritized so that those most in need are served and system-wide cost savings can be achieved. In addition, projects that use cost effective measures to create housing for homeless families, individuals and youth, including but not limited to single room occupancy units, and acquisition and moderate rehabilitation of existing housing, are encouraged.~~

~~Proposed projects serving homeless populations will be prioritized if they demonstrate a high likelihood of securing funds to provide appropriate levels of supportive services to help residents gain housing stability. Projects that will serve homeless families must be aligned with local planning and funding initiatives for ending family homelessness. Projects that will serve chronically homeless populations must demonstrate a high likelihood of securing funds to provide intensive services, including behavioral health, health care, and chemical dependency services; project sponsors will be required to participate in the emerging client care coordination system.~~

~~***Housing for seniors and people with disabilities.***~~
~~Many seniors and people with disabilities live on limited fixed incomes, and struggle to afford housing while paying for food, health care and other expenses. Seattle renters over age 62 are more likely to be severely cost burdened; over 27% of these households pay more than half their income for housing. People receiving social security disability typically have incomes as low as 17% of median income, so they cannot maintain stable housing without an affordable place to live.~~

~~Proposed projects serving these seniors and people with disabilities will be prioritized if they demonstrate high likelihood of obtaining appropriate levels of operating and services funding for the intended residents and/or preserve existing housing subsidies and prevent displacement of low-income residents.~~

~~***Housing for low-wage working families and individuals.***~~
~~Extremely low-income families and individuals are the most likely to be severely cost burdened renters in Seattle. These households have incomes below $17,700 for an individual or $22,750 for a family of three. They may be working a minimum wage job, or working part-time or intermittently. They are at high risk for homelessness if a child's illness forces a parent to miss work or an unexpected expense results in a missed rent payment.~~

~~In addition, the people who provide everyday services to residents and visitors in Seattle often struggle to pay market rents. People working in food service, hotel housekeeping, and retail sales typically earn $14 per hour. Office administrative staff, teacher's aides, and medical assistants may earn $17 per hour. Even in today's housing market, an income of $20 per hour is needed to afford the average one-bedroom apartment.~~

~~Proposed projects serving these populations will be prioritized if they are located near transportation and local services and amenities, giving low-wage workers the option to forgo a car. In particular, locations near high-capacity transit stations or high frequency transit~~

~~service, and projects that preserve affordable housing in locations where rents are rising will be prioritized. A mix of unit sizes to accommodate families is preferred in new construction projects.~~

Affordability Policies for Federal HOME and CDBG ~~f~~Funds

The policies described in this section apply only to HOME and CDBG funds appropriated for use in the 2011-2012 biennium:

- At least 50% of the combined total of CDBG and HOME rental program funds shall be used for units with affordable rents for extremely low-income households;
- Remaining CDBG and HOME rental program funds must be used for units with affordable rents for extremely low-income households and/or other very low-income households.

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

Development Siting Policy

General Policy

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

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

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

The siting policy does not apply to projects located within the Downtown, Uptown and South Lake Union Urban Centers ~~and within the South Lake Union and Uptown Urban Centers~~

~~north to include the north side of Mercer Street~~ because of their special nature as high priority areas for affordable housing investment.

Alternative Conditions

~~The~~ A project may be consistent with the Consolidated Plan and may be funded despite exceeding capacity, as defined above, if the OH Director ~~may grant a waiver of the siting policy if~~ finds that one or more of the following ~~criteria~~ conditions are met:

- The proposed project is a neighborhood-supported project. To be considered a neighborhood-supported project, ~~OH must determine that~~ the proposed project ~~is~~ must be supported by a reasonable number of immediate neighbors and/or affected neighborhood organizations. ~~Such~~ The OH Director's determination will be based on review of results of the community notification process as described in the Neighborhood Notification and Community Relations Policy section (see below) including notification of immediate neighbors, consultation with established community groups, public meetings, and/or other means of community notification as OH deems appropriate. In accordance with national, state and local fair housing laws, OH disregards, in evaluating neighborhood support for the project, any opposition that appears to be based on characteristics of future residents of a project if discrimination based on such characteristics is prohibited.
- Additional market-rate housing development is planned in the Census block group, and ~~OH determines that~~ the proposed project would not result in more than 20% of total housing units in the block group being subsidized rental housing for extremely low-income households, based on an adjusted estimate of total housing units that includes units for which building permits have been issued (based on the Department of Planning & Development's latest ~~annual~~ report of building permit data) or other such documentation as deemed appropriate by OH.
- ~~OH determines that n~~Natural or manmade barriers (e.g. a bluff, waterway, or freeway) physically separate the proposed project from existing concentrations of subsidized rental housing for extremely low-income households.

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RENTAL ASSISTANCE POLICIES

Rental assistance addresses those housing related barriers that put a household at risk of homelessness or keep a household homeless. Rental assistance funds may be used to provide financial assistance to people at risk of homelessness. Financial assistance may include: rent assistance, security and/or utility deposits, move in costs, and rental and utility arrears. Rental assistance is the financial assistance part of the Human Services Department's homelessness prevention strategy. The City's homelessness prevention approach can include combining financial assistance (funded with Levy dollars) with housing stabilization support services (funded by the City's General Fund and Federal Community Development Block Grant). Housing stabilization support services (case management) include: landlord negotiations, financial and tenancy skills, housing search and placement, and referrals to mainstream benefits and to resources such as utility assistance. A case manager assessment is required to

determine the level of need and assistance required to maintain or obtain permanent housing for people at risk of homelessness.

Rental assistance is structured to be flexible to meet the different financial and service needs of those at risk of homelessness. This is consistent with current national promising practices and local experience that point to the need for a more holistic and flexible approach to homelessness prevention.

~~Subsidies are often combined with case management and other supportive services to help the tenant achieve housing stability.~~

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

~~The high cost of housing in Seattle poses a significant challenge for many people. The three primary factors that demonstrate the need for tenant-based rental assistance funds are:~~
~~The number of individuals who are homeless;~~
~~The extent to which gross housing costs exceed 30% of gross household income (referred to as "cost burden"); and~~
~~The number of households on the Seattle Housing Authority's waiting list for subsidized housing.~~

~~Rental assistance is an essential element of Seattle's efforts to secure affordable rental housing for very low-income households most in need.~~

~~In 2011, the City's rental assistance programs will be supported by Seattle General Fund, Community Development Block Grant, and federal Recovery Act Homelessness Prevention and Rapid Re-Housing Program (HPRP) funding. The rental assistance programs will be guided by applicable local and federal regulations HPRP funding guidelines are outlined in the Notice of Allocations, Application Procedures, and Requirements for Homelessness Prevention and Rapid Re-Housing Program Grantees under the American Recovery and Reinvestment Act of 2009 [Docket No. FR-5307-N-01]. HPRP funding may be used for specific housing-related activities, including rental assistance, rent arrears, security and utility deposits, utility payments, moving cost assistance, and hotel/motel vouchers.~~

~~Individuals or households receiving rental assistance must meet minimum eligibility requirements, including being very low-income and either at-risk of homelessness or currently homeless.~~

***

GENERAL POLICIES FOR CAPITAL FUNDING

The following policies apply to ~~all~~ OH-funded affordable rental and homeownership housing capital projects, except those involving only weatherization and minor home repair. Additional policies, including general objectives and priorities for rental housing, and policies for short term "Acquisition and Opportunity Loans" and "Bridge Loans" are set forth in the Levy A & F Plan, as adopted and modified from time to time, and those policies may apply to sources other than Housing Levy funds, to the extent provided in that Plan.

~~Bridge Loan Policy~~

~~The Office of Housing may make bridge loans to assist in development of low-income rental or ownership housing. Bridge loans are intended to provide short-term funding, up to two years, to permit low-income housing development activities to proceed in advance of the availability of permanent project funding. Bridge loans must be used for site acquisition, which includes the acquisition of interests in land or in improvements to land, or both.~~

~~The Office of Housing will issue a Notice of Funds Available (NOFA) for Bridge Loans and may accept applications on a rolling basis. The NOFA will provide specific application requirements, which will be similar to those of the Rental Housing and Homebuyer programs. To be eligible for a bridge loan, the borrower must have successfully developed and operated at least three affordable housing projects, be in good standing on any Office of Housing loans, and have demonstrated capacity to secure permanent financing for the proposed project within two years. The interest rate on bridge loans shall be no less than 3% simple interest. Accrued interest shall be paid in full when the loan is repaid.~~

Neighborhood Notification and Community Relations Policy

Prior to application for OH funding (permanent or bridge) for production or preservation of affordable rental housing or development of housing for low-income homebuyers, applicants are required to prepare and begin implementing a community relations plan, including neighborhood notification activities. The community relations plan is needed whether the application is for funding for new construction or renovation of an existing building, regardless of whether there is a change in ownership.

A successful notification effort leads to open, ongoing communication between developers and neighbors. This requires cooperation by developers, the City, and neighborhood residents. A positive, open relationship between housing developers and neighbors can prevent misunderstandings, facilitate prompt resolution of any inadvertent misunderstandings, and provide a fair, thoughtful, dependable means of ironing out differences.

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

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

~~Guidelines~~ Minimum notification requirements for affordable housing developers

The steps outlined below describe minimum notification requirements, although OH may make exceptions with regard to certain requirements due to the unique circumstances of a proposed project (e.g. housing for victims of domestic violence). Any outreach and communication activities shown in parentheses after each requirement are shown as examples only. Applicants should tailor notification efforts to best serve each individual project and neighborhood. ~~This policy section is intended to provide guidance to developers, acknowledging that neighborhood notification efforts and appropriate community relations plans may vary.~~

(1) Prior to releasing purchase and sale agreement contingencies:

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

(2) Prior to submitting an application for funding ~~City Consolidated Plan consistency certification~~:

- Notify neighbors within at least 500 feet of the site using a written notice, letter or flyer. ~~Consider including~~ Include basic information about the developer agency and proposed project~~,~~ (e.g. estimated schedule, contact person, and neighborhood organizations that have also been notified about the project) ~~in the written communication~~.
- Identify ~~Contact~~ neighborhood ~~organizations, including the neighborhood~~ and community organizations by contacting ~~council and~~ the ~~local~~ Neighborhood ~~d~~District ~~c~~Council. Contact those organizations and take steps to provide them~~,~~ with updated information about the project, including final site selection, schedule, and proposal for ongoing communication with the neighborhood.

(3) Every application must include a plan for maintaining ongoing communication with immediate neighbors and the neighborhood and community organizations throughout the project's pre-development, design and construction phases. (E.g. The ongoing ~~communication~~ community relations plan may include presentation(s) at regularly scheduled neighborhood organization meeting(s), invitation to a meeting hosted by the housing developer, formation of an advisory committee, and/or regular project updates in neighborhood organization publications or posted at local libraries, community centers, etc.) Information the housing developer should consider sharing at meetings includes the following, to the extent that it does not compromise the safety, confidentiality or well-being of the residents:

- a) Experience as a housing developer and manager; provide names and addresses of other affordable housing projects;
- b) Description of targeted population of the housing;
- c) Information about property management and support services, if applicable;

- d) Mechanisms for communication between the housing developer and neighbors, including 24-hour contact person and number if possible;
- e) Estimated schedule for construction and completion; and
- f) Opportunities for neighbors to provide input on the project (~~i.~~e.g. names of interested neighborhood organizations and how to contact them; community advisory committee; etc.).

~~(3) Maintain communication with immediate neighbors and the neighborhood and community organizations throughout the project's design and construction phase.~~

(4) For rental housing developments, ~~O~~once the housing is operational:

- Invite neighborhood and community organizations and neighbors to project open houses.
- Establish ongoing communication with neighborhood organizations and neighboring residents and businesses. Promptly address emerging issues and share successes.
- Keep the City appr~~a~~ised of any issues.

Guidelines for neighbors

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

***

HOME REPAIR PROGRAM POLICIES

The following policies apply to all OH-funded home repair projects, regardless of fund source. OH's Home Repair Program provides low-interest loans primarily for the purpose of improving the health, safety, and energy efficiency of housing for low-income households, with first priority given to health and safety emergencies. Income limits for Home Repair Program loans vary by fund source, but in no case exceed HUD's income limits for low-income households. The maximum individual home repair loan is $24,000. Total assistance that may be loaned for repair of a home over time may not exceed $45,000, with a waiver by the OH Director allowing up to $10,000 additional (for an overall total of $55,000) due to demonstrated health and safety needs. Interest rates generally are set at 0% simple interest and the loan may be amortized or deferred. ~~The program generally gives priority to loans for improving health and safety, and for curing code violations. The program also gives priority for repairs that address exterior dilapidation or conditions that would contribute to neighborhood revitalization in the Southeast Neighborhood District.~~

HOMEWISE WEATHERIZATION SERVICES

OH's HomeWise division provides funding and project-management services in support of residential energy efficiency upgrades throughout the city of Seattle. The program actively supports preservation of existing affordable housing and reduces costs for both low-income homeowners and affordable rental housing providers alike. Single-family homes and multi-family apartment buildings with income-qualified residents may receive weatherization services. Income limits vary by fund source, with most funds available only for residences occupied by households with incomes at or below 200 percent of the federal poverty or 60 percent of the state median income, adjusted for household size (as published by the State of Washington based on data from the U.S. Department of Health and Human Services, which differs from "median income" as defined in the 2009-2012 Consolidated Plan, as amended).

Policies governing HomeWise weatherization services are specified in individual grant agreements, in memoranda of agreements, and within the State of Washington Department of Commerce's Weatherization Manual for Managing the Low-Income Weatherization Program. The State weatherization manual addresses a host of policy points, including but not limited to income eligibility restrictions, project prioritization criteria, technical certifications, and restrictions on permissible weatherization, health and safety, and repair measures.

~~Seattle homeowners and rental property owners can receive weatherization services if occupants meet income qualifications, which vary by fund source. Using state of the art equipment, OH HomeWise staff conducts energy analyses of homes and recommend energy conservation packages, which may include insulation, venting, weather stripping, pipe wrapping, or other measures. The following document is used for administration of OH's HomeWise weatherization services: State of Washington Department of Commerce's Weatherization Manual for Managing the Low-Income Weatherization Program – Policies and Procedures, Specifications and Standards, Supporting Documents for U.S. Department of Energy, United States Department of Health and Human Services, Bonneville Power Administration, and Matchmakers; Prepared by WA State Department of Commerce, Community Services and Housing Division; April 2009 Edition (with 2010 revisions).~~

5. C. Glossary

This section amends the Glossary in the 2009 – 2012 Consolidated Plan, to amend a definition, remove some definitions, and add definitions for other terms. These revisions, deletions and additions are made to clarify the intent of the terms, add newly defined terms and to remove obsolete terms. The changes are shown as strikeouts [~~deletions~~] and underline [additions].

Deletions to the 2009-2012 Consolidated Plan glossary:

"~~ADDI" – American Dream Downpayment Initiative American Dream Downpayment Initiative" = provides downpayment, closing costs, and rehabilitation assistance to eligible individuals; is administered as part of the federal HOME Program.~~

~~"assisted housing" − owner-occupied or rental housing that is subject to restrictions on rents, rate of return, or sale prices as a result of any of the following: one or more governmental subsidies provided with respect to such housing, including grants, loans, or rent subsidies from public funds; any land use bonus; a transfer of development rights; or use of bonus contributions or mitigation funds administered by the City; or tenant-based subsidies such as Section 8 vouchers.~~

~~"FHA mortgage limit" The one-family mortgage limit for the Seattle-Bellevue-Everett Metropolitan Statistical Area (MSA), as reported annually by HUD.~~

~~"Homebuyer Assistance Program" − a City of Seattle program designed to assist low-income households to purchase homes in the City of Seattle.~~

"Median income" ~~median family income for the Seattle-Bellevue-Everett Division of the Seattle-Tacoma-Bellevue Metropolitan Area, as published from time to time by HUD, with adjustments for smaller or larger families or, when the term is used in reference to rents, with adjustments according to average size of household considered to correspond to the size of the housing unit. See detailed notes on median income use in the Housing Market Analysis section of the Needs Assessment chapter and Appendices~~ means annual median family income for the Seattle-Bellevue, WA HUD Metro FMR Area, as published from time to time by the U.S. Department of Housing and Urban Development (HUD), with adjustments according to household size in a manner determined by the Director, which adjustments shall be based upon a method used by HUD to adjust income limits in subsidized housing, and which adjustments for purposes of determining affordability of rents or sale prices shall be based on the average size of household considered to correspond to the size of the housing unit (one (1) person for studio units and one and a half (1.5) persons per bedroom for other units).

~~"project-based rental assistance or subsidies" − rental assistance or subsidies provided for a project, not for a specific tenant. Tenants benefiting from project-based rental assistance give up the right to that assistance upon moving from the project.~~

~~"severe housing cost burden" − the extent to which gross housing costs, including utility costs, exceed 50% of gross household income, based on data published by the U.S. Census Bureau.~~

Additions to the 2009-2012 Consolidated Plan original glossary:

"extremely housing cost burdened" − the extent to which gross housing costs, including utility costs, exceed 50% of gross household income, based on data published by the U.S. Census Bureau.

Section 6 – Use of HOME Funds

The following table summarizes the City of Seattle's planned use of estimated $3,659,311 HOME allocation funds for 2012.

Estimated 2012 HOME Program Allocation (does not include anticipated HOME program income for 2012)			
Program	**Population Served**	**Funding**	**User of Funds**
RENTAL PROGRAMS			
Rental production & preservation	Low-income families and individuals	$2,463,631	Affordable housing developers
Rental Total		**$2,463,631**	
HOMEOWNERSHIP PROGRAMS			
Homebuyer assistance	Low-income homebuyers	$829,749	Nonprofit agencies, private non-profit and for-profit developers and mortgage lenders
Homeownership Total		**$829,749**	
ADMINISTRATION		$365,931	City of Seattle (HUD allows 10% of HOME to be used for admin.)
TOTAL		**$3,659,311**	

Section 7 – Residential Antidisplacement and Relocation Assistance Plan

Background and Scope. This Residential Antidisplacement and Relocation Assistance Plan ("RARAP") is a plan required by federal law that applies to projects funded by The City of Seattle with CDBG program[1] or HOME program funds (or both). The intent of the plan is to identify steps the City will take by to minimize displacement of people from their homes and neighborhoods as a result of such projects, and to affirm that the City will comply with the requirements for relocation assistance and one-for-one replacement under Section 104(d) of the Housing and Community Development Act of 1974 ("Section 104(d)"). Terms used in the RARAP and defined in 24 CFR Section 42.305 have the meanings set forth in that Section unless the context otherwise requires.

Steps to Minimize Displacement. The City shall take the following steps to minimize displacement:

- Prior to committing HOME or CDBG funding to a project, the City will collect information on existing structures and occupants to assess the potential impact of the proposed project.

- The City will communicate to potential sponsors that projects requiring significant displacement of residents will not be considered competitive for funding.

- If any temporary or permanent relocation is contemplated by a project, the City will require the project sponsor to submit a detailed relocation plan that describes the entire relocation process and its impact on all current occupants. The City will actively consult with the sponsor in order to minimize displacement. If current tenants must move as part of the construction process, the City will encourage sponsors to provide those who are eligible an opportunity to rent a unit in the new project upon its completion.

- If the City commits HOME or CDBG funds to the project, the City will require that all occupants are provided with appropriate advisory services and relocation assistance as required by Section 104(d) and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended ("URA"). (See below paragraph on Relocation Assistance.)

- For rehabilitation or other projects that require the temporary relocation of residential tenants, the City will encourage project sponsors to minimize the amount of time that tenants are required to relocate from their unit. To the extent feasible, construction should be phased to allow tenants to stay in their units as long as possible.

[1] CDBG programs include: Entitlement Community Development Block Grant (CDBG) Program, State CDBG Program, CDBG Small Cities Program, Section 108 Loan Guarantee Program, CDBG Special Purpose Grants Program, and the Neighborhood Stabilization Program (NSP).

One-for-One Replacement. The City shall comply with Section 104(d), as implemented in 24 CFR Section 42.375, which requires one-for-one replacement of all occupied or vacant and occupiable lower-income dwelling units that are demolished or converted to a use other than as lower-income dwelling units in connection with a HOME or CDBG-funded project. Following is a summary of basic requirements of the Act and HUD regulations thereunder.

> **Replacement Units.** Replacement units shall be: (a) in standard condition, as defined by the current Consolidated Plan; (b) available for occupancy no later than 3 years after the initiation of demolition or conversion work; (c) located within the city of Seattle and, to the extent feasible and consistent with other statutory priorities, located in the same neighborhood; (d) comparable to the units demolished or converted, and able to accommodate the same number of occupants without using smaller units to replace larger ones unless the City has provided the information required under paragraph (7) below; and (e) designed to remain lower-income dwelling units for at least 10 years from the date of initial occupancy. The replacement units may include existing housing assisted with project based assistance provided under 42 USC Section 1437f ("Section 8").
>
> **Public Notice.** Prior to entering into a contract committing to provide HOME or CDBG funds for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the City must submit to HUD and make public certain information through advertisement in a local publication. Required information includes:
>
> 1) A description of the proposed project;
> 2) The location on a map and number of units by size (number of bedrooms) that will be demolished or converted;
> 3) A schedule for the commencement and completion of the demolition or conversion;
> 4) To the extent known, the location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement units. If not yet known, the submission shall identify the general location and approximate number of units by size, and more specific information shall be submitted and disclosed to the public as soon as it is available;
> 5) The source of funding and a schedule for the provision of replacement dwelling units;
> 6) The basis for concluding that each replacement dwelling unit will remain a lower-income dwelling unit for at least 10 years from the date of initial occupancy; and
> 7) Information demonstrating that any proposed replacement of dwelling units with smaller units is consistent with the needs assessment contained in the current HUD approved Consolidated Plan.

Relocation Assistance. The City shall ensure provision of relocation assistance in accordance with the requirements of Section 104(d), as implemented in 24 CFR 42.350, for lower-income persons who, in connection with an activity assisted under the CDBG and/or HOME programs, are "displaced persons" as defined in 24 CFR 42.305. A person who is not

lower-income, but is a displaced person under URA, as implemented in 49 CFR Part 24, will be provided relocation assistance as required under URA. A lower-income person who is a displaced person may elect to receive assistance under URA in lieu of assistance under Section 104(d). Examples of assistance for displaced persons required by URA include advisory services, payments for moving expenses, and payments to cover the additional costs of renting a comparable dwelling for 42 months, or the equivalent amount to be used towards a down payment. Examples of assistance for displaced persons under Section 104(d) include advisory services, payments for moving expenses, and payments to cover the additional costs of renting a comparable dwelling for 60 months, or the or the equivalent amount to be used towards purchase of housing through a housing cooperative. Tenants who are not displaced but must temporarily relocate shall be reimbursed for out-of-pocket expenses, including moving costs and increases in monthly housing costs.

Appeals. The City will provide a process for persons to appeal decisions concerning their eligibility for and the amount of assistance. The appeals process will follow URA requirements at 49 CFR 24.10. If dissatisfied with the City's determination with respect to a claim for relocation into comparable replacement housing under Section 104(d), a person may submit a request to HUD to review the determination. The decision of the HUD Secretary shall be final unless a court determines the decision was arbitrary and capricious.