

2014-
2017

City of Seattle
Human
Services
Department

[DRAFT CONSOLIDATED PLAN HIGHLIGHTS]

A summary of the City of Seattle's DRAFT 2014-2017 Consolidated Plan documenting the needs of the community for affordable housing, community and economic development and facilities and services for homeless and vulnerable populations. The Consolidated Plan governs the use of four federal grants: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solutions Grant (ESG) over the next five years.

Executive Summary

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

1. Introduction

The 2014 – 2017 Consolidated Plan for Housing and Community Development provides the US Department of Housing and Urban Development (HUD) with information on the City of Seattle’s intended uses of funds from four of HUD’s programs:

- Community Development Block Grant (CDBG)
- Emergency Solutions Grant (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)
- HOME Investment Partnership (HOME)

Through a review of housing market, community development, homeless needs, and economic development data and our evaluation of past performance in Consolidated Plan-funded programs, we have concluded that our existing strategies for the use of these funds are still sound and should continue, with refinements. As such, our priorities for these four funds will continue to be

- *Support the delivery of emergency shelter and related services for homeless persons and families*
- *Develop and preserve affordable rental and ownership housing*
- *Support low- and moderate-income neighborhoods, businesses and business districts with infrastructure and economic development assistance*
- *Support job training activities as part of an anti-poverty strategy*

This last priority appeared in the 2013 Action Plan and responds to the need to ensure lower-income persons are provided the best opportunities to enhance their economic potential.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The objectives of our Consolidated Plan funding are to support low- and moderate-income Seattle residents individually (as with homeless shelters) and through business district and neighborhood improvements (as with park improvements). The planned outcomes include the provision of basic shelter for the most vulnerable, employment skills development, thriving small businesses and business districts, and enhanced physical environments for low- and moderate-income neighborhoods.

3. Evaluation of past performance

A review of past consolidated annual performance and evaluation reports reveals a strong record of performance in the use of the Consolidated Plan funds. For instance, in calendar year 2012, in combination with leveraged funds, over 500 new rent-restricted units of rental housing received financial commitments from the City and are currently under development or have been completed. Twenty-one small business loans were committed and 19 business districts received financial and technical support from the City. Over 1,300 families and individuals received homelessness prevention assistance, and 771 homeless households were moved into transitional or permanent housing.

4. Summary of citizen participation process and consultation process (will be added as public comment process continues)

Housing, Services & Community Development Needs Assessment

Needs Assessment Overview

The City of Seattle's Consolidated Plan seeks to connect people with resources and solutions during times of need so that everyone can live, learn, work, and take part in strong, healthy communities. The Human Services Department (HSD), Office of Housing (OH), Office of Economic Development (OED) and many other divisions and partners like the Seattle Housing Authority (SHA) coordinate to advance this goal.

Specifically, HSD contracts with more than 230 community-based human service providers and administers programs to ensure Seattle residents have food and shelter, productive education and job opportunities, adequate health care, opportunities to gain social and economic independence and success, and many more of life's basic necessities. HSD's Strategic Plan, "Healthy Communities, Healthy Families," identifies a set of goals and actions to position HSD to better serve clients and strengthen the City's overall service delivery system. The strategic plan includes four key goals:

- Create a Proactive, Seamless Service System;
- Strengthen and Expand Partnerships;
- Engage and Partner with the Community; and
- Use Data-Driven Design and Evaluation.

The City of Seattle's annual budget in 2013 is approximately \$4 billion. Of that total, approximately \$148.1 million is set aside for health and human services. The 2014-2017 Consolidated Plan governs expenditure of approximately \$16 million from four federal funds (CDBG/HOME/HOPWA/ESG) that are part of the resources allocated to meet the needs described in the attached Part 1 and 2 below.

Housing

Findings from the Planning Commission's 2011 Housing Seattle report:

The share of cost-burdened households (i.e., households spending more than 30% of their income on housing) has increased for low and middle-income households.

Almost two-thirds of households with incomes up to 80% of HUD Area Median Family Income (HAMFI) are cost-burdened. In general, renters are much more likely to be severely cost-burdened (that is, to spend more than 50% of their income) than owners, with a majority severely cost burdened households comprised of renters with extremely low incomes (0-30% of HAMFI).

Only about 25 percent of the overall rental housing stock is affordable for households whose income is 50% of HAMFI or less.

A larger proportion of rental units are affordable for households up to 80% of HAMFI. But only about 20 percent of market-rate units in large multifamily properties built from 2005 to 2009 were affordable even at 80% of HAMFI.

Further considerations regarding housing affordability for Low-income Households:

It is important to note that the analysis performed with the 2005-2009 ACS data looks only at renter households who reside in Seattle. **It doesn't factor in households who would like to live in Seattle but who cannot find affordable housing suitable for their household.**

Some of the most concerning statistics from the Planning Commission's Housing Seattle report relate to the supply of affordable family-size housing. Housing a greater share of King County's families with children is an explicit goal in Seattle's Comprehensive Plan, but one we are unlikely to meet without more rental units suitable for families.

HUD's affordability standard determines that housing is affordable to a household if it requires no more than 30% of the total household income. In reality, the **percentage of income spent on housing that is affordable is likely to vary depending on how much income the households have.** Spending 30% of total income for a very low-income family is likely to cause more hardship than for higher income households, forcing more difficult choices regarding ability to pay for food, healthcare, transportation costs and other necessary expenses. These costs can vary tremendously depending on household characteristics and household members stage in life.

For a detailed analysis of Seattle's housing conditions, market trends and impact on housing affordability see the "Housing Seattle" report by the Seattle Planning Commission (Winter 2011). Also note that the City of Seattle is updating its 20-Year Comprehensive Growth Management Plan in 2013. Strategies that support housing affordability and diversity are always integral to the Comprehensive Plan.

Homelessness

Seattle/King County's 10-Year Plan to End Homelessness has served as a guiding effort to coordinate a system of services across the City and King County that focuses on ending rather than institutionalizing homelessness. The 2011 Annual Report excerpt below documents both progress and continuing needs for homeless families and individuals.

2011 King County-wide Accomplishments under the 10-Year Plan:

Creating housing

- 679 Number of homeless housing units opened
- 5,046 Total number of homeless housing units funded through 2011 (53% of our goal of 9,500 units)

Preventing homelessness and moving people rapidly into housing

- 3,072 People moved to permanent housing from emergency shelter or transitional housing
- 930 People moved to permanent housing from service only programs
- 66% Percent reduction in jail days for “high utilizers” of jail or emergency services after Client Care
- Coordination placement in supportive housing

But the Need Continues

During the January 2013 Point-In-Time (PIT) count, there were more than 4,693 persons who were homeless in the City of Seattle. This number included at least 1,989 persons who were unsheltered, and 2,704 persons who were in shelters and transitional housing programs.

Individuals and families face a variety of personal challenges that can place them at greater risk of housing instability and homelessness, including mental illness, chemical dependency, histories of trauma, domestic violence, disabling health issues, criminal justice system involvement, immigration status, lack of education, unemployment and other financial barriers including credit and landlord histories.

For more detail on the supportive housing needs of other populations; please link to the full strategic plans listed below:

- People Living with HIV/AIDS: see HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS Investment Plan 2013-2016
- Elderly: see 2012-2015 Area Plan on Aging New Partners for New Times
- People with disabilities: see Overview of City of Seattle Investments in Public Health Services
- Public Housing residents: see Bold Plans in the Face of Uncertainty - 2011 to 2015 Strategic Plan - Seattle Housing Authority
- Immigrants & Refugees: see Immigrant and Refugee Initiative Action Plan
- Survivors of Domestic Violence: see the City’s Domestic Violence and Sexual Assault Prevention website
- Persons with substance abuse addictions: see the City's Public Health Initiatives and Funding website
- Youth & Young Adult: see a new [Comprehensive Plan to End Youth and Young Adult Homelessness in King County by 2020](#) is in final draft and anticipated to be completed early in the fall of 2013

Economic and Community Development Needs (NA-50)

Public Facilities Needs

No public facilities are identified for the Consolidated Plan funds. The City’s overall assessment of capital facilities needs and their funding sources are identified in the City’s 2013 – 2017 Adopted Capital Improvement Program (<http://www.seattle.gov/financedepartment/1318adoptedcip/default.htm>).

Public Improvements Needs

Supporting neighborhood business districts, especially those districts serving low- and moderate-income neighborhoods, is an essential tool available to the City as it seeks to revitalize the economy and ensure an equitable development pattern and economic recovery. CDBG funds will be used to fund public improvements that enhance a business district's ability to attract businesses and customers in a sustainable manner. Public improvements such as streetlights, streetscapes, accessibility improvements and sidewalk installation may be funded and will be determined from inquiries by recognized business district organizations.

The Seattle Conservation Corps (SCC), operated by the Seattle Department of Parks and Recreation, executes parks improvement projects in low- and moderate-income neighborhoods while at the same time provides training and employment services for formerly homeless adults. Improvements may include new or replacement of worn/unsafe park furniture such as picnic tables, benches, bike racks, etc., improvements to park access such as trail expansion and enhancements, new stairs, footbridges, walkways etc. Safety improvements include barriers to prevent vehicle access to pedestrian and play areas, landscape changes for line of site crime prevention, and new fencing. Environmental improvements involve such activities as removal of invasive plants, and native planting and new landscape beds and tree planting. The Parks Department has determined that approximately 15 parks will undergo such improvements in 2014 with CDBG funding.

The Conservation Corps works with a wide variety of Parks staff to identify park improvement projects worth pursuing. Parks Resource managers, crew chiefs and gardeners provide input on needs for their parks. These positions have a great deal of contact with the public and will consider requests from the public in their suggestions. SCC also works parks maintenance staff who are aware of missing or worn out parks features that need to be replaced and with Parks planning and development and design staff who also work closely with the public and have a good overall view of parks mission and design goals. For CDBG funded improvements, parks are also reviewed for service area eligibility.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Almost all non-white racial and ethnic groups that HUD called out for this Plan appear to have disproportionately greater housing needs. The following analysis is excerpted from "Incidence of Housing Cost Burdens and Related Housing Problems among Renter Households in Seattle" – 8/26/13 for RSJI Legislative Dept. Change team presentation.

Estimates from the American Community Survey (ACS) indicate that about 4 in 10 (41% of) renter households in Seattle have incomes of no more than 50% of HUD-Adjusted Area Median Family Income (HAMFI).

- Breaking down the data into more detailed income categories reveals that:
- Slightly more than one-fourth (26%) of renter households in the city have *extremely* low incomes (0-30% of HAMFI).
- Another 16% have very low incomes (>30% up to 50% of HAMFI).

White households make up the majority of Seattle’s renter as well as owner households.

Although households of color are disproportionately likely to rent, most renter households are White. White households make up a small majority of renter households within lower income categories, and a large majority of renter households with incomes over 80% HAMFI.

However, much larger shares of renter households of color than White renter households have very low or extremely low incomes. Roughly 35% of renter households who are White have incomes of no more than 50% of HAMFI, while 54% of renter households of color have incomes this low.

Among renter households, households in each of the major race/ethnic categories of color are more likely than White households to have incomes of 0-50% HAMFI:

- Almost two-thirds (66%) of Black renter households and more than half (55%) of Asian renter households have incomes of no more than 50% of HAMFI.
- Roughly 45% of Hispanic renter households have incomes this low.

HUD considers households spending more than 30% of their income on housing costs to be cost burdened, and households spending more than 50% to be severely cost burdened.

- About 42% of renter households in Seattle are cost burdened.

- About half of these cost-burdened renter households—or 21% of Seattle renter households overall—are severely cost burdened, paying more than 50% of their income for housing.

More than half of the cost-burdened renter households in Seattle are White. However, cost burdens fall disproportionately on households of color.

- Overall about 48% of renter households of color are burdened by unaffordable housing costs compared with 40% of White, non-Hispanic renter households.

Housing & Community Development Market Analysis

MA-05 Overview

Housing Market Affordability in general

The Mayor's recently released Seattle Housing Strategy lays out four major housing directions:

1) Optimize investments in affordable housing

- Continue direct investment by renewing the Seattle Housing Levy in 2016
- Strengthen the Multi-Family Tax Exemption program
- Revise the affordable housing zoning incentives city-wide, including adjusting the fee-in-lieu formula

2) Make publicly owned land available for housing

- Continue to identify opportunities to use City-owned properties for affordable housing, engaging neighboring communities early in the development process.
- Work with partner agencies to utilize other public property for housing, including transit oriented development work with Sound Transit.

3) Reduce the cost of developing new housing

- Continue further improvements to the permitting process by better aligning processes across City departments
- Encourage more sustainable housing development that qualifies for the Priority Green Expedited or Facilitated review and permitting processes and expand this program to include upgrades to existing housing.
- Identify strategies to reduce or eliminate redundant or unnecessary processes or requirements

4) Foster an adequate and diverse supply of housing

- Encourage compact development near frequent transit as we work with neighborhoods to consider station area
- plans, urban design frameworks, and zoning proposals
- Explore options for encouraging a wider variety of housing types, particularly to address affordability and family housing.

For a detailed analysis of Seattle’s housing conditions, market trends and impact on housing affordability see the “Housing Seattle” report by the Seattle Planning Commission (Winter 2011). Also note that the City of Seattle is updating its 20-Year Comprehensive Growth Management Plan in 2013. Strategies that support housing affordability and diversity are always integral to the Comprehensive Plan.

Housing Market for Homelessness & Special Needs Populations

Seattle is responding to the needs of persons experiencing homelessness through a coordinated continuum of care and affordable housing. Since 1981 when Seattle voters approved the first a series of local bond and levies to create affordable housing, Seattle has now funded over 10,000 affordable apartments for seniors, low- and moderate-wage workers, and formerly homeless individuals and families, plus provided down-payment loans to more than 600 first-time homebuyers and rental assistance to more than 4,000 households.

The City of Seattle has contributed to the production of 3,312 affordable housing units through construction, preservation, and leasing of housing units dedicated to homeless individuals and families since the community’s Ten-Year Plan to End Homelessness was introduced in 2005. More than half (57%) of these units have been created for chronically homeless individuals.

Prevention, Intervention and Housing Placement & Stabilization: The City also contributes to homelessness prevention, intervention, housing stabilization services, including investments in the operations of emergency shelter, transitional housing, and permanent housing support services that to increase health, independence and stability.

A network of facilities in Seattle provides a total year-round capacity of approximately 2,223 emergency shelter beds. Additional shelter, with varying capacity, is provided through emergency voucher programs targeted to assist families with children access individual, temporary shelter units in hotel/motels. During the winter months (October through March), the capacity of the shelter system expands, adding more than 412 beds; additional capacity can be added when there are severe weather conditions. The inventory also includes 2,131 year-round, transitional housing beds for families and individuals.

Seattle continues to work closely with other partners in the Continuum of Care (CoC) including King County, S/KC Public Health, Seattle Housing Authority, United Way, the religious community and private philanthropic agencies to develop multiple funding resources that target resources to vulnerable special population groups. Seattle often “braids” funding with service partners to meet the needs of specific populations. See section NA-45 and MA-35 for more detail.

Economic Development Market and Workforce Training

What is now recognized as the “Great Recession” has had the greatest impact to Seattle’s economy in recent times. Most economists agree that the Great Recession ended nationally June 2009, however, the effects of the recession lagged behind the nation as a whole in Washington State and the Seattle metropolitan area. The region has since seen an equally long recovery with Seattle having lost 35,000 jobs and widening the income gap. Unemployment was at its worst in the Seattle Metro area October 2009-January 2010 when it was 9.7%. As of January 2013, unemployment has improved to 6.3%. (Source: Employment Security Department/LMEA; U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics) Since the beginning of 2010, we’ve seen recovery and added 23,600 jobs since end of 2009. The labor market has improved with the US Bureau of Labor Statistics noting that Seattle was fourth in the US for job growth in 2012.

Nearly one in five jobs in Seattle are in the education and health care services sector (19%) followed by arts, entertainment and accommodations (14%) and professional, scientific, and managerial (13%). Over one third of those individuals without a high school diploma or holding only a high school diploma or GED are either not in the workforce or are unemployed. The unemployment rate drops to 20% percent for those holding a BA or higher degree. The statistics are limited in that they do not account for age (retired), nor are they filtered by race and ethnicity. Those with a BA or higher degree earn a median income twice that of high school graduates only. Workforce development needs to concentrate on those populations most prone to not advancing beyond high school.

Consistent with the research of local partners such as the Puget Sound Regional Council, Economic Development Council of Seattle and King County and Downtown Seattle Association, the City’s Office of Economic Development has prioritized key industries representative of Seattle’s local economy. Our key sectors of focus include:

- [Manufacturing](#)
- [Maritime](#)
- [Life Sciences](#)
- [Information and Communications Technology](#)
- [Global Health/Healthcare](#)
- [Clean Technology](#)
- [Film and Music](#)
- [Tourism](#)

The needs for business community support exceed the City’s available resources, however Seattle utilizes CDBG funding to pursue three successful economic development strategies. They include: workforce development, small business development and financing and neighborhood revitalization. To accomplish workforce development, the City’s Office of Economic Development (OED), together with the engagement of industry leaders, employers and community colleges, is developing clear and intentional training pathways within four industry sectors with labor market needs and a workforce skills gap. They include: Business Occupations, Manufacturing/Industrial skills, International

Trade/Transportation/Logistics and Healthcare. In addition, to better support small business development the City of Seattle utilizes CDBG funding to support technical assistance and lending that engage immigrant and low-income business owners as a way to ensure shared prosperity. The City works with several community-based organizations to assist with the development and capacity building of small businesses through entrepreneur training, counseling and by providing access to credit. Seattle's third CDBG funded economic development strategy is an initiative called Only in Seattle (OIS). OIS is based on proven methodologies for creating vibrant business districts and directs City investment into neighborhood organizations via a prescribed set of core building blocks, identified as critical components of successful neighborhood business district revitalization.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Seattle's strategic plan is based on our assessment of community needs as identified in this Consolidated Plan, in related plans and policy documents, and on the suitability of the Consolidated Plan and other funds to meet the identified needs. To the extent possible, targeted funds will be used to their maximum extent while resources with more discretionary purposes will be used to address needs without their own targeted funds. For instance, while the development of affordable housing is a critical issue for Seattle, not all Consolidated Plan funds will be used for the creation or preservation of affordable housing. Seattle has a separate source, the Seattle Housing Levy, to specifically meet that need. Not all CDBG funds will therefore be used to address this need since its relative flexibility makes its use in other program areas more valuable.

Within this context, the Consolidated Plan strategic plan calls for the Consolidated Plan funds to focus on:

1. Supporting emergency shelter and other services for homeless individuals and families
2. Supporting the development and preservation of affordable rental and ownership housing
3. Supporting low- and moderate-income neighborhoods, business districts, and populations with economic and neighborhood development activities, including physical infrastructure, business district planning and development, small business / microenterprise business technical assistance, and business loans
4. Supporting job training activities as part of an anti-poverty strategy.

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

A conservative approach is taken in estimating revenues for the next program year. Factors included in estimating or projecting future revenues include the President's proposed 2014 budget and the actual 2013 award.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	8,804,139	840,000	0	9,644,139	27,000,000	Revenue based on assumptions and available public information regarding the President's proposed 2014 budget in the Spring of 2013; for remainder of ConPlan, assume \$9m per year for the next 3 years

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,502,176	1,000,000	0	3,502,176	7,500,000	Revenue estimate based 2013 actual award.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	1,706,482	0	0	1,706,482	5,100,000	Revenue estimate based on 2013 actual award.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	676,093	0	0	676,093	2,028,000	Revenue estimate based 2013 actual award.

Table 1 - Anticipated Resources

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator (Over 5 years)
1	Homelessness Prev., Intervention & Hous Stability	2014	2017	Affordable Housing Homeless Non-Homeless Special Needs		Mitigation of homelessness and related issues	CDBG: \$3,252,447 ESG: \$650,668	Homeless Person Overnight Shelter: 30,000 Persons Assisted Homelessness Prevention: 1,200 Persons Assisted HIV/AIDS Housing Operations 820 Household Housing Unit
2	Increase Access to Affordable Housing	2014	2017	Affordable Housing Public Housing		Affordable Housing Preservation and Development	CDBG: \$1,298,483 HOME: \$3,251,958	Rental units constructed: 255 Housing Units Homeowner Housing Rehabilitated: 150 Household Housing Unit Direct financial assistance to Homebuyers 110 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator (Over 5 years)
3	Economic and Neighborhood Development	2014	2017	Non-Housing Community Development		Neighborhood Community and Economic Development	CDBG: \$2,336,675	Jobs created/retained 45 jobs Businesses assisted: 2,800 Businesses Assisted Other: 10 Other-organizations assisted
4	Job Training	2013	2017	Non-Housing Community Development			CDBG: \$800,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Homelessness Prev., Intervention & Hous Stability
	Goal Description	The City of Seattle will focus portions the four federal fund sources on public services targeted to homeless families and individuals as guided by the Seattle/King County Ten-Year Plan to end Homelessness and program development strategies described in the 2012-2017 Human Services Investment Plan for Homeless Services "Communities Supporting Safe and Stable Housing."
2	Goal Name	Increase Access to Affordable Housing
	Goal Description	Build, acquire and/or rehabilitate, and maintain low-income housing through private non-profit and public housing developers.
3	Goal Name	Economic and Neighborhood Development
	Goal Description	Encourage economic development through investment in neighborhood revitalization and infrastructure, and small business development, including small business lending and technical assistance.
4	Goal Name	Job Training
	Goal Description	Provide support to job training activities and related supportive services as part of an anti-poverty strategy to provide low-income populations with the means to increase their economic potential

Public Comment Availability

Highlights of the Draft 2014-2017 Consolidated Plan will be available for public review on Wednesday, August 28, 2013 online at:

http://www.seattle.gov/humanservices/community_development/conplan/

Or, by calling the City of Seattle Community Development Block Grant Office, Tina Sajor, at 206-684-0288, to request that a copy be provided to you. The full Draft is expected to be available on or about August 30, 2013 and can be obtained on the website or by phone.

The Public is invited to attend a public hearing to discuss the proposed 2014-2017 Consolidated Plan, at the Housing, Human Services, Health and Culture Committee Meeting of the Seattle City Council on:

September 11, 2013 at 2:00p.m.

Seattle City Hall
600 4th Ave. 2nd Floor
Seattle, WA

We invite the public to submit written comments and suggestions on the Consolidated Plan **by October 1, 2013**. Comments can be sent via E-mail or mail to:

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For questions about the Consolidated Plan, call Michael Look at (206) 615-1717 or Debra Rhinehart at (206) 684-0574.