

Sponsor: Human Services Department (HSD), Office of Housing (OH)  
Full Council Meeting, November 14, 2011

***2012 Update to the 2009-2012 Consolidated Plan – Substitute version of Attachment 1 to implement technical changes requested by the HSD and OH***

The Executive's proposed 2012 Update to the 2009-2012 Consolidated Plan is Attachment 1 to Council Bill 117299. This amendment would replace the version of Attachment 1 that passed out of the Housing, Human Services, Health and Culture (HSHHC) Committee in September (Version 1) with a substitute version (Version 2) that incorporates a number of technical changes requested by HSD and OH. The changes are described below:

**Requested by HSD**

1. The Annual Allocation Plan for the 2012 Update to the Consolidated Plan (Section 4 of Attachment 1) would be amended to consolidate Community Development Block Grant (CDBG) funding into fewer service contracts. *This change would have no impact on the General Fund or the final contract amounts provided to individual agencies.*

The original version of the Annual Allocation Plan proposes using CDBG funds to partially support several HSD contracts. The portions of those contracts not supported by CDBG funds would be covered by General Fund dollars and/or other resources. Swapping CDBG and General Fund between contracts in order to reduce the overall number of contracts that would be subject to federal CDBG review and monitoring requirements would allow HSD to realize administrative efficiencies. HSD's CDBG contracting unit is anticipating staff reductions in 2012.

A copy of Section 4 of Attachment 1 that shows these proposed changes to the Annual Allocation Plan in underline and ~~strikethrough~~ is attached to this amendment and printed on **yellow** paper.

2. The Annual Allocation Plan would also be amended to reflect a change in the schedule for implementing the results of the next homeless services request for investments (RFI). *This change would not result in any disruption to the City's contractual support for homeless services.*

When the original version of the Annual Allocation Plan was prepared in September 2011, HSD anticipated implementing the results of the RFI in July 2012. Thus, the original version of the Annual Allocation Plan contains a broad "Homeless Services" line item that was intended to support contract funding during the last six months of 2012. Implementation of new contracts resulting from the RFI is now expected to occur in January 2013 in order to give provider agencies more time to review and respond to the

significant new data and programming requirements that will be included in the RFI. Under the new, substitute version of Attachment 1, the \$1,885,500 in CDBG funding that was allocated for Homeless Services in the original version of the Annual Allocation Plan would be reprogrammed to fund existing homeless services contracts in their present form through the end of 2012.

The attached copy of Section 4 of Attachment 1 shows this proposed change to the Annual Allocation Plan in underline and ~~striketrough~~.

**Requested by OH**

3. The 2012 Strategic Plan and Policy Revisions sections of the 2012 Update (Sections 3 and 5 of Attachment 1) would be amended to incorporate some minor formatting edits. *The recommended changes are not substantive and only affect formatting; no amendments to wording are proposed.*

The substitute version of Attachment 1 included in Councilmembers' notebooks (Version 2 of Attachment 1) is printed on **blue** paper and incorporates the formatting edits recommended by OH.

Sponsor: Licata  
Full Council Meeting, November 14, 2011

***2012 Update to the 2009-2012 Consolidated Plan – Affordability Polices for Federal HOME and CDBG Funds***

The Executive’s proposed 2012 Update to the 2009-2012 Consolidated Plan includes amendments to the Plan’s Rental Housing Policies section. Those amendments are shown below in underline and ~~strikethrough~~.

The 2012 Update is Attachment 1 to Council Bill 117299.

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**Section 5 – Policy Revisions**

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**5. B. Housing Policies**

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**RENTAL HOUSING PROGRAM POLICIES**

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**Affordability Policies for Federal HOME and CDBG ~~f~~unds**

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~~ with incomes up to 60% of median income.

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 households with incomes not exceeding 60% of median income means annual rent not exceeding 30% of 60% of median income; “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.

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The Executive's proposed language would allow CDBG and HOME rental program funds to be used to support the creation of rental housing units that are affordable to households earning up to 60% of area median income. Currently, the City's allocation of CDBG and HOME funds may only be used to support the creation of rental units that are affordable to households earning up to 50% percent of area median income.

In order to ensure the City's CDBG and HOME rental program funds continue to provide assistance to Seattle's lowest income and most vulnerable renter households, this amendment would reverse the Executive's proposal and retain the existing language that currently appears the Consolidated Plan.

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## **Section 5 – Policy Revisions**

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### **5. B. Housing Policies**

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#### **RENTAL HOUSING PROGRAM POLICIES**

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##### **Affordability Policies for Federal HOME and CDBG 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.

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YELLOW

### 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
		<b>1: Office of Housing</b>					
		<b>11: HomeWise, Weatherization, Home Repair and Homebuyer Programs</b>					
		<b>111: Rehabilitation Lending and Investment</b>					
111 010	City of Seattle OH	<b>Housing Technical Assistance - Home Repair and Homebuyer Staffing (CDBG) (Citywide)</b> 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	\$361,279				\$361,279
		<i>Performance indicator:</i> 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) <i>Start date: 1/1/2012 – Completion date: 12/31/2012.</i> <i>HUD Info: 144/202/LMC/LocGov</i>					
111 015	City of Seattle OH	<b>Home Repair Program (CDBG PI) (Citywide)</b>	PI \$435,000				PI \$435,000

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		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.  <i>Performance indicator:</i> 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. <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 144/2021LMC/LocGov					
		<b>111: Rehabilitation Lending and Investment Subtotal</b>	\$796,279	\$0	\$0	\$0	\$796,279
		<b>112: Homebuyer Assistance</b>					
112 010	City of Seattle OH	<b>Homebuyer Programs (CDBG PI)</b> (Citywide)  CDBG program income estimated at \$160,000 will be used for eligible low-income homebuyer activities.  <i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME and HOME PI) <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012 <i>HUD Info:</i> 13/201(n)/LMH/LocGov	PI \$160,000				PI \$160,000
112 030	City of Seattle OH	<b>Homebuyer Programs (HOME and HOME PI)</b> (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.  <i>Performance indicator:</i> 2012 CDBG & HOME funding, plus Housing Levy funding, totaling an estimated \$2.2 million are expected to help 39 households purchase homes. <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 05R				PI \$829,749 PI \$500,000	PI \$829,749 PI \$500,000

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<b>112: Homebuyer Assistance Subtotal</b>	\$160,000	\$0	\$0	\$1,329,749	\$1,489,749
113 010	Senior Services of Seattle & King County	<b>113: Minor Home Repair</b> <b>Minor Home Repair (CDBG) (Citywide)</b> CDBG funds will be used by Senior Services to inspect and provide minor repairs (e.g. plumbing, electrical work, carpentry) for homes occupied by low-income homeowners primarily (but not exclusively) those 60 years of age and older.  <i>Performance indicator: 650 housing units repaired</i> <i>Start date: 1/1/2012 – Completion date: 12/31/2012.</i> <i>HUD Info: 14A/202/LMH/SubPriv</i>	\$449,917				\$449,917
		<b>113: Minor Home Repair Subtotal</b>	\$449,917	\$0	\$0	\$0	\$449,917
		<b>114: Homebuyer Education and Counseling</b>					
114 030	tbd	<b>Low-Income Housing Development Services (CDBG) (N/A)</b> CDBG funds will be awarded to one or more organization(s) that provide education and counseling for first-time low-income homebuyers.  <i>Performance indicator: 17 homebuyer workshops held; 220 households participate in counseling</i> <i>Start date: 1/1/2012 – Completion date: 12/31/2012.</i> <i>HUD Info: 13/201(n)/LMH/SubPriv</i>	\$216,989				\$216,989
		<b>114: Homebuyer Education and Counseling Subtotal</b>	\$216,989	\$0	\$0	\$0	\$216,989
		<b>11: HomeWise, Weatherization, Home Repair and Homebuyer Programs Subtotal</b>	\$1,623,185	\$0	\$0	\$1,329,749	\$2,952,934
		<b>12: Multifamily Production and Preservation</b>					
		<b>121: Multifamily Lending and Investment</b>					
121 10	City of Seattle OH	Multi-Family Housing Staffing (CDBG) (Citywide)	\$50,000				\$50,000

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
121 030	City of Seattle OH	<p>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.)</p> <p><i>Performance indicator: NA</i>  <i>Start date: 1/1/2012 – Completion date: 12/31/2012.</i>  <i>HUD Info: 21A/206/LMH/LocGov</i></p>				<p>\$2,463,631</p> <p>PI \$500,000</p>	<p>\$2,463,631</p> <p>PI \$500,000</p>
121 040	City of Seattle OH	<p><i>Performance indicator: 2012 HOME and CDBG allocation funding, plus Housing Levy funding, totaling \$17.9 million is expected to fund 223 units.</i>  <i>Start date: 1/1/2012 – Completion date: 12/31/2012.</i>  <i>HUD Info: 14B/202/LMH/LocGov</i></p> <p><b>Rental Housing Preservation &amp; Production (CDBG and CDBG PD) (Citywide)</b></p>	\$511,494				\$511,494

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<p>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.</p> <p><i>Performance indicator:</i> Shown above under Rental Housing Preservation &amp; Production (HOME and HOME PI)</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 14B/202/LMH/LocGov</p>	PI \$180,000				PI \$180,000
		<b>121: Multifamily Lending and Investment Subtotal</b>	\$741,494	\$0	\$0	\$2,963,631	\$3,705,125
		<b>12: Multifamily Production and Preservation Subtotal</b>	\$741,494	\$0	\$0	\$2,963,631	\$3,705,125
		<b>13: Program Development</b>					
		<b>133: Program Development</b>					
133 010	City of Seattle OH	<p><b>Program Development Staffing (CDBG) (Citywide)</b></p> <p>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.</p> <p><i>Performance indicator:</i> NA</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 20/205/LMH/LocGov</p>	\$30,000				\$30,000
		<b>133: Program Development Subtotal</b>	\$30,000	\$0	\$0	\$0	\$30,000
		<b>13: Program Development Subtotal</b>	\$30,000	\$0	\$0	\$0	\$30,000
		<b>14: Administration &amp; Management</b>					

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

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

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<p>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.</p> <p><i>Performance indicator: N/A.</i></p> <p><i>Start date: 1/1/2012— Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 21A/206/LMC/LocGov</i></p>					
		<b>215: Grants &amp; Budget Administration Subtotal</b>	\$932,947	\$0	\$0	\$0	\$932,947
		<b>21: Leadership &amp; Management Services Subtotal</b>	\$1,052,357	\$0	\$0	\$0	\$1,052,357
		<b>23: Children, Youth, &amp; Family Development</b>					
		<b>231: Youth Development</b>					
232 010	YouthCare	<p><b>YouthCare- The Shelter</b></p> <p>(2500 NE 54<sup>th</sup> Street, Seattle) Provide emergency shelter and support for homeless youth.</p> <p><i>Performance Indicator: 60 homeless youth provided with emergency shelter.</i></p> <p><i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 03T</i></p>		\$32,053			\$32,053
		<b>231: Youth Development Subtotal</b>	\$0	\$32,053	\$0	\$0	\$32,053
		<b>23: Children, Youth, &amp; Family Dev. Subtotal</b>	\$0	\$32,053	\$0	\$0	\$32,053
		<b>24: Community Services</b>					
		<b>242: Emergency &amp; Transitional Services</b>					
242 030	Low Income Housing Institute	<p><b>Urban Reststop Essential Services (1922 9<sup>th</sup> Ave, 98121)</b></p> <p>Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults.</p> <p><i>Performance indicator: 3,200 persons who are homeless provided with assistance.</i></p>		\$118,852			\$118,852

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242	New Beginnings	<p><b>Activity</b></p> <p><i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 03T/201(e)/LMC/SubPriv</i></p> <p><b>New Beginnings Shelter For Battered Women (Restricted address)</b></p> <p>Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence.</p> <p><i>Performance indicator: 200 persons at risk of homelessness provided with assistance.</i></p> <p><i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 05G/201(e)/LMC/SubPriv</i></p>		\$15,668			\$15,668
242 120	YWCA of Seattle- King County	<p><b>Angeline's Day and Hygiene Center (2024 3<sup>rd</sup> Avenue 98121)</b></p> <p>Provide a day center for chronically homeless low-income women. Services include hygiene, laundry, and supportive services.</p> <p><i>Performance indicator: 1,250 persons who are homeless provided with assistance.</i></p> <p><i>Start date: 1/1/2012— Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 03T/201(e)/LMC/SubPriv</i></p>	\$230,111 \$855,772				\$230,111 \$855,772
242 180	City of Seattle HSD	<p><b>Emergency Solutions Grant Program Administration (Office: 700 5th Avenue Suite 5800)</b></p> <p>Emergency Solutions Grant Program Administration</p> <p><i>Performance indicator: NA.</i></p> <p><i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 21A/206/LMC/LacGov</i></p>		\$26,425			\$26,425
242 210	Catholic Community Services of Western WA	<p><b>Aloha Inn (1911 Aurora Avenue N, 98109)</b></p> <p>Transitional housing and support services for formerly homeless men and women.</p>	\$82,594 \$245,485				\$82,594 \$245,485

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242 220	Catholic Community Services of Western WA	<p><b>Activity</b>  <i>Performance Indicator:</i> 44 individuals will remain housed for 6 months  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p> <p><b>Noel House</b> (2301 Second Avenue, 98121)                      Emergency shelter and transitional services for homeless women.</p> <p><i>Performance Indicator:</i> 48 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p>	<p>\$216,955                      \$515,647</p>				<p>\$216,955                      \$515,647</p>
242 230	Catholic Community Services of Western WA	<p><b>St. Martin de Porres</b> (1561 Alaskan Way S, 98134)                      Emergency shelter and transitional services for homeless individuals</p> <p><i>Performance indicator:</i> 30 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p>	<p>\$149,609                      \$306,226</p>				<p>\$149,609                      \$306,226</p>
242 240	Downtown Emergency Services Center	<p><b>Main Shelter Program</b> (517 3rd Ave, 98104)                      Provide emergency shelter and supportive transitional services for homeless adult persons.</p> <p><i>Performance indicator:</i> 138 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p>	<p>\$415,301                      \$1,167,780</p>	<p>\$364,200</p>			<p>\$779,501                      \$1,531,980</p>
242-250	Family Services	<p><b>Transitional Assistance</b>                      Provide transitional assistance to move people from homelessness into housing.</p>	<p>\$133,249</p>				<p>\$133,249</p>

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242-260	Solid Ground	<p><i>Performance indicator: 125 households placed into shelter, 64 of those exit to permanent or long term transitional housing</i>  <i>Start date: 1/1/2012 – Completion date: 12/31/2012</i>  <i>HUD Info: 03T201(e)/LMC/SubPrv</i></p> <p><b>Broadview Emergency Shelter and Transitional Housing</b>                      (fostered address)</p> <p>Provide temporary emergency shelter and transitional housing to homeless single women and single women with children. Services include shelter, crisis intervention, counseling, and supportive counseling</p> <p><i>Emergency – \$116,058; Performance indicator: 53 families placed into shelter, 37 of those exit to permanent or long term transitional housing</i>  <i>Transitional – \$104,536; Performance indicator: 31 families placed into long term transitional housing, 21 of those exit to permanent housing</i></p> <p><i>Start date: 1/1/2012 – Completion date: 12/31/2012</i>  <i>HUD Info: 03T201(e)/LMC/SubPrv</i></p>	\$220,594	-	-	-	\$220,594
242-290	YWCA Seattle – King County	<p><b>Downtown Emergency Shelter (1118 5th Avenue, 98101)</b></p> <p>Provide emergency shelter and counseling services for homeless women and children in crisis.</p> <p><i>Performance indicator: 24 individuals or families secure permanent housing.</i>  <i>Start date: 1/1/2012 – Completion date: 12/31/2012.</i>  <i>HUD Info: 03T201(e)/LMC/SubPrv</i></p>	\$107,330 \$220,025	-	-	-	\$107,330 \$220,025
242-300	YWCA Seattle – King County	<p><b>Seattle Emergency Housing (2820 E. Cherry, 98122)</b></p> <p>Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services.</p>	\$224,100 \$459,405	-	-	-	\$224,100 \$459,405

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242 400	TBD	<p><b>Activity</b>  <i>Performance indicator:</i> 100 families placed into enhanced shelter, 80 families exit to permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p> <p><b>Homeless Services</b>                      The Human Services Department will issue a Request for Investments in late 2011 or early 2012 for contracts effective July 1, 2012 to provide necessary services to assist homeless persons and families meet their immediate shelter needs and to help them move onto transitional or permanent housing. 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.</p> <p><i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p>	\$1,885,500	\$177,870			\$2,063,370 \$177,870
		<p><b>242: Emergency &amp; Transitional Services Subtotal</b>  <b>243: Tenant Stabilization</b></p>	\$3,665,340 \$3,770,340	\$703,015	\$0	\$0	\$4,368,355 \$4,473,355
243 060	tbd	<p><b>HOPWA Request for Investments (RFI)</b>                      An RFI process will be used to allocate the 2012 HOPWA funds. The RFI will occur in 2012 with contracts anticipated by early 2012.</p> <p><i>HUD Info:</i> 31 HOPWA</p>			\$1,719,000		\$1,719,000
243 070	The Salvation Army	<p><b>Homelessness Prevention &amp; Housing Stabilization Program (Citywide)</b>                      Provide eviction intervention, supportive service, housing relocation and placement services to assist low-income households who are at risk of becoming homeless.</p> <p><i>Performance indicator:</i> 60 households at risk of homelessness receive rental/legal assistance and other support services.  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012</p>	\$105,000				\$105,000

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<i>HUD Info: 09/12/01(4)/LMA/CS#4P#*</i>					
		<b>243: Tenant Stabilization Subtotal</b>	\$105,000	\$0	\$1,719,000	\$0	\$1,824,000
		<b>24: Community Services Subtotal</b>	\$3,770,340	\$703,015	\$1,719,000	\$0	\$6,192,355
		<b>2: Human Services Department Subtotal</b>	\$4,822,697	\$735,068	\$1,719,000	\$0	\$7,276,765
		<b>4: Office of Economic Development</b>					
		<b>42: Neighborhood and Community Development</b>					
		<b>421: Community Development</b>					
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)  <i>Performance indicators:</i> Up to eight organizations assisted. <i>Start date:</i> 1/1/2012 — <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 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)  <i>Performance indicators:</i> Up to eight organizations assisted. <i>Start date:</i> 1/1/2012 — <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 20/205/LMA/CBDO	\$412,168				\$412,168
421 45	Tbd	Small Business (Citywide)	\$92,000				\$92,000

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
421 050	Rainier Valley CDF & City of Seattle	<p>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.</p> <p><i>Performance Indicator:</i> 500 businesses assisted  <i>Start date:</i> 1/1/2012- <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 18c/201 (o)/LMJ/Priv</p> <p><b>Rainier Valley Community Development Fund (LM)</b>                      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.</p> <p><i>Performance Indicator:</i>  <i>CDP:</i> 5 loans approved  <i>Start date:</i> 1/1/2012 - <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 18A/204/LMJ or LMA/CBDO</p>	\$3,317,500				\$3,317,500
		<p><b>421: Community Development Subtotal</b></p> <p><b>422: Community Development Loans</b></p>	\$4,076,175	\$0	\$0	\$0	\$4,076,175
422 010	National Development Council	<p><b>National Development Council Float Loan Origination (N/A)</b>                      Handle marketing and outreach for the CDBG Float Loan and Section 108 Loan programs, and provide technical assistance to prospective borrowers</p> <p><i>Performance indicator:</i> 1 loan approved</p>	\$15,000				\$15,000

Amendment to Proposed 2012 Update the Consolidated Plan for Housing and Community Development

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<i>Start date: 1/1/2012 – Completion date: 12/31/2012</i> <i>HUD Info: 184/203/LMI/Prv</i>					
		422: Community Development Loans Subtotal	\$15,000	\$0	\$0	\$0	\$15,000
		<b>42: Neighborhood and Community Development Subtotal</b>	\$4,091,175	\$0	\$0	\$0	\$4,091,175
		<b>4: Office of Economic Development Subtotal</b>	\$4,091,175	\$0	\$0	\$0	\$4,091,175
		<b>FUND TOTALS</b>	\$11,308,551	\$735,068	\$1,719,000	\$4,659,311	\$18,421,930

**ORDINANCE** \_\_\_\_\_

1  
2 AN ORDINANCE adopting the 2012 Update to the City of Seattle 2009 - 2012 Consolidated  
3 Plan for Housing and Community Development, as amended, including an annual  
4 allocation plan, revisions to policies for the use of the City's funding resources for  
5 housing and community development and a revised Residential Antidisplacement and  
6 Relocation Assistance Plan to replace the plan adopted by Ordinance 119163; authorizing  
7 the submission of the 2012 Update to the United States Department of Housing and  
8 Urban Development; updating and incorporating residential relocation policies;  
9 authorizing the Human Services Director to make changes to the Plan for certain  
10 purposes; and ratifying and confirming certain prior acts.

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

18 WHEREAS, the City of Seattle adopted the 2009 - 2012 Consolidated Plan for Housing and  
19 Community Development ("Plan") via Resolution 31087 and re-adopted it, as amended,  
20 by Ordinance 123057, and HUD approved the Plan, and the Plan has been amended, most  
21 recently by Council Bill 117254; and

22 WHEREAS, HUD regulations require the City to submit an annual action plan and update as part  
23 of the Plan; and

24 WHEREAS, the Mayor has proposed the 2012 Update to the Plan, including the annual  
25 allocation plan and certain policy revisions, and requests that the City Council adopt the  
26 2012 Update and authorize its submittal to HUD; and

27 WHEREAS, HUD has recommended that the current residential anti-displacement and  
28 relocation assistance plan, adopted in 1998, be updated and simplified; and

WHEREAS, the Mayor's proposed 2012 Update, including a summary describing the contents  
and purpose of the 2012 Update, has been available for public review and comment for  
30 days and a public hearing was held on September 28, 2011; NOW, THEREFORE,

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



1 Section 1. The Seattle City Council hereby adopts the 2012 Update to the 2009 – 2012  
2 Consolidated Plan for Housing and Community Development (“Plan”), attached hereto as  
3 Attachment 1 (“2012 Update”), for the purposes and subject to the conditions, limitations and  
4 potential amendments as set forth in this ordinance. The Residential Antidisplacement and  
5 Relocation Assistance Plan (“RARAP”) included in the 2012 Update, with any modifications  
6 made by the Director of Human Services pursuant to Section 4 of this ordinance, shall replace in  
7 its entirety the former RARAP adopted by Ordinance 119163, a copy of which is attached to this  
8 ordinance as Attachment 2, provided that such former RARAP shall continue to apply, except as  
9 may be otherwise required by federal laws or regulations, with respect to projects for which  
10 funds are committed prior to January 1, 2012.  
11

12 Section 2. The 2012 Annual Allocation Plan, included in the 2012 Update, represents the  
13 City’s plan and proposal to the United States Department of Housing and Urban Development  
14 (“HUD”) for the use of the funds shown in the 2012 Annual Allocation Plan. The Plan as  
15 amended by the 2012 Update, including such Annual Allocation Plan and the descriptions of  
16 strategies, housing policies, residential anti-displacement and relocation policies, and allocation  
17 policies, is intended to serve the functions set forth in 24 CFR Section 91.1(b), but the contents  
18 of the Plan, as amended by the 2012 Update, are not otherwise intended to have legal effect  
19 except as otherwise specifically stated in the 2012 Update or in the Plan.  
20  
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22 Section 3. The allocations set forth in the 2012 Update do not constitute appropriations  
23 or modify the amounts of any existing appropriations, nor are they to be considered as final  
24 funding decisions. The authority of the respective City departments and offices to implement the  
25 activities set forth in the 2012 Update is subject to sufficient appropriations in the City of Seattle  
26  
27  
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1 2012 Adopted Budget or in any separate ordinance. Implementation of any specific project or  
2 program is also subject to a final determination by the appropriate office or department after  
3 completion of any necessary review under environmental and related laws. No part of the 2012  
4 Update or the Plan is intended to confer any legal rights or entitlements on any persons, groups  
5 or entities.

6           Section 4. The Mayor and the Director of Human Services ("the Director") and their  
7 designees are hereby authorized to submit the 2012 Update to the 2009 – 2012 Consolidated Plan  
8 for Housing and Community Development, together with any necessary supplementary material,  
9 to HUD as the application by the City for financial assistance under certain HUD programs; to  
10 represent the City in seeking HUD approval of the 2012 Update, to make and submit to HUD  
11 such modifications to the 2012 Update or the Plan as HUD may require, provided that no  
12 substantial policy changes are involved; to add a summary of public comments and responses to  
13 those comments to the Update; and to sign and deliver on behalf of the City such assurances and  
14 certifications as may be necessary to obtain HUD approval. The Director is further authorized to  
15 make such technical and conforming changes to the Update or the Plan as the Director may deem  
16 reasonably necessary, and to amend the Plan, if necessary or appropriate under federal  
17 regulations, to reflect funding of specific activities, final appropriations for the programs or  
18 budget control levels in the Adopted Budget, or changes in activities that are consistent with the  
19 policies and priorities established in the Plan. The Director shall notify the Council of all  
20 changes or amendments to the Plan. Any substantial amendment, as defined by the adopted  
21 Citizen Participation Plan in the 2009 - 2012 Consolidated Plan, as amended, shall require  
22 approval by the Council by ordinance.  
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1  
2       Section 5. Awards by the Director of Housing of 2011 CDBG and HOME funds for  
3 rental housing activities made prior to the effective date of this ordinance are hereby ratified and  
4 confirmed, provided that the awards are consistent with the Affordability Policies for Federal  
5 HOME and CDBG Funds in the Housing Policies section of Consolidated Plan as amended by  
6 the 2012 Update, as applied to the total of all CDBG and HOME rental housing funds allocated  
7 in the 2011 Update to the Consolidated Plan, as amended, and in the 2012 Update, and provided  
8 that the awards are otherwise consistent with the Consolidated Plan as in effect at the time of  
9 such awards.  
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Section 6. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and signed by me in open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Michael McGinn, Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

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

Attachment 2: 1998 Residential Antidisplacement and Relocation Assistance Plan





City of Seattle  
Office of the Mayor

September 20, 2011

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the attached proposed Council Bill that authorizes the City to submit an application to the U.S. Department of Housing and Urban Development (HUD) for approximately \$18 million of funds from four federal programs: Community Development Block Grant (CDBG); HOME Investment Partnership Program; Housing Opportunities for Persons with AIDS (HOPWA); and the Emergency Solutions Grant Program (ESG). The application is made in the form of the 2012 Update to the 2009 – 2012 Consolidated Plan for Housing and Community Development, attached to the legislation. The Update also includes minor changes to the affordable housing policies and a restatement and update of the City's residential anti-displacement and relocation assistance plan.

The funds represented in the 2012 Update are used by City departments to provide vital services to Seattle's homeless, low- and moderate-income residents. Funding supports emergency and supportive services and housing opportunities for homeless persons and families, rental housing for low- and moderate-income families, and economic opportunities for small businesses and neighborhood business districts.

Formal budget authorization for the expenditure of these funds will come in the 2012 Proposed Budget, which will be delivered to the Council later this month. Thank you for your consideration of this legislation. Should you have questions, please contact Michael Look, CDBG Administrator at 615-1717.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council



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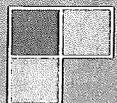
ATTACHMENT 1:  
DRAFT 2012 UPDATE TO  
THE  
CONSOLIDATED PLAN  
FOR  
HOUSING AND COMMUNITY DEVELOPMENT  
NOVEMBER 2011  
VERSION 2

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 )

Human Services Department  
Dannette R. Smith , Director  
November 15, 2011



**Mayor Mike McGinn**

**Seattle City Council**

Richard Conlin, President

Sally Bagshaw

Tim Burgess

Sally Clark

Jean Godden

Bruce Harrell

Nick Licata

Mike O'Brien

Tom Rasmussen

**Seattle City Council Staff and Central Staff**

Lisa Herbold, Office of Councilmember Nick Licata

Sara Belz, Council Central Staff

**City of Seattle Budget Office**

Beth Goldberg, Director

Kristi Beattie

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**Contributing Departments and Agencies**

**Human Services Department**

Dannette Smith, Director

Al Poole, Transitional Living and Supports (TLS), Division Director

Michael Look, CDBG Administrator

Debra Rhinehart, CDBG Senior Planner

Dave Berrian, John Mares, Kim vonHenkle, Andrea Akita

Tina Sajor, Sonya Slaughter

**Office of Housing**

Rick Hooper, Director

Laura Hewitt Walker

**Office of Economic Development**

Steve Johnson, Director

Theresa Barreras

**Seattle Housing Authority**

Tom Tierney, Director

Andria Lazaga, Assets Management Coordinator

## 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](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.

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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\\_fina1\\_Sec2.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_Sec2.pdf) and;

[http://www.seattle.gov/humanservices/community\\_development/conplan/plan/CP\\_2009\\_fina1\\_Sec3.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_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.

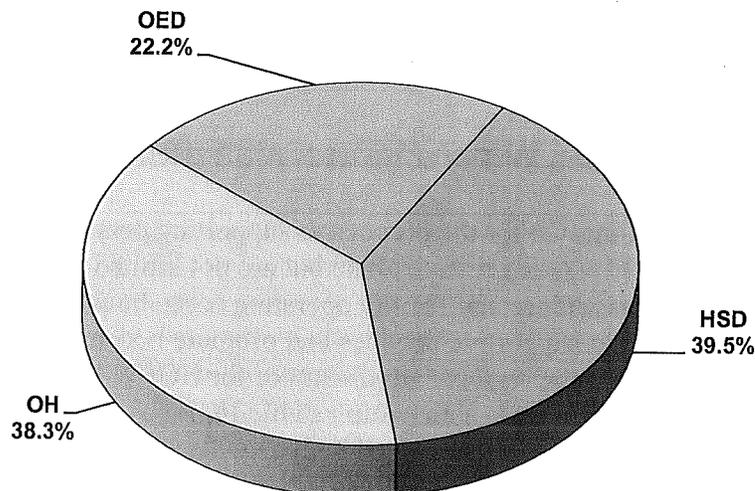
### Substantial Amendment Process

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.

<b>Table 3-A</b>	
<b>2009-2012 Seattle Consolidated Plan Goals</b>	
<b>HUD GOAL</b>	<b>City Strategies</b>
<b>1. Promote suitable living environments</b>	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
<b>2. Support Decent Housing</b>	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
<b>3. Promote Economic Opportunity</b>	<p>A. Increase economic development opportunities for small and minority-owned businesses in distressed neighborhoods (by target area)</p> <p>B. Support commercial corridor revitalization to provide economic opportunity for entrepreneurs, increase jobs, and improve access to goods and services for all distressed neighborhoods</p>

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**

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
<b>Objective #1 Suitable Living Environment</b>	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
<b>Objective #2 Decent Housing</b>	Accessibility for the purpose of providing Decent Housing	Affordability for the purpose of providing Decent Housing	Sustainability for the purpose of providing Decent Housing
<b>Objective #3 Economic Opportunity</b>	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
			<b>A. COMMUNITY FACILITIES FOR NON-PROFIT AGENCIES</b>				
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>B. COORDINATION OF DOMESTIC VIOLENCE SERVICES</b>				
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	
			<b>C. INCREASE AVAILABILITY OF AFFORDABLE HOUSING</b>				
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	X
			<b>D. INCREASE USE OF AFFORDABLE HOUSING AS CATALYST FOR DISTRESSED NEIGHBORHOOD ECONOMIC DEVELOPMENT</b>				
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
			<b>E. IMPROVE INFRASTRUCTURE AND COMMUNITY RESOURCES IN DISTRESSED NEIGHBORHOODS TO PROMOTE ECONOMIC DEVELOPMENT AND QUALITY OF LIFE (by target area)</b>				
			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
			<b>Chinatown/International District/Little Saigon and Pioneer Square</b>				
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	
			<b>Central Seattle and Capitol Hill</b>					
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)	<b>A. PREVENT HOMELESSNESS</b>				
HSD	2.3	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	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	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>B.</b>	<b>MOVE HOMELESS PEOPLE RAPIDLY INTO HOUSING</b>				
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	Promote access to housing within the existing housing stock through the Landlord Liaison Project and other programs that work in partnership with landlords, by providing first/last/deposit funds, portable credit report, damage deposit mitigation fund, and short-term rental assistance designed to help individuals and families access housing and maintain stability ( <i>see strategy E.6 below</i> )	X	X	X	X
			<b>MEASURE &amp; REPORT ON TEN YEAR PLAN TO END HOMELESSNESS OUTCOMES</b>				
HSD	2.1	TYP	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	Measure results of investments and services and provide regular reports on achievements; use data to guide planning	X	X	X	X
			<b>ASSIST DOMESTIC VIOLENCE VICTIMS TO ACCESS/MAINTAIN STABLE HOUSING</b>				
DV	2.1	DV/Homeless Strategic Plan	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
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>B. 5 above</b> )	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
		<b>F.</b>	<b>INCREASE AND MAINTAIN THE SUPPLY OF AFFORDABLE RENTAL HOUSING IN SEATTLE</b>				
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
			<b>INCREASE OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS TO PURCHASE AND MAINTAIN THEIR HOMES</b>				
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 <u>low-income homeowners</u> and weatherization <u>grants to low-income homeowners</u> .	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; <u>Commercial Residential</u> and <u>Non-Residential Bonus Programs</u> )	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		Encourage programs and activities that increase the supply of affordable homeownership units in Seattle	X	X	X	X
OH & SOCR	2.3		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
			<b>INCREASE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR SMALL AND MINORITY OWNED BUSINESSES IN DISTRESSED NEIGHBORHOODS (by target area)</b>				
			<b>A.</b>				
			<b>Southeast Seattle</b>				
<b>OED</b>	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.	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>OED</b>	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.	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>OED</b>	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.	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
			<b>B.</b>				
			<b>SUPPORT COMMERCIAL CORRIDOR REVITALIZATION TO PROVIDE ECONOMIC OPPORTUNITY FOR ENTREPRENEURS, INCREASE JOBS, AND IMPROVE ACCESS TO GOODS AND SERVICES FOR ALL DISTRESSED NEIGHBORHOODS</b>				
<b>OED</b>	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.		<b>X</b>		<b>X</b>

**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
		<b>1: Office of Housing</b>					
		<b>11: HomeWise, Weatherization, Home Repair and Homebuyer Programs</b>					
		<b>111: Rehabilitation Lending and Investment</b>					
111 010	City of Seattle OH	<b>Housing Technical Assistance - Home Repair and Homebuyer Staffing (CDBG) (Citywide)</b> Support staff and related costs of managing homebuyer assistance programs and homeowner rehabilitation projects, managing rehabilitation, energy conservation, paying contract costs for compliance with lead-based paint, complying with Section 106 Historic Preservation regulations, and processing loans  <i>Performance indicator:</i> 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)  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 144/202/LMC/LocGov	\$361,279				\$361,279
111 015	City of Seattle OH	<b>Home Repair Program (CDBG PI) (Citywide)</b> 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

SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN (VERSION 2) – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<p><i>Performance indicator:</i> 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.  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.  <i>HUD Info:</i> 14A/202/LMCLocGov</p>	\$796,279	\$0	\$0	\$0	\$796,279
		<b>111: Rehabilitation Lending and Investment Subtotal</b>					
		<b>112: Homebuyer Assistance</b>					
112 010	City of Seattle OH	<p><b>Homebuyer Programs (CDBG PI) (Citywide)</b>                      CDBG program income estimated at \$160,000 will be used for eligible low-income homebuyer activities.   <i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME and HOME PI)  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 13/201(n)/LMH/LocGov</p>	PI \$160,000				PI \$160,000
		<b>Homebuyer Programs (HOME and HOME PI) (Citywide)</b> 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.  <i>Performance indicator:</i> 2012 CDBG & HOME funding, plus Housing Levy funding, totaling an estimated \$2.2 million are expected to help 39 households purchase homes. <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 05R				PI \$500,000 \$829,749	PI \$500,000 \$829,749
112 030	City of Seattle OH						
		<b>112: Homebuyer Assistance Subtotal</b>	\$160,000	\$0	\$0	\$1,329,749	\$1,489,749
		<b>113: Minor Home Repair</b>					

SEATTLE - 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN (VERSION 2), - NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
113 010	Senior Services of Seattle & King County	<p><b>Minor Home Repair (CDBG) (Citywide)</b></p> <p>CDBG funds will be used by Senior Services to inspect and provide minor repairs (e.g. plumbing, electrical work, carpentry) for homes occupied by low-income homeowners primarily (but not exclusively) those 60 years of age and older.</p> <p><i>Performance indicator:</i> 650 housing units repaired</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 144/202/LMH/SubPriv</p>	\$449,917	\$0	\$0	\$0	\$449,917
		<b>113: Minor Home Repair Subtotal</b>	\$449,917	\$0	\$0	\$0	\$449,917
		<b>114: Homebuyer Education and Counseling</b>					
114 030	tbd	<p><b>Low-Income Housing Development Services (CDBG) (N/A)</b></p> <p>CDBG funds will be awarded to one or more organization(s) that provide education and counseling for first-time low-income homebuyers.</p> <p><i>Performance indicator:</i> 17 homebuyer workshops held; 220 households participate in counseling</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 13/201(n)/LMH/SubPriv</p>	\$216,989				\$216,989
		<b>114: Homebuyer Education and Counseling Subtotal</b>	\$216,989	\$0	\$0	\$0	\$216,989
		<b>11: HomeWise, Weatherization, Home Repair and Homebuyer Programs Subtotal</b>	\$1,623,185	\$0	\$0	\$1,329,749	\$2,952,934
		<b>12: Multifamily Production and Preservation</b>					
		<b>121: Multifamily Lending and Investment</b>					
121 10	City of Seattle OH	<b>Multi-Family Housing Staffing (CDBG) (Citywide)</b>	\$50,000				\$50,000

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
121 030	City of Seattle OH	<p>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.)</p> <p><i>Performance indicator:</i> NA</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 21A/206/LMH/LocGov</p>				<p>\$2,463,631</p> <p>PI \$500,000</p>	<p>\$2,463,631</p> <p>PI \$500,000</p>
121 040	City of Seattle OH	<p><b>Rental Housing Preservation &amp; Production (HOME and HOME PI) (Citywide)</b></p> <p>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.</p> <p><i>Performance indicator:</i> 2012 HOME and CDBG allocation funding, plus Housing Levy funding, totaling \$17.9 million is expected to fund 223 units.</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 14B/202/LMH/LocGov</p>	\$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.  <i>Performance indicator:</i> Shown above under Rental Housing Preservation & Production (HOME and HOME PI) <i>Start date:</i> 1/1/2012 - <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 14B/202/LMH/LocGov	PI \$180,000				PI \$180,000
		<b>121: Multifamily Lending and Investment Subtotal</b>	\$741,494	\$0	\$0	\$2,963,631	\$3,705,125
		<b>12: Multifamily Production and Preservation Subtotal</b>	\$741,494	\$0	\$0	\$2,963,631	\$3,705,125
		<b>13: Program Development</b>					
		<b>133: Program Development</b>					
133 010	City of Seattle OH	<b>Program Development Staffing (CDBG) (Citywide)</b> 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.  <i>Performance indicator:</i> NA <i>Start date:</i> 1/1/2012 - <i>Completion date:</i> 12/31/2012. <i>HUD Info:</i> 20/205/LMH/LocGov	\$30,000				\$30,000
		<b>133: Program Development Subtotal</b>	\$30,000	\$0	\$0	\$0	\$30,000
		<b>13: Program Development Subtotal</b>	\$30,000	\$0	\$0	\$0	\$30,000
		<b>14: Administration &amp; Management</b>					

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

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<p>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.</p> <p><i>Performance indicator: N/A.</i></p> <p><i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 21A/206/LMC/LocGov</i></p>	\$932,947	\$0	\$0	\$0	\$932,947
		<b>215: Grants &amp; Budget Administration Subtotal</b>	\$932,947	\$0	\$0	\$0	\$932,947
		<b>21: Leadership &amp; Management Services Subtotal</b>	\$1,052,357	\$0	\$0	\$0	\$1,052,357
		<b>23: Children, Youth, &amp; Family Development</b>					
		<b>231: Youth Development</b>					
232 010	YouthCare	<p><b>YouthCare- The Shelter</b> (2500 NE 54<sup>th</sup> Street, Seattle) Provide emergency shelter and support for homeless youth.</p> <p><i>Performance Indicator: 60 homeless youth provided with emergency shelter.</i></p> <p><i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 03T</i></p>		\$32,053			\$32,053
		<b>231: Youth Development Subtotal</b>	\$0	\$32,053	\$0	\$0	\$32,053
		<b>23: Children, Youth, &amp; Family Dev. Subtotal</b>	\$0	\$32,053	\$0	\$0	\$32,053
		<b>24: Community Services</b>					
		<b>242: Emergency &amp; Transitional Services</b>					
242 030	Low Income Housing Institute	<p><b>Urban Reststop Essential Services (1922 9<sup>th</sup> Ave, 98121)</b> Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults.</p> <p><i>Performance indicator: 3,200 persons who are homeless provided with assistance.</i></p>		\$118,852			\$118,852

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

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242 220	Catholic Community Services of Western WA	<p><b>Activity</b>  <i>Performance Indicator:</i> 44 individuals will remain housed for 6 months  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p> <p><b>Noel House</b> (2301 Second Avenue, 98121)                      Emergency shelter and transitional services for homeless women.</p> <p><i>Performance Indicator:</i> 48 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p>	\$515,647				\$515,647
242 230	Catholic Community Services of Western WA	<p><b>St. Martin de Porres</b> (1561 Alaskan Way S, 98134)                      Emergency shelter and transitional services for homeless individuals</p> <p><i>Performance indicator:</i> 30 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p>	\$306,226				\$306,226
242 240	Downtown Emergency Services Center	<p><b>Main Shelter Program</b> (517 3rd Ave, 98104)                      Provide emergency shelter and supportive transitional services for homeless adult persons.</p> <p><i>Performance indicator:</i> 138 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p>	\$1,167,780	\$364,200			\$1,531,980
242 290	YWCA Seattle – King County	<p><b>Downtown Emergency Shelter</b> (1118 5th Avenue, 98101)                      Provide emergency shelter and counseling services for homeless women and children in crisis.</p>	\$220,025				\$220,025

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Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242 300	YWCA Seattle – King County	<p><b>Activity</b>  <i>Performance indicator:</i> 24 individuals or families secure permanent housing.  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p> <p><b>Seattle Emergency Housing (2820 E. Cherry, 98122)</b>                      Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services.</p> <p><i>Performance indicator:</i> 100 families placed into enhanced shelter, 80 families exit to permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p>	\$459,405				\$459,405
242 400	TBD	<p><b>Homeless Services</b>                      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.</p>		\$177,870			\$177,870
		<b>242: Emergency &amp; Transitional Services Subtotal</b>	\$3,770,340	\$703,015	\$0	\$0	\$4,473,355
		<b>243: Tenant Stabilization</b>					
243 060	tbd	<p><b>HOPWA Request for Investments (RFI)</b>                      An RFI process will be used to allocate the 2012 HOPWA funds. The RFI will occur in 2012 with contracts anticipated by early 2012.  <i>HUD Info:</i> 31 HOPWA</p>			\$1,719,000		\$1,719,000
		<b>243: Tenant Stabilization Subtotal</b>	\$0	\$0	\$1,719,000	\$0	\$1,719,000
		<b>24: Community Services Subtotal</b>	\$3,770,340	\$703,015	\$1,719,000	\$0	\$6,192,355
		<b>2: Human Services Department Subtotal</b>	\$4,822,697	\$735,068	\$1,719,000	\$0	\$7,276,765

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<b>4: Office of Economic Development</b>					
		<b>42: Neighborhood and Community Development</b>					
		421: Community Development					
421 010	Impact Capital, et. al.	<p><b>Community Development Neighborhood and Business District Revitalization - Projects - (Citywide)</b></p> <p>The City will fund nonprofit organizations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. (See also Planning: 20).</p> <p><i>Performance indicators:</i> Up to eight organizations assisted.  <i>Start date:</i> 1/1/2012 — <i>Completion date:</i> 12/31/2012.  <i>HUD Info:</i> 18B/203/LMA/CBDO</p>	\$254,507				\$254,507
421 020		<p><b>Community Development – Neighborhood and Business District Revitalization – Planning and Technical Assistance - (Citywide)</b></p> <p>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)</p> <p><i>Performance indicators:</i> Up to eight organizations assisted.  <i>Start date:</i> 1/1/2012 — <i>Completion date:</i> 12/31/2012.  <i>HUD Info:</i> 20/203/LMA/CBDO</p>	\$412,168				\$412,168
421 45	Tbd	<p><b>Small Business (Citywide)</b></p> <p>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.</p>	\$92,000				\$92,000

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
421.050	Rainier Valley CDF & City of Seattle	<p><b>Activity</b>  <i>Performance Indicator:</i> 500 businesses assisted  <i>Start date:</i> 1/1/2012 - <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 18c/201(o)/LMJ/Priv</p> <p><b>Rainier Valley Community Development Fund (L/M)</b>                      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.</p> <p><i>Performance Indicator:</i>                      CDP: 5 loans approved  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 18A/204/LMJ or LMA/CBDO</p>	\$3,317,500				\$3,317,500
		<b>421: Community Development Subtotal</b>	\$4,076,175	\$0	\$0	\$0	\$4,076,175
		<b>422: Community Development Loans</b>					
422.010	National Development Council	<p><b>National Development Council Float Loan Origination (N/A)</b>                      Handle marketing and outreach for the CDBG Float Loan and Section 108 Loan programs, and provide technical assistance to prospective borrowers</p> <p><i>Performance indicator:</i> 1 loan approved  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 18A/203/LMJ/Priv</p>	\$15,000				\$15,000
		<b>422: Community Development Loans Subtotal</b>	\$15,000	\$0	\$0	\$0	\$15,000
		<b>42: Neighborhood and Community Development Subtotal</b>	\$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
		<b>FUND TOTALS</b>	\$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 ~~strike through~~ 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~~ inform 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 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~~ with incomes up to 60% of median income.

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 households with incomes not exceeding 60% of median income means annual rent not exceeding 30% of 60% of median income; “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.~~

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## 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 ~~and~~ District ~~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, Once the housing is operational:

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

#### Guidelines for neighbors

- (1) Encourage housing developers and residents to be active members of 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.

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### 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.

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

## 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<sup>1</sup> 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.

<sup>1</sup> 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”).

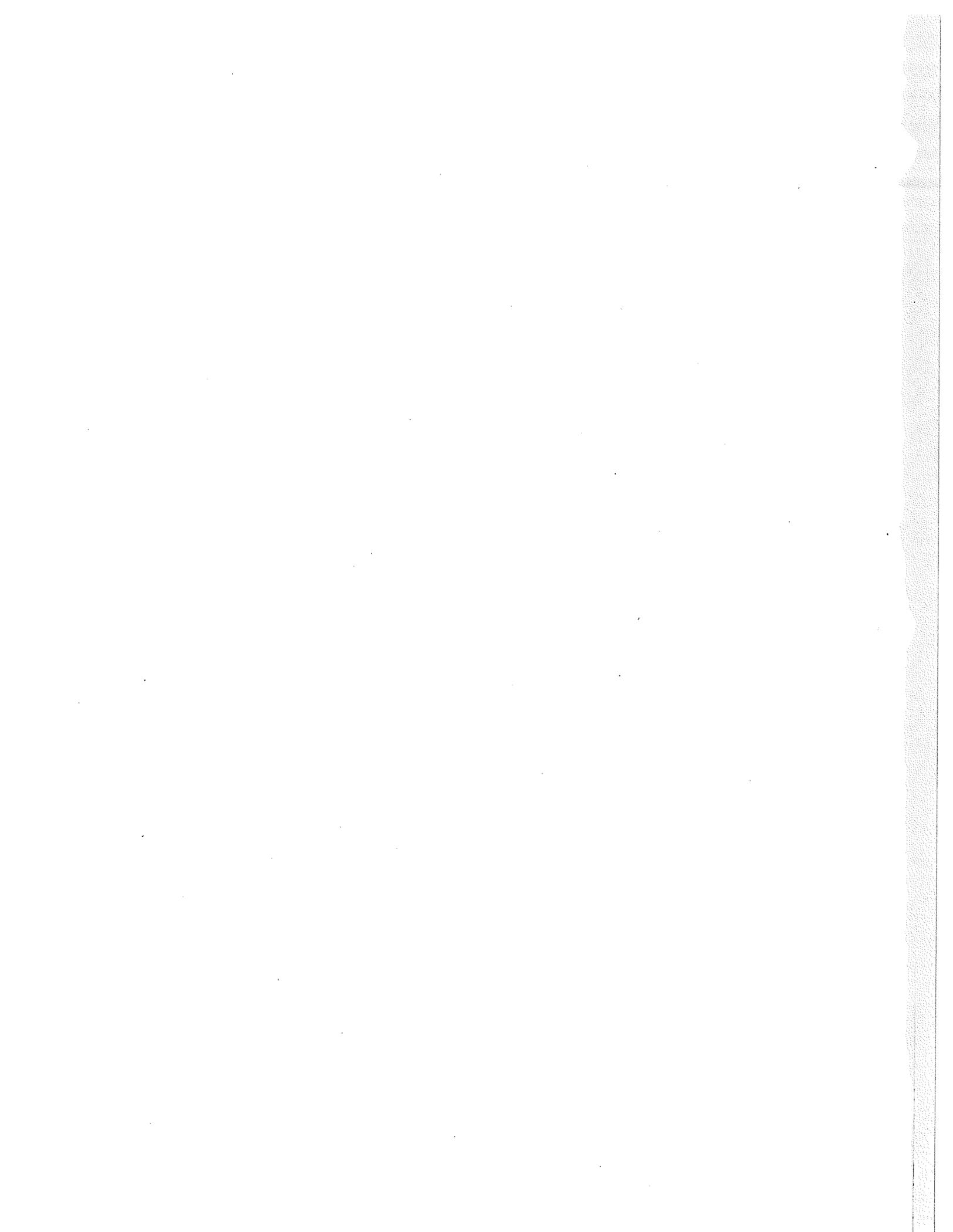
**Public Notice.** Prior to entering into a contract committing to provide HOME or CDBG funds for any activity that will directly result in the demolition of lower-income dwelling units or the conversion of lower-income dwelling units to another use, the City must submit to HUD and make public certain 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.



ATTACHMENT 1:  
DRAFT 2012 UPDATE TO  
THE  
CONSOLIDATED PLAN  
FOR  
HOUSING AND COMMUNITY DEVELOPMENT  
NOVEMBER 2011

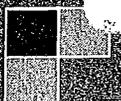


2012

# 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.)

Human Services Department  
Dannette R. Smith, Director  
November 15, 2011



**Mayor Mike McGinn**

**Seattle City Council**

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## 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](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.

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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 \_\_\_\_\_ 42

A. Revisions to HOPWA Allocation Guidelines

B. Revisions to Housing Policies

C. Changes to Glossary

Section 6: 2012 Statement of Use of HOME funds \_\_\_\_\_ 54

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) \_\_\_\_\_ 55

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.

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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\\_fina1\\_Sec2.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_Sec2.pdf) and;

[http://www.seattle.gov/humanservices/community\\_development/conplan/plan/CP\\_2009\\_fina1\\_Sec3.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_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.

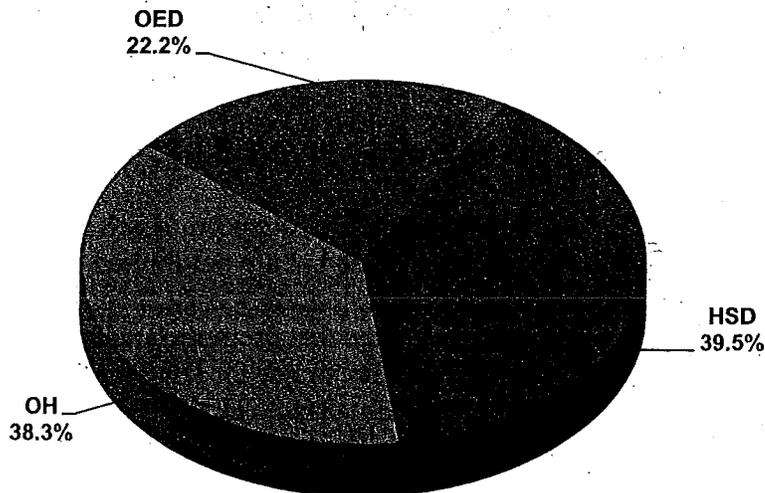
### Substantial Amendment Process

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.

<b>Table 3-A</b>	
<b>2009-2012 Seattle Consolidated Plan Goals</b>	
<b>HUD GOAL</b>	<b>City Strategies</b>
<b>1. Promote suitable living environments</b>	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
<b>2. Support Decent Housing</b>	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
<b>3. Promote Economic Opportunity</b>	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**

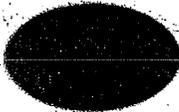
- HSD = Human Services Department
- OH = Office of Housing
- SHA = Seattle Housing Authority
- OED = Office of Economic Development
- DV = HSD – Domestic Violence & Sexual Assault Prevention division
- SOCR = Seattle Office for Civil Rights
- "X" = denotes anticipated implementation or completion date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

	<b>Outcome 1: Availability/Accessibility</b>	<b>Outcome 2: Affordability</b>	<b>Outcome 3: Sustainability</b>
	<b>Accessibility for the purpose of creating Suitable Living Environments</b>	<b>Affordability for the purpose of creating Suitable Living Environments</b>	<b>Sustainability for the purpose of creating Suitable Living Environments</b>
	<b>Accessibility for the purpose of providing Decent Housing</b>	<b>Affordability for the purpose of providing Decent Housing</b>	<b>Sustainability for the purpose of providing Decent Housing</b>
	<b>Accessibility for the purpose of creating Economic Opportunities</b>	<b>Affordability for the purpose of creating Economic Opportunities</b>	<b>Sustainability for the purpose of creating Economic Opportunities</b>

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

**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	
			<b>A.</b>	<b>COMMUNITY FACILITIES FOR NON-PROFIT AGENCIES</b>							
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
			<b>B.</b>	<b>COORDINATION OF DOMESTIC VIOLENCE SERVICES</b>							
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
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

**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	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	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	Determine and strive to implement the best mechanism (one-stop/no-wrong door) for responding to family violence	X	X	X	
<b>C. INCREASE AVAILABILITY OF AFFORDABLE HOUSING</b>							
OH	1.2		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		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		Address all housing development strategies for 2009 Housing Levy affordable housing development strategies. <u>Clarify and limit activities to those relevant to the 2002 – 2009 Levy.</u>	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.	<b>INCREASE USE OF AFFORDABLE HOUSING AS CATALYST FOR DISTRESSED NEIGHBORHOOD ECONOMIC DEVELOPMENT</b>						
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.	<b>IMPROVE INFRASTRUCTURE AND COMMUNITY RESOURCES IN DISTRESSED NEIGHBORHOODS TO PROMOTE ECONOMIC DEVELOPMENT AND QUALITY OF LIFE (by target area)</b>						
				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
			<b>Chinatown/International District/Little Saigon and Pioneer Square</b>				
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

ATTACHMENT 1:  
DRAFT 2012 UPDATE TO  
THE  
CONSOLIDATED PLAN  
FOR  
HOUSING AND COMMUNITY DEVELOPMENT  
NOVEMBER 2011



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.)

Human Services Department  
Dannette R. Smith, Director  
November 15, 2011



**Mayor Mike McGinn**

**Seattle City Council**

Richard Conlin, President

Sally Bagshaw

Tim Burgess

Sally Clark

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## 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](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)

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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.

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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\\_fina1\\_Sec2.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_Sec2.pdf) and;

[http://www.seattle.gov/humanservices/community\\_development/conplan/plan/CP\\_2009\\_fina1\\_Sec3.pdf](http://www.seattle.gov/humanservices/community_development/conplan/plan/CP_2009_fina1_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.

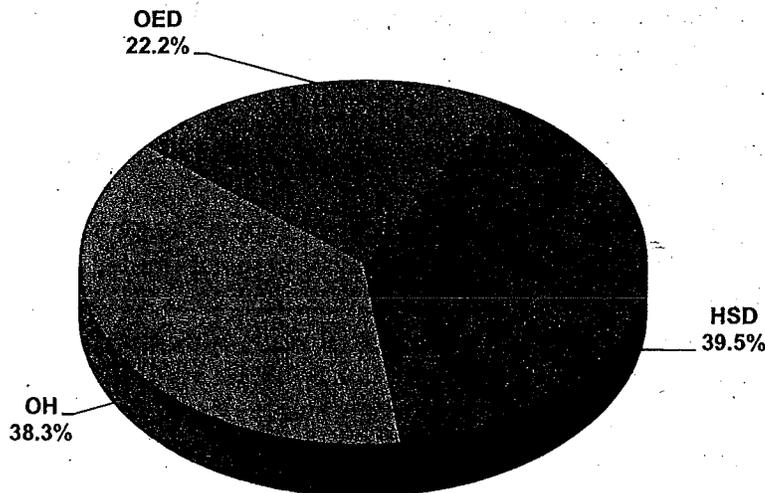
### Substantial Amendment Process

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.

<b>Table 3-A</b>	
<b>2009-2012 Seattle Consolidated Plan Goals</b>	
<b>HUD GOAL</b>	<b>City Strategies</b>
<b>1. Promote suitable living environments</b>	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
<b>2. Support Decent Housing</b>	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
<b>3. Promote Economic Opportunity</b>	<p>A. Increase economic development opportunities for small and minority-owned businesses in distressed neighborhoods (by target area)</p> <p>B. Support commercial corridor revitalization to provide economic opportunity for entrepreneurs; increase jobs, and improve access to goods and services for all distressed neighborhoods.</p>

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**

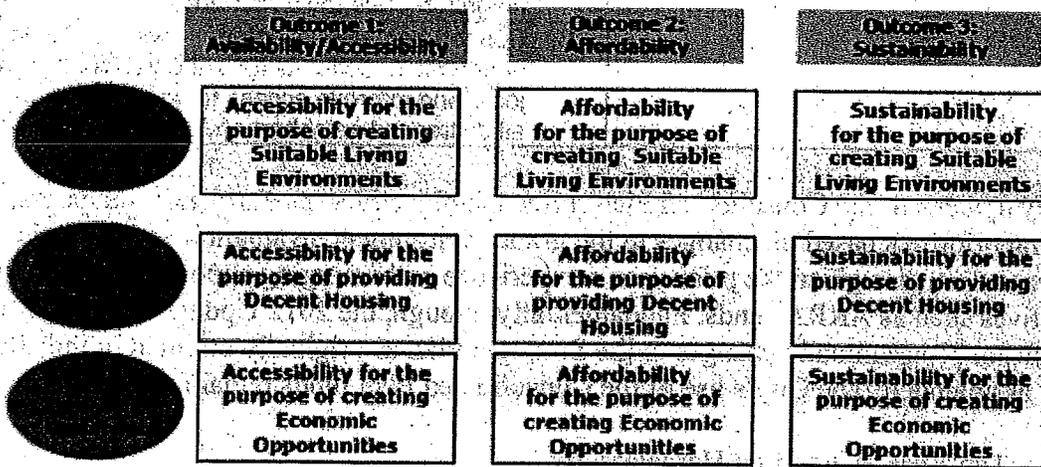
- HSD = Human Services Department
- OH = Office of Housing
- SHA = Seattle Housing Authority
- OED = Office of Economic Development
- DV = HSD – Domestic Violence & Sexual Assault Prevention division
- SOCR = Seattle Office for Civil Rights
- “X” = denotes anticipated implementation or completion date 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**



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

**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
			<b>A. COMMUNITY FACILITIES FOR NON-PROFIT AGENCIES</b>				
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>B. COORDINATION OF DOMESTIC VIOLENCE SERVICES</b>				
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	
<b>C. INCREASE AVAILABILITY OF AFFORDABLE HOUSING</b>							
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	
<b>D. INCREASE USE OF AFFORDABLE HOUSING AS CATALYST FOR DISTRESSED NEIGHBORHOOD ECONOMIC DEVELOPMENT</b>										
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	
<b>E. IMPROVE INFRASTRUCTURE AND COMMUNITY RESOURCES IN DISTRESSED NEIGHBORHOODS TO PROMOTE ECONOMIC DEVELOPMENT AND QUALITY OF LIFE (by target area)</b>										
				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
			<b>Chinatown/International District/Little Saigon and Pioneer Square</b>				
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
			<b>Central Seattle and Capitol Hill</b>				
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)					
		<b>A. PREVENT HOMELESSNESS</b>					
HSD	2.3	HSD Strategic Investment Plan (SIP) 1	X	X	X	X	
		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)					
HSD	2.3	HSD SIP 2	X	X	X	X	
		Contract with community based organizations to prevent the eviction or displacement of low-income households from their housing					
HSD	2.3	HSD SIP 3	X	X	X	X	
		Assist persons living with HIV/AIDS with low-incomes and who are in need of housing and/or housing support to achieve and maintain housing stability					
HSD					X	X	
		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					
		4					

**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>B.</b>							
HSD	2.1	HSD SIP	1	<b>MOVE HOMELESS PEOPLE RAPIDLY INTO HOUSING</b> 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 ( <i>see strategy E.6 below</i> )	X	X	X	X
			<b>MEASURE &amp; REPORT ON TEN YEAR PLAN TO END HOMELESSNESS OUTCOMES</b>					
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
			<b>ASSIST DOMESTIC VIOLENCE VICTIMS TO ACCESS/MAINTAIN STABLE HOUSING</b>					
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	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		
			<b>PROVIDE SERVICE-ENRICHED HOUSING FOR HOMELESS AND/OR SPECIAL NEEDS POPULATIONS, WITH THE GOAL OF ENDING HOMELESSNESS, NOT JUST MANAGING IT</b>				
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 ( <i>see B. 5 above</i> )	X	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	X		
<b>F. INCREASE AND MAINTAIN THE SUPPLY OF AFFORDABLE RENTAL HOUSING IN SEATTLE</b>											
OH	2.2		1	Increase supply of rental units affordable to moderate-income worker households through incentive programs (e.g. Multifamily Tax Exemption Program; <u>Commercial/Non-Residential and Residential Bonus Programs</u> ). 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	X		
OH	2.3		2	Identify potential new City resources and lending programs for housing production and preservation	X	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	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	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		Rejuvenate and maintain the supply of affordable subsidized rental housing owned or managed by Seattle Housing Authority	X	X	X	X
OH	2.1		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			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			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			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
			<b>INCREASE OPPORTUNITIES FOR LOW-INCOME HOUSEHOLDS TO PURCHASE AND MAINTAIN THEIR HOMES</b>				
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 <u>low-income homeowners</u> and weatherization grants to <u>low-income homeowners</u> .	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; <u>Commercial Residential and Non-Residential Bonus Programs</u> )	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 <u>Fund</u> 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		Encourage programs and activities that increase the supply of affordable homeownership units in Seattle	X	X	X	X
OH & SOCR	2.3		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	
			<b>INCREASE ECONOMIC DEVELOPMENT OPPORTUNITIES FOR SMALL AND MINORITY OWNED BUSINESSES IN DISTRESSED NEIGHBORHOODS (by target area)</b>				
			<b>A. Southeast Seattle</b>				
OED	3.1	SE Seattle NRSA	1	1	1	1	
			1	1	1	1	
OED	3.2	SE Seattle NRSA	2	2	2	2	
			2	2	2	2	
OED	3.1	SE Seattle NRSA	3	3	3	3	
			3	3	3	3	
			<b>B. SUPPORT COMMERCIAL CORRIDOR REVITALIZATION TO PROVIDE ECONOMIC OPPORTUNITY FOR ENTREPRENEURS, INCREASE JOBS, AND IMPROVE ACCESS TO GOODS AND SERVICES FOR ALL DISTRESSED NEIGHBORHOODS</b>				
OED	3.3	Nonprofit Organization Work Programs	4	4	4	4	
			4	4	4	4	



**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		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
		<b>1: Office of Housing</b>					
		<b>11: HomeWise, Weatherization, Home Repair and Homebuyer Programs</b>					
		<b>111: Rehabilitation Lending and Investment</b>					
111 010	City of Seattle OH	<b>Housing Technical Assistance - Home Repair and Homebuyer Staffing (CDBG) (Citywide)</b> 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	\$361,279				\$361,279
		<i>Performance indicator:</i> 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) <i>Start date: 1/1/2012 - Completion date: 12/31/2012.</i> <i>HUD Info: 144/202/LMCLocGov</i>					
111 015	City of Seattle OH	<b>Home Repair Program (CDBG PI) (Citywide)</b> 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.	\$435,000				\$435,000



SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<p><i>Performance indicator:</i> 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.</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 144/202/LMC/LocGov</p>	\$796,279	\$0	\$0	\$0	\$796,279
		<b>111: Rehabilitation Lending and Investment Subtotal</b>					
		<b>112: Homebuyer Assistance</b>					
112.010	City of Seattle OH	<p><b>Homebuyer Programs (CDBG PI) (Citywide)</b></p> <p>CDBG program income estimated at \$160,000 will be used for eligible low-income homebuyer activities.</p> <p><i>Performance indicator:</i> Shown below under Homebuyer Programs (HOME and HOME PI)</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012</p> <p><i>HUD Info:</i> 13/201(n)/LMH/LocGov.</p>	PI \$160,000				PI \$160,000
112.030	City of Seattle OH	<p><b>Homebuyer Programs (HOME and HOME PI) (Citywide)</b></p> <p>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 jurisdictions spend program income before drawing allocation funds.</p> <p><i>Performance indicator:</i> 2012 CDBG &amp; HOME funding, plus Housing Levy funding, totaling an estimated \$2.2 million are expected to help 39 households purchase homes.</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 05R</p>				PI \$500,000 \$829,749	PI \$500,000 \$829,749
		<b>112: Homebuyer Assistance Subtotal</b>	\$160,000	\$0	\$0	\$1,329,749	\$1,489,749
		<b>113: Minor Home Repair</b>					

SEATTLE 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
113 010	Senior Services of Seattle & King County	<p><b>Minor Home Repair (CDBG) (Citywide)</b></p> <p>CDBG funds will be used by Senior Services to inspect and provide minor repairs (e.g. plumbing, electrical work, carpentry) for homes occupied by low-income homeowners primarily (but not exclusively) those 60 years of age and older.</p> <p><i>Performance indicator:</i> 650 housing units repaired</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 144/202/LMH/SubPriv</p>	\$449,917				\$449,917
		<p><b>113: Minor Home Repair Subtotal</b></p>	\$449,917	\$0	\$0	\$0	\$449,917
		<p><b>114: Homebuyer Education and Counseling</b></p>					
114 030	tbd	<p><b>Low-Income Housing Development Services (CDBG) (N/A)</b></p> <p>CDBG funds will be awarded to one or more organization(s) that provide education and counseling for first-time low-income homebuyers.</p> <p><i>Performance indicator:</i> 17 homebuyer workshops held; 220 households participate in counseling</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 13/201 (n)/LMH/SubPriv</p>	\$216,989				\$216,989
		<p><b>114: Homebuyer Education and Counseling Subtotal</b></p>	\$216,989	\$0	\$0	\$0	\$216,989
		<p><b>12: Multifamily Production and Preservation</b></p>					
		<p><b>121: Multifamily Lending and Investment</b></p>					
121 10	City of Seattle OH	<p><b>Multi-Family Housing Staffing (CDBG) (Citywide)</b></p>	\$50,000				\$50,000



SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
121 030	City of Seattle OH	<p>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; DIS and other reporting, etc.)</p> <p><i>Performance indicator:</i> NA</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 21A/206/LMH/LocGov</p>				\$2,463,631	\$2,463,631
		<p><b>Rental Housing Preservation &amp; Production (HOME and HOME PI) (Citywide)</b></p> <p>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.</p>				PI \$500,000	PI \$500,000
121 040	City of Seattle OH	<p><i>Performance indicator:</i> 2012 HOME and CDBG allocation funding, plus Housing Levy funding, totaling \$17.9 million is expected to fund 223 units.</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 14B/202/LMH/LocGov</p>	\$511,494				\$511,494
		<p><b>Rental Housing Preservation &amp; Production (CDBG and CDBG PI) (Citywide)</b></p>					

SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<p>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.</p> <p><i>Performance indicator:</i> Shown above under Rental Housing Preservation &amp; Production (HOME and HOME PI)</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 14B/202/LMH/LocGov</p>	PI \$180,000				PI \$180,000
		<b>121: Multifamily Lending and Investment Subtotal</b>	\$741,494	\$0	\$0	\$2,963,631	\$3,705,125
		<b>12: Multifamily Production and Preservation Subtotal</b>	\$741,494	\$0	\$0	\$2,963,631	\$3,705,125
		<b>13: Program Development</b>					
		<b>133: Program Development</b>					
133 010	City of Seattle OH	<p><b>Program Development Staffing (CDBG) (Citywide)</b></p> <p>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.</p> <p><i>Performance indicator:</i> NA</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012.</p> <p><i>HUD Info:</i> 20/205/LMH/LocGov</p>	\$30,000				\$30,000
		<b>133: Program Development Subtotal</b>	\$30,000	\$0	\$0	\$0	\$30,000
		<b>13: Program Development Subtotal</b>	\$30,000	\$0	\$0	\$0	\$30,000
		<b>14: Administration &amp; Management</b>					

SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
142 010	City of Seattle OH	<p>142: Management Support Services</p> <p><b>HOME Administration (HOME)</b> (700 5<sup>th</sup> Avenue, 57<sup>th</sup> Floor)</p> <p>Fund City costs of implementing the HOME program.</p> <p><i>Performance indicator: N/A</i></p> <p><i>Start date: 1/1/2012 – Completion date: 12/31/2012</i></p> <p><i>HUD Info: 21A</i></p>	\$0	\$0	\$0	\$365,931	\$365,931
		142: Management Support Services Subtotal	\$0	\$0	\$0	\$365,931	\$365,931
		<b>14: Administration &amp; Management Subtotal</b>	\$0	\$0	\$0	\$365,931	\$365,931
		<b>1: Office of Housing Subtotal</b>	\$2,394,679	\$0	\$0	\$4,659,311	\$7,053,990
		<b>2: Human Services Department</b>					
		<b>21: Leadership &amp; Management Services</b>					
		212: Planning					
212 010	City of Seattle HSD	<p><b>Human Services Planning</b> (700 Fifth Avenue, #5800: Citywide)</p> <p>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.</p> <p><i>Performance indicator: N/A</i></p> <p><i>Start date: 1/1/2012 – Completion date: 12/31/2012.</i></p> <p><i>HUD Info: 20/2005/LMC/LocGov</i></p>	\$119,410				\$119,410
		212: Planning Subtotal	\$119,410	\$0	\$0	\$0	\$119,410
		<b>215: Grants &amp; Budget Administration</b>					
215 010	City of Seattle HSD	<b>Block Grant Administration</b> (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.  <i>Performance indicator: N/A.</i> <i>Start date: 1/1/2012— Completion date: 12/31/2012.</i> <i>HUD Info: 21A206/LMC/LocGov</i>	\$932,947	\$0	\$0	\$0	\$932,947
		<b>215: Grants &amp; Budget Administration Subtotal</b>	\$932,947	\$0	\$0	\$0	\$932,947
		<b>21: Leadership &amp; Management Services Subtotal</b>	\$1,032,357	\$0	\$0	\$0	\$1,032,357
		<b>23: Children, Youth, &amp; Family Development</b>					
		<b>231: Youth Development</b>					
232 010	YouthCare	<i>YouthCare- The Shelter</i> (2500 NE 54 <sup>th</sup> Street, Seattle) Provide emergency shelter and support for homeless youth.  <i>Performance Indicator: 60 homeless youth provided with emergency shelter.</i> <i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i> <i>HUD Info: 03T</i>		\$32,053			\$32,053
		<b>231: Youth Development Subtotal</b>		\$32,053			\$32,053
		<b>23: Children, Youth, &amp; Family Dev. Subtotal</b>		\$32,053			\$32,053
		<b>24: Community Services</b>					
		<b>242: Emergency &amp; Transitional Services</b>					
242 030	Low Income Housing Institute	<b>Urban Resistop Essential Services (1922 9<sup>th</sup> Ave, 98121 )</b>  Provide toilets, showers, washers, dryers, temporary storage, and waiting areas to homeless adults.  <i>Performance indicator: 3,200 persons who are homeless provided with assistance.</i>		\$118,852			\$118,852

SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN - NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242 17	New Beginnings	<p><b>Activity</b>  <i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i>                      HUD Info: 03T201(e)/LMC/SubPriv</p> <p><b>New Beginnings Shelter For Battered Women (Restricted address)</b>                      Provide shelter, crisis intervention, counseling, support and referral services to women and children who are victims of domestic violence.</p> <p><i>Performance indicator: 200 persons at risk of homelessness provided with assistance.</i>  <i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i>                      HUD Info: 05G/201(e)/LMC/SubPriv</p>	\$230,111	\$15,668			\$15,668
242 120	YWCA of Seattle- King County	<p><b>Angeline's Day and Hygiene Center (2024 3<sup>rd</sup> Avenue 98121)</b>                      Provide a day center for chronically homeless low-income women. Services include hygiene, laundry, and supportive services.</p> <p><i>Performance indicator: 1,250 persons who are homeless provided with assistance.</i>  <i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i>                      HUD Info: 03T201(e)/LMC/SubPriv</p>	\$230,111				\$230,111
242 180	City of Seattle HSD	<p><b>Emergency Solutions Grant Program Administration (Office: 700 5th Avenue Suite 5800)</b>                      Emergency Solutions Grant Program Administration</p> <p><i>Performance indicator: NA.</i>  <i>Start date: 1/1/2012 — Completion date: 12/31/2012.</i>                      HUD Info: 21A/206/LMC/LocGov</p>		\$26,425			\$26,425
242 210	Catholic Community Services of Western WA	<p><b>Aloha Inn (1911 Aurora Avenue N, 98109)</b>                      Transitional housing and support services for formerly homeless men and women.</p>	\$82,591				\$82,591

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242 220	Catholic Community Services of Western WA	<p><b>Activity</b>  <i>Performance Indicator:</i> 44 individuals will remain housed for 6 months  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p> <p><b>Noel House</b> (2301 Second Avenue, 98121)                      Emergency shelter and transitional services for homeless women.</p> <p><i>Performance Indicator:</i> 48 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p>	\$216,955				\$216,955
242 230	Catholic Community Services of Western WA	<p><b>St. Martin de Porres</b> (1561 Alaskan Way S, 98134)                      Emergency shelter and transitional services for homeless individuals</p> <p><i>Performance indicator:</i> 30 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p>	\$149,609				\$149,609
242 240	Downtown Emergency Services Center	<p><b>Main Shelter Program</b> (517 3rd Ave, 98104)                      Provide emergency shelter and supportive transitional services for homeless adult persons.</p> <p><i>Performance indicator:</i> 138 individuals placed in permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T201(e)/LMC/SubPriv</p>	\$415,301	\$364,200			\$779,501
242 250	Family Services	<p><b>Transitional Assistance</b>                      Provide transitional assistance to move people from homelessness into housing.</p>	\$133,249				\$133,249

SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242-260	Solid Ground	<p><b>Activity</b>  <i>Performance indicator:</i> 125 households placed into shelter, 64 of those exit to permanent or long-term transitional housing  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p> <p><b>Broadview Emergency Shelter and Transitional Housing</b>                      (restricted address)                      Provide temporary emergency shelter and transitional housing to homeless single women and single women with children. Services include shelter, crisis intervention, counseling, and supportive counseling</p> <p><i>Emergency - \$116,058; Performance indicator:</i> 53 families placed into shelter, 37 of those exit to permanent or long-term transitional housing  <i>Transitional - \$104,536; Performance indicator:</i> 31 families placed into long-term transitional housing, 21 of those exit to permanent housing</p> <p><i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p>	\$220,594				\$220,594
242-290	YWCA Seattle – King County	<p><b>Downtown Emergency Shelter</b> (1118 5th Avenue, 98101)                      Provide emergency shelter and counseling services for homeless women and children in crisis.</p> <p><i>Performance indicator:</i> 24 individuals or families secure permanent housing.  <i>Start date:</i> 1/1/2012 – <i>Completion date:</i> 12/31/2012  <i>HUD Info:</i> 03T/201(e)/LMC/SubPriv</p>	\$107,330				\$107,330
242-300	YWCA Seattle – King County	<p><b>Seattle Emergency Housing</b> (2820 E. Cherry, 98122)                      Provide emergency shelter for 2- and 1-parent homeless families; also provide supportive services.</p> <p><i>Performance indicator:</i> 100 families placed into enhanced shelter, 80 families exit to permanent or long-term transitional housing</p>	\$224,100				\$224,100

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
242 400	TBD	<p><b>Activity</b>  <i>Start date: 1/1/2012 - Completion date: 12/31/2012</i>                      HUD Info: 03T201(e)/LMC/SubPriv  <b>Homeless Services</b>                      The Human Services Department will issue a Request for Investments in late 2011 or early 2012 for contracts effective July 1, 2012 to provide necessary services to assist homeless persons and families meet their immediate shelter needs and to help them move onto transitional or permanent housing.</p> <p>HUD Info: 03T201(e)/LMC/SubPriv</p> <p><b>242: Emergency &amp; Transitional Services Subtotal</b></p> <p><b>243: Tenant Stabilization</b></p>	\$1,885,500	\$177,870			\$2,063,370
243 060	tbd	<p><b>HOPWA Request for Investments (RFI)</b>                      An RFI process will be used to allocate the 2012 HOPWA funds. The RFI will occur in 2012 with contracts anticipated by early 2012.</p> <p>HUD Info: 31 HOPWA</p>	\$3,665,340	\$703,015	\$0	\$0	\$4,368,355
243 070	The Salvation Army	<p><b>Homelessness Prevention &amp; Housing Stabilization Program (Citywide)</b>                      Provide eviction intervention, supportive service, housing relocation and placement services to assist low-income households who are at risk of becoming homeless.</p> <p><i>Performance indicator: 60 households at-risk of homelessness receive rental/legal assistance and other support services.</i>  <i>Start date: 1/1/2012 - Completion date: 12/31/2012</i>                      HUD Info: 03T201(e)/LMC/SubPriv</p> <p><b>243: Tenant Stabilization Subtotal</b></p> <p><b>24: Community Services Subtotal</b></p> <p><b>2: Human Services Department Subtotal</b></p>	\$105,000	\$0	\$1,719,000	\$0	\$1,824,000
			\$3,770,340	\$703,015	\$1,719,000	\$0	\$6,192,355
			\$4,822,697	\$735,068	\$1,719,000	\$0	\$7,276,765

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<b>4: Office of Economic Development</b>					
		<b>42: Neighborhood and Community Development</b>					
		<b>421: Community Development</b>					
421 010	Impact Capital, et. al.	<p><b>Community Development Neighborhood and Business District Revitalization - Projects - (Citywide)</b></p> <p>The City will fund nonprofit organizations in partnership with Impact Capital to revitalize targeted business districts serving low-income neighborhoods. (See also Planning: 20)</p> <p><i>Performance indicators:</i> Up to eight organizations assisted.  <i>Start date:</i> 1/1/2012 — <i>Completion date:</i> 12/31/2012.  <i>HUD Info:</i> 18B/203/LMA/CBDO</p>	\$254,507				\$254,507
421 020		<p><b>Community Development - Neighborhood and Business District Revitalization - Planning and Technical Assistance - (Citywide)</b></p> <p>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)</p> <p><i>Performance indicators:</i> Up to eight organizations assisted.  <i>Start date:</i> 1/1/2012 — <i>Completion date:</i> 12/31/2012.  <i>HUD Info:</i> 20/205/LMA/CBDO</p>	\$412,168				\$412,168
421 45	Tbd	<p><b>Small Business (Citywide)</b></p> <p>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.</p> <p><i>Performance Indicator:</i> 500 businesses assisted</p>	\$92,000				\$92,000

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
421 050	Rainier Valley CDF & City of Seattle	<p><b>Rainier Valley Community Development Fund (LM)</b></p> <p>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.</p> <p><i>Performance Indicator:</i> CDP: 5 loans approved</p> <p><i>Start date: 1/1/2012 – Completion date: 12/31/2012</i></p> <p><i>HUD Info: 18A/204/LMJ or LMA/CBDO</i></p>	\$3,317,500				\$3,317,500
		<p><b>421: Community Development Subtotal</b></p> <p><b>422: Community Development Loans</b></p>	\$4,076,175	\$0	\$0	\$0	\$4,076,175
422 010	National Development Council	<p><b>National Development Council Float Loan Origination (N/A)</b></p> <p>Handle marketing and outreach for the CDBG Float Loan and Section 108 Loan programs, and provide technical assistance to prospective borrowers</p> <p><i>Performance indicator:</i> 1 loan approved</p> <p><i>Start date: 1/1/2012 – Completion date: 12/31/2012</i></p> <p><i>HUD Info: 18A/203/LMJ/Priv</i></p>	\$15,000				\$15,000
		<p><b>422: Community Development Loans Subtotal</b></p>	\$15,000	\$0	\$0	\$0	\$15,000
		<p><b>42: Neighborhood and Community Development Subtotal</b></p>	\$4,091,175	\$0	\$0	\$0	\$4,091,175
		<p><b>4: Office of Economic Development Subtotal</b></p>	\$4,091,175	\$0	\$0	\$0	\$4,091,175



SEATTLE'S 2012 UPDATE TO THE 2009-2012 CONSOLIDATED PLAN – NOVEMBER 2011

Alloc. Plan ID	Anticipated Provider	Activity	CDBG	ESG	HOPWA	HOME	2012 Total
		<b>FUND TOTALS</b>	\$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 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 with incomes up to 60% of median income.

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 households with incomes not exceeding 60% of median income means annual rent not exceeding 30% of 60% of median income; “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 a~~ 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.

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## 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 dDistrict eCouncil. 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. 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, Once the housing is operational:

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

#### **Guidelines for neighbors**

- (1) Encourage housing developers and residents to be active members of 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.

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### **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.

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



## 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<sup>1</sup> 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.

<sup>1</sup> 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.

ATTACHMENT 2

**RESIDENTIAL ANTIDISPLACEMENT  
AND  
RELOCATION ASSISTANCE PLAN**

October, 1998

Administered by the  
Department of Housing and Human Services

Adopted by City Ordinance 119163 on September 21, 1998





1944-1945

1946

1947-1948

1949



# RESIDENTIAL ANTIDISPLACEMENT and RELOCATION ASSISTANCE PLAN

Administered by the Department of Housing and Human Services  
Adopted by City Ordinance 119163 September 21, 1998

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### Introduction

The Residential Antidisplacement and Relocation Assistance Plan (RARAP) is a plan required by HUD. As required by HUD, it applies only to projects funded with monies from the following programs: CDBG, Urban Development Action Grants (UDAG), Section 108 Loan Guarantee Program, the HOME Program and any program income that may accrue from these programs.

#### 1.0 Purpose

- 1.1 The purpose of this plan is to set forth the steps the City will take to minimize displacement of families and individuals from their homes and neighborhoods as a result of projects that receive funds from CDBG (Community Development Block Grant), HOME (Home Investments Partnerships Program), UDAG (Urban Development Action Grant) or a Section 108 loan guarantee (funds awarded under section 108 of the Housing and Community Development Act of 1974) or funding from any program income that may accrue from these programs; to provide for relocation assistance to displaced persons in connection with such projects; and to provide one-for-one replacement units when required by 24 CFR 42.375.

2.0 Anti-Displacement Policy

- 2.1 Consistent with the other goals and objectives for the use of CDBG, HOME, UDAG and Section 108 loan guarantee funds, and any program income that may accrue from these programs, the City will take all reasonable steps to minimize displacement of people from their homes and neighborhoods as a result of a project assisted with any of the above listed funds and mitigate the adverse effects of any such displacement as it occurs.
- 2.2 For projects assisted with HOME funds or any project income accruing from HOME funds, residential tenants will, to the extent feasible, be provided a reasonable opportunity to lease and occupy a suitable, decent, safe, sanitary and affordable dwelling unit in the building/complex upon completion of the project.

3.0 Organizations Affected

City departments, borrowers and subgrantees receiving CDBG, HOME, Section 108 Loan Guarantee, UDAG funds or any project income accruing from any of these funds in connection with a project that may cause the permanent displacement of families or individuals from their homes or neighborhood or that may result in the demolition or conversion to another use of lower-income dwelling units.

4.0 Definitions

4.1 CDBG Program income

Gross income received by the recipient or a subrecipient directly generated from the use of CDBG funds. When program income is generated by an activity that is only partially assisted with CDBG funds, the income shall be prorated to reflect the percentage of CDBG funds used.

4.2 City

The City of Seattle, Washington.

4.3 Comparable Replacement Dwelling Unit

A dwelling unit that:

1. Meets the following standards contained in 49 C.F.R. 24.2 (d) (1) through (6):

- a) Decent, safe and sanitary as described in paragraph (f) of 49 C.F. R. 24.2(f), i.e., The term decent, safe, and sanitary dwelling means a dwelling which meets applicable housing and occupancy codes. However, any of the following standards which are not met by an applicable code shall apply



unless waived for good cause by the Federal agency funding the project. The dwelling shall:

- 1) Be structurally sound, weathertight, and in good repair.
  - 2) Contain a safe electrical wiring system adequate for lighting and other devices.
  - 3) Contain a heating system capable of sustaining a healthful temperature (of approximately 70 degrees) for a displaced person, except in those areas where local climatic conditions do not require such a system.
  - 4) Be adequate in size with respect to the number of rooms and area of living space needed to accommodate the displaced person. There shall be a separate, well lighted and ventilated bathroom that provides privacy to the user and contains a sink, bathtub or shower stall, and a toilet, all in good working order and properly connected to appropriate sources of water and to a sewage drainage system. In the case of a housekeeping dwelling, there shall be a kitchen area that contains a fully usable sink, properly connected to potable hot and cold water and to a sewage drainage system, and adequate space and utility service connections for a stove and refrigerator.
  - 5) Contains unobstructed egress to safe, open space at ground level. If the replacement dwelling unit is on the second story or above, with access directly from or through a common corridor, the common corridor must have at least two means of egress.
  - 6) For a displaced person who is handicapped, be free of any barriers which would preclude reasonable ingress, egress, or use of the dwelling by such displaced person.
- b) Functionally equivalent to the displacement dwelling.
  - c) Adequate in size to accommodate the occupants;
  - d) In an area not subject to unreasonable adverse environmental conditions;
  - e) In a location generally not less desirable than the location of the displaced person's dwelling with respect to public utilities and commercial and public facilities, and reasonably accessible to the person's place of employment;
  - f) On a site that is typical in size for residential development with normal site improvements, including customary landscaping. The site need not include

special improvements such as outbuildings, swimming pools, or greenhouses;  
and

2. Is available at a monthly cost for rent plus estimated average monthly utility costs that does not exceed the "total tenant payment" as defined by the HUD Section 8 Housing Assistance Payments Program (under 24 CFR 813.107), after taking into account any rental assistance the household would receive.

#### 4.4 Conversion

1. The alteration of an existing housing unit upon the receipt of CDBG, HOME, UDAG, or Section 108 loan guarantee funds or any program income accruing from these funds, so that it is:
  - a) used for nonhousing purposes;
  - b) used for housing purposes, but no longer meets the definition of a lower-income dwelling unit; or,
  - c) used as an emergency shelter.
2. A housing unit that continues to be used for housing after completion of the project is not considered a "conversion" if, upon completion of the project, the unit is owned and occupied by a person who owned and occupied the unit before the project.

#### 4.5 Displaced Person

A lower income person who, in connection with an activity assisted with CDBG, HOME, UDAG, Section 108 Loan Guarantee funds, or project income accruing from such funds, moves from real property or moves personal property from real property, permanently, as a direct result of the demolition or conversion of a lower income dwelling. For purposes of this definition, a permanent move is a move made permanently and:

1. After notice to move from the property following initial submission to HUD of the consolidated plan required of the City pursuant to 24 CFR Sec. 570.302; of an application for assistance pursuant to 24 CFR Sec. 570.426, 570.430 or 570.465 that is thereafter approved; or an application for loan assistance under 24 CFR Sec. 570.701 that is thereafter approved;
2. After notice by the property owner to move from the property, following the submission of a request for financial assistance by the property owner (or other person in control of the site) that is thereafter approved; or
3. Before the dates described in this definition, if HUD, the City, or the applicant/owner determine that the displacement was a direct result of conversion or demolition in connection with an activity subject to this policy for which financial assistance has been requested and is thereafter approved.



#### 4.6 Functionally Equivalent

That which performs the same function, provides the same utility and is capable of contributing to a comparable style of living. While a comparable replacement dwelling need not possess every feature of a displacement dwelling, the principal features must be present. Generally, functional equivalency is an objective standard, reflecting the range of purposes for which the various physical features of a dwelling may be used. However, in determining whether a replacement dwelling is functionally equivalent to a displacement dwelling, reasonable trade-off for specific features may be considered when the replacement unit is equal to or better than the displacement dwelling (See appendix A to 49 CFR 24).

#### 4.7 HCD Act of 1974

The Housing and Community Development Act of 1974 (42 U. S. C. §5301 et seq.).

#### 4.8 HOME Program income

Gross income received by the participating jurisdiction, State recipient, or a subrecipient directly generated from the use of HOME funds or matching contributions. When program income is generated by housing that is only partially assisted with HOME funds or matching funds, the income shall be prorated to reflect the percentage of HOME funds used.

#### 4.9 Lower-income Dwelling Unit

A dwelling unit with a market rent (including utility costs) that does not exceed the applicable Fair Market Rent (FMR) for existing housing established for Section 8 under 24 CFR 888.

#### 4.10 Lower-income Person

A "low and moderate income person" as that term is defined in 24 CFR 570.3 ("Low- and moderate-income person" means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose), or a "low-income family" as that term is defined in 24 CFR 92.2 (A Low-income family whose annual income does not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD findings that such variations are necessary because of prevailing levels of construction costs or fair market rents or unusually high or low family incomes").



#### 4.11 Owner/applicant

A person, organization, or entity, including any successors in interest, that submits an application to the City for funding for a project and that receives funds for the project from CDBG (Community Development Block Grant), HOME (Home Investments Partnerships Program), UDAG (Urban Development Action Grant) or a Section 108 loan guarantee (funds awarded under section 108 of the Housing and Community Development Act of 1974) or funding from any program income that may accrue from these programs.

#### 4.12 Project

The development, including acquisition, demolition, construction, and/or rehabilitation, of residential and/or commercial units and related improvements funded wholly or in part with funds from CDBG (Community Development Block Grant), HOME (Home Investments Partnerships Program), UDAG (Urban Development Action Grant) or a Section 108 loan guarantee or funding from any program income that may accrue from these programs.

#### 4.13 Vacant Occupiable Dwelling Unit

A vacant dwelling unit that is in a sound condition as that term is used in the City's HUD approved Consolidated Plan; a vacant dwelling unit that is suitable for rehabilitation condition as that term is used in the City's HUD approved Consolidated Plan; or a dwelling unit in any condition that has been occupied (except by a squatter) at any time within a period beginning 3 months before the date of execution of an agreement between the City and the owner/applicant covering the rehabilitation or demolition.

### 5.0 Relocation Assistance for Displaced Persons

#### 5.1 Eligibility

All displaced persons, as that term is defined in the Uniform Relocation Assistance and Real Estate Acquisition Policies Act of 1970 (URA) (42 U.S.C. 4601 et seq. and implementing regulations at 49 CFR part 24) will receive relocation assistance as required by that Act. A displaced person, as defined in this policy, may choose to receive assistance under the federal URA or the assistance provided by section 104(d) of the HCD Act of 1974, as described in Section 5.2 below.

#### 5.2 Assistance Available for Displaced Persons as Defined in this Policy

##### I. Advisory Services.

Advisory services at the levels described in 49 CFR part 24 will be made available. In addition to displaced persons as defined in this policy, any person who occupies property

acquired by the owner/applicant, when such occupancy began subsequent to the acquisition of the property, and the occupancy is permitted by a short term rental agreement or an agreement subject to termination when the property is needed for a program or project, shall be eligible for advisory services, as determined by the City. A displaced person must be advised of his or her rights under the Fair Housing Act (42 U.S.C. 3601-19). If the comparable replacement dwelling to be provided to a minority person is located in an area of minority concentration, as shown on charts contained in the Housing Demand and Need's Assessment section of the City's consolidated plan, the minority person must also be given referrals to comparable and suitable decent, safe and sanitary replacement dwellings not located in such areas. 49 CFR part 24 currently provides that an advisory program shall include such measures, facilities and services as may be necessary or appropriate in order to:

- a) Determine the relocation needs and preferences of each person to be displaced and explain the relocation payments and other assistance for which the displaced person may be eligible, the related eligibility requirements and the procedures for obtaining such assistance. This shall include a personal interview with each displaced person.
- b) Provide current and continuing information on the availability, purchase prices and rental costs of comparable replacement dwellings, and explain that the displaced person cannot be required to move unless at least one comparable replacement dwelling is made available as set forth in 49 CFR 24.204(a). As soon as feasible the owner/applicant shall inform the displaced person in writing of the specific comparable replacement dwelling and the price or rent used for establishing the upper limit of the replacement housing payment (see 49 CFR 24.403 (a) and (b)) and the basis for the determination, so that the displaced person is aware of the maximum replacement housing payment for which he or she may qualify.
- c) Where feasible, housing shall be inspected by the City prior to being made available to assure that it meets applicable standards (See 49 CFR 24.2(d) and (f)). If such an inspection is not made, the displaced person shall be notified that a replacement housing payment may not be made unless the replacement dwelling is subsequently inspected and determined to be decent safe and sanitary.
- d) Whenever possible, minority persons shall be given reasonable opportunities to relocate to decent, safe and sanitary replacement dwellings not located in an area of minority concentration, that are within their financial means. This policy does not require the owner/applicant to provide a displaced person a larger payment than is necessary to enable a displaced person to relocate to a comparable replacement dwelling.
- e) All displaced persons, especially the elderly and the handicapped, shall be offered transportation to inspect housing to which they are referred.
- f) Provide current and continuing information on the availability, purchase prices, and rental costs of suitable commercial and farm properties and locations. Assist any person displaced from a business or farm operation to obtain and become established in a suitable replacement location.



- g) Minimize hardships to displaced persons in adjusting to relocation by providing counseling, advice as to other sources of assistance that may be available, and such other help as may be appropriate.
- h) Supply persons to be displaced with appropriate information concerning federal and state housing programs, disaster loans and other programs administered by the Small Business Administration and other federal and state programs offering assistance to displaced persons and technical help to displaced persons applying for such assistance.

2. Moving Expenses at the levels described in 49 CFR part 24.

a) Residential Moving and Related Expenses -- Payment for Actual Reasonable Expenses

Any owner-occupant or tenant of a dwelling who qualifies as a displaced person is entitled to payment of his or her actual moving or related expenses as the City determines to be reasonable and necessary, including expenses for:

- 1) transportation of the displaced person and personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless the City determines that relocation beyond 50 miles is justified;
- 2) packing, crating, unpacking and uncrating of the personal property;
- 3) disconnecting, dismantling, removing, reassembling, and relocated household appliances and other personal and property;
- 4) storage of the personal property for a period not to exceed 12 months, unless the City determines that a longer period is necessary;
- 5) insurance for the replacement value of the property in connection with the move and necessary storage;
- 6) the replacement value of property lost, stolen or damaged in the process of moving (not through the fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available;
- 7) other moving related expenses that are not listed as ineligible under 49 CFR 24.305, as the City determines to be reasonable and necessary.

b) Residential Moving and Related Expenses -- Fixed Payment Option

Any person displaced from a dwelling or a seasonal residence is entitled to receive an expense and dislocation allowance as an alternative to payment for actual moving and related expenses under 49 CFR 24.301. This allowance shall be determined according to the applicable schedule approved by the Federal Highway Administration (see Appendix A to 49 CFR 24.301). This includes a provision that the expense and dislocation allowance to a displaced person with minimal personal possessions who is in occupancy of a dormitory style room shared by two or more other unrelated persons or a person whose residential move is performed by a third party at no cost to the displaced person shall be limited to \$50.00.



c) **Nonresidential Moving and Related Expenses -- Payment for Actual Reasonable Costs**

1) **Eligible costs:** Any business or farm operation which qualifies as a displaced person is entitled to payment for such actual moving and related expenses, as the City determines to be reasonable and necessary, including expenses for:

- a) **Transportation of personal property.** Transportation of personal property costs for a distance beyond 50 miles are not eligible, unless the City determines that relocation beyond 50 miles is justified.
- b) **Packing, crating, unpacking, and uncrating of personal property;**
- c) **Disconnecting, dismantling, removing, reassembling and reinstalling relocated machinery, equipment and other personal property, including substitute personal property described in CFR 24.303(a)(12). This includes connection to utilities available nearby. It also includes modifications to the personal property necessary to adapt it to the replacement structure, the replacement site, or the utilities at the replacement site and modifications necessary to adapt the utilities at the replacement site to the personal property; (Expenses for providing utilities from the right-of-way to the building or improvement are excluded.)**
- d) **Storage of personal property for a period not to exceed 12 months, unless the City determines that a longer period is necessary;**
- e) **Insurance for the replacement value of the personal property in connection with the move and necessary storage;**
- f) **any license, permit or certification required of the displaced person at the replacement location. However, the payment may be based on the remaining useful life of the existing license, permit or certification;**
- g) **The replacement value of property lost, stolen or damaged in the process of moving (not through fault or negligence of the displaced person, his or her agent, or employee) where insurance covering such loss, theft or damage is not reasonably available;**
- h) **Professional services necessary for:**
  - 1) **planning the move of the personal property;**
  - 2) **moving the personal property;**
  - 3) **installing the relocated property at the replacement location;**
- i) **Relettering signs and replacing stationary on hand at the time of displacement that are made obsolete as a result of the move;**
- j) **Actual direct loss of tangible personal property incurred as a result of moving or discontinuing the business or farm operation. Except for advertising signs, the payment shall consist of the lesser of:**



- 1) The fair market value of the item for continued use at the displacement site, less the proceeds from its sale. To be eligible for payment the claimant must make a good faith effort to sell the personal property, unless the City determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value shall be based on the cost of the goods to the business, not the potential selling price); or
  - 2) The estimated cost of moving the item but no allowance for storage. (If the business or farm operation is discontinued, the estimated cost shall be based on a moving distance of 50 miles.);
  - 3) Advertising signs. The amount of a payment for direct loss of an advertising sign which is personal property shall be the lesser of:
    - a) the depreciated reproduction cost of the sign, as determined by the applicant/owner less the proceeds from its sale; or
    - b) the estimated cost of moving the sign, but with no allowance for storage.
- k) The reasonable cost incurred of attempting to sell an item that is not to be relocated;
- l) Purchase of substitute personal property. If an item of personal property which is used as part of a business or farm operation is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, the displaced person is entitled to payment of the lesser of:
- 1) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
  - 2) The estimated cost of moving and reinstalling the replaced item but with no allowance for storage. At the City's discretion, the estimated cost for a low cost or uncomplicated move may be based on a single bid or estimate;
- m) Searching for a replacement location. A displaced business or farm operation is entitled to reimbursement for actual expenses, not to exceed \$1,000, as the City determines to be reasonable, which are incurred in searching for a replacement location including:
- 1) Transportation;
  - 2) Meals and lodging away from home;

- 3) Time spent searching, based on reasonable salary or earnings;
- 4) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site;

n) Other moving-related expenses that are not listed as ineligible under 49 CFR 24.305, as the City determines to be reasonable and necessary.

- 2) Self-moves. If the displaced person elects to take full responsibility for the move of the business or farm operation, the applicant/owner may make a payment for the person's moving expenses in an amount not to exceed the lower of two acceptable bids or estimates obtained by the owner/applicant or prepared by a qualified staff. At the City's discretion a payment for a low cost or uncomplicated move may be based on a single bid or estimate.
- 3) Transfer of ownership. Upon request and in accordance with applicable law the claimant shall transfer to the applicant/owner, ownership of any personal property that has not been moved sold or traded in.

d) Security Deposits and Credit Checks;

The applicant/owner will pay any reasonable and necessary cost of any security deposit required to rent the replacement dwelling and for credit checks required to rent or purchase the replacement dwelling unit.

e) Interim Living Costs;

The applicant/owner shall reimburse a displaced person for actual reasonable out-of-pocket costs incurred in connection with a displacement, including moving expenses and increased housing costs, if:

- 1) The displaced person must relocate temporarily because continued occupancy of the dwelling unit constitutes a substantial danger to the health or safety of the displaced person or the public; or,
- 2) The person is displaced from a "lower income dwelling unit," none of the comparable replacement dwelling units to which the displaced person has been referred qualifies as a lower income dwelling unit, and a suitable lower income dwelling unit is scheduled to become available under the one for one replacement of lower income unit provisions contained in section 7.0 below.

f) Replacement Housing Assistance;

Displaced persons are eligible to receive one of the following two forms of replacement housing assistance:



- 1) Each displaced person must be offered rental assistance equal to 60 times the amount necessary to reduce the monthly rent and estimated average monthly costs of utilities for a replacement dwelling (comparable replacement dwelling or decent, safe and sanitary replacement dwelling to which the displaced person relocates, whichever costs less) to the total tenant payment, as determined under the Section 8 Housing Assistance Payments Program under 24 CFR 813. All or a portion of this assistance may be offered through a certificate or voucher for rental assistance (if available) provided under Section 8. If a Section 8 certificate or voucher is provided to a displaced person, the City will provide referrals to comparable replacement dwelling units where the owner is willing to participate in the Section 8 Tenant-Based Assistance Existing Housing Program. When provided, cash assistance will generally be in installments; or
- 2) If the displaced person purchases an interest in a housing cooperative or mutual housing association and occupies a decent, safe and sanitary dwelling in the cooperative or association, the displaced person may elect to receive a payment equal to the capitalized value of 60 times the amount that is obtained by subtracting the "total tenant payment" as determined under 24 CFR 813, from the monthly rent and estimated average monthly cost of utilities at a comparable replacement dwelling unit. To compute the capitalized value the installments shall be discounted at the rate of interest paid on passbook savings deposits by a federally insured financial institution conducting business within the City of Seattle. To the extent necessary to minimize hardship to the household, the owner/applicant shall, subject to appropriate safeguards, issue a payment in advance of the purchase of the interest in the cooperative or mutual housing association.

## 6.0 Temporary Relocation Assistance.

6.1 Temporary Relocation for Projects Assisted with HOME funds. The following policies cover residential tenants who will not be required to move permanently but who must relocate temporarily for a project assisted with HOME funds or project income accruing from HOME funds. Such tenants must be provided:

- 1) Reimbursement for all reasonable out-of-pocket expenses incurred in connection with the temporary relocation, including the cost of moving to and from the temporarily occupied housing and any increase in monthly rent/utility costs.
- 2) Appropriate advisory services, including reasonable advance written notice of:
  - a) The date and approximate duration of the temporary relocation;
  - b) The location of the suitable, decent, safe, and sanitary dwelling to be made available for the temporary period
  - c) The terms and conditions under which the tenant may lease and occupy a suitable, decent, safe, and sanitary dwelling in the building/complex upon completion of the project.



- 6.2 Those low-income residential households who are not permanently displaced (and therefore do not qualify as displaced persons under this policy) but who must relocate for more than 72 hours as a result of a Project, may be eligible for relocation assistance under the City's Tenant Relocation Assistance Ordinance, SMC 22.210.

#### 7.0 One-for-One Replacement of Lower Income Dwelling Units

##### 7.1 Policy

- 1) All occupied and vacant occupiable lower-income dwelling units that are demolished or converted to a use other than as lower-income dwelling units in connection with an activity funded with CDBG, HOME, UDAG or Section 108 Loan Guarantee funds must be replaced with comparable lower-income dwelling units.
- 2) Replacement lower-income dwelling units may be provided by the City, any other government agency, a non-profit agency or private developer and will meet the following requirements:

The units must be located in the City of Seattle. To the extent feasible and consistent with other statutory priorities, the units shall be located within the same neighborhood as the units replaced.

- a) The units must be sufficient in number and size to house no fewer than the number of occupants who could have been housed in the units that are demolished or converted. The number of occupants who could have been housed in units shall be determined by the housing occupancy provisions of the Seattle Housing Authority Housing Quality Standards. The owner/applicant will not replace those units with smaller units unless information is provided that the smaller unit replacement is consistent with the needs assessment contained in the City's current consolidated plan approved by HUD.
- b) The units provided will be in sound condition as that term is used in the City's HUD approved Consolidated Plan. Replacement lower income dwelling units may include units that have been raised to sound condition if:
- c) No person was displaced from the unit as a direct result of an activity assisted with CDBG, HOME Section 108 Loan Guarantee or UDAG funds or program income that may accrue from these funds; and The unit was vacant for at least 3 months before execution of the agreement between the acquiring entity and the property owner.
- d) Replacement units will initially be made available for occupancy at anytime during the period beginning 1 year before the City makes public a request for determination from HUD that the one-for-one replacement requirement does not apply in the City and ending 3 years after the commencement of the demolition or rehabilitation related to the conversion.
- e) The units must be designed to remain lower-income dwelling units for 10 years from the date of initial occupancy. Replacement lower-income dwelling



units may include but are not limited to, public housing or existing housing receiving Section 8 project based assistance.

## 7.2 Procedure

Before the City enters into a contract committing it to provide CDBG, HOME, UDAG or Section 108 loan guarantee funds or project income accruing from any of these programs 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 will make public, by publication in a newspaper of general circulation and submit to HUD, in writing, the following:

- 1) A description of the proposed assisted activity;
- 2) The location on a map and number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than for lower-income dwelling units as a direct result of the assisted activity;
- 3) A time schedule for the commencement and completion of the demolition or conversion;
- 4) The location on a map and the number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units. If such data are not available at the time of the general submission, the submission shall identify the general location on an area map and the approximate number of dwelling units by size; and information identifying the specific location and number of dwelling units by size shall be submitted and disclosed to the public as soon as it is available;
- 5) The source of funding and a time 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 initial occupancy
- 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.

## 7.3 Exceptions to One-for-One Replacement Requirements

In accordance with 42 U.S.C. 5304(d)(3), the one-for-one replacement requirement of this section does not apply to the extent the HUD field office determines, based upon objective data, that there is an adequate supply of vacant lower income dwelling units in sound condition available on a nondiscriminatory basis within the area.

- 1) The City will submit directly to the HUD field office any request for determination that the one-for-one replacement does not apply. Simultaneously with the submission of the request, the City will make the submission public and inform interested persons that they have 30 days from the date of submission to provide to HUD additional information supporting or opposing the request.



## 8.0 Appeals

A person who disagrees with the City's determination concerning whether the person qualifies as a "displaced person" or with the amount of relocation assistance for which the displaced person is eligible may file a written appeal of that determination with the Director of the Department of Housing and Human Services (DHHS) and pursue that appeal pursuant to the appeal procedures contained at SMC 20.84.110-200. The City shall advise any low-income displaced person of that displaced person's right to appeal the City's decision on the appeal to court and to the HUD field office.

*RARAPI*



**FISCAL NOTE FOR NON-CAPITAL PROJECTS**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Human Services Department	Michael Look / 615-1717	Amanda Allen / 684-8894

**Legislation Title:**

AN ORDINANCE adopting the 2012 Update to the City of Seattle 2009 - 2012 Consolidated Plan for Housing and Community Development, as amended, including an annual allocation plan, revisions to policies for the use of the City's funding resources for housing and community development and a revised Residential Antidisplacement and Relocation Assistance Plan to replace the plan adopted by Ordinance 119163; authorizing the submission of the 2012 Update to the United States Department of Housing and Urban Development; updating and incorporating residential relocation policies; authorizing the Human Services Director to make changes to the Plan for certain purposes; and ratifying and confirming certain prior acts.

**Summary of the Legislation:**

This legislation authorizes submittal of the 2012 Update to the 2009 – 2012 Consolidated Plan for Housing and Community Development (“2012 Update”) to the United States Department of Housing and Urban Development (HUD) as the application for 2012 grant funds from four programs: Community Development Block Grant (CDBG), HOME Investment Partnerships, Housing Opportunities for Persons with AIDS (HOPWA), and Emergency Solutions Grant (ESG). In doing so, the City will continue the broad strategies of the 2009 – 2012 Consolidated Plan for Housing and Community Development (as amended via the 2012 Update) as the general guidelines on the use of these four funds during 2012. The 2012 update outlines our planned use of these funds and updates certain housing policies to provide for consistency and compatibility with those housing policies governing Housing Levy activities, clarify existing policies, and improve accuracy of certain housing program descriptions.

**Background:**

Due to the fact that Federal government is dealing with its own budget challenges, the City is anticipating a 5%, or a \$2.8 million, reduction in the amount of the 2012 CDBG award, and a 10%, or \$400,000, reduction in the HOME award received from the U.S. Department of Housing and Urban Development. In addition, the HOPWA award is anticipated to be reduced by 5%, for a reduction of approximately \$90,000 compared to 2011. The ESG program, on the other hand, is expected to remain at a level amount in 2012 as compared to 2011. As such, the 2012 Update anticipates reductions to three of the four programs but continues the overall strategies described in the 2009 – 2012 Consolidated Plan (as amended): continuing to implement the Ten-Year Plan to End Homelessness in King County, developing and preserving affordable housing, and fulfilling our commitment to the Rainier Valley Community Development Fund (RVCDF). In accomplishing these strategies:



Yes, Office of Housing and Office of Economic Development.

**d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?**

None - approval of the 2012 Update and its submission to HUD is a prerequisite for the receipt of these funds from the federal government. Absent this approval and application, the City forgoes more than \$18 million in assistance to provide services, economic opportunities, and housing for low- and moderate-income persons.

**e) Is a public hearing required for this legislation?**

Yes, a public hearing will be scheduled by Council for this legislation.

**f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

Yes, the availability of the draft 2012 Update and Council public hearing will be published in the Daily Journal of Commerce.

**g) Does this legislation affect a piece of property? No**

**h) Other Issues: None**

**List attachments to the fiscal note below:**

N/A



