

Executive Summary

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

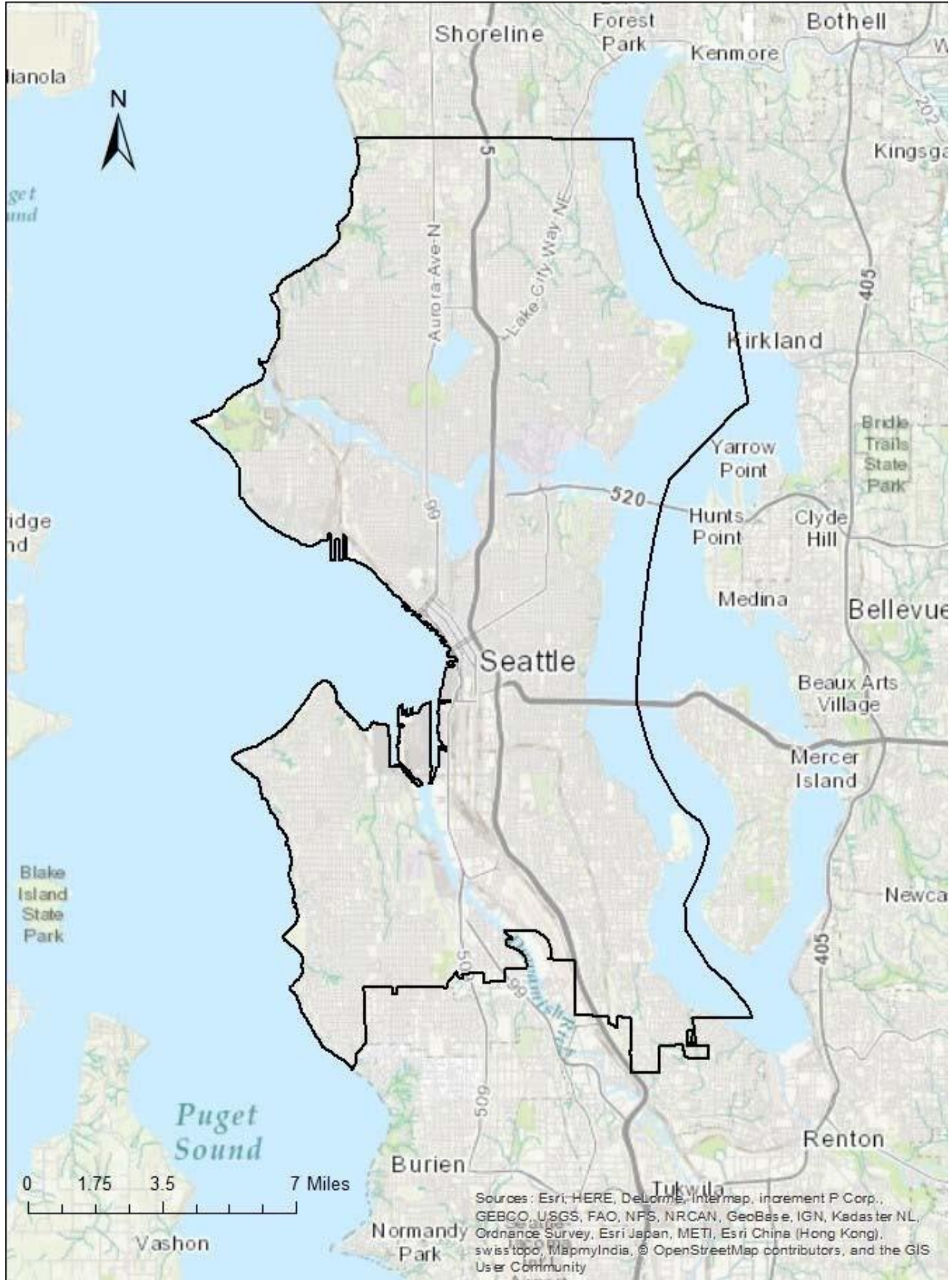
1. Introduction

The City of Seattle in coordination with the Seattle Housing Authority and multiple community partners have collaborated to develop the City's Consolidated Plan for HUD Program Years 2024-2028. The five-year plan, referred to as the Consolidated Plan, will guide the jurisdiction's financial and human capital investments for the following US Department of Housing and Urban Development (HUD) funded programs: The Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), and the Emergency Solutions Grant Program (ESG).

Seattle has experienced many changes as communities and households recover from the pandemic and ensuing economic stresses. Like most metropolitan cities Seattle is adapting to a changing environment for how and where people work and live and continues to deal with the housing affordability crisis impacting the entire United States. While the technology and finance sectors in Seattle boost job opportunities and income for some, we it has exacerbated inequity in benefits to low- and moderate-income people. Like many other West Coast cities, the struggles for people who are experiencing homelessness remain challenging.

Because of these factors and many others, the City has refined and added to the goals (see section 2 below) of this five-year Consolidated Plan to reflect emerging needs such as the opioid and fentanyl overdose crisis, the loss of affordable housing units to conversion and redevelopment demand for higher income housing units, and to address the need for accessibility for people with disabilities across our programs and services.

The administrative boundaries of Seattle are outlined in the map attached below.



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

Overview

The following five goals have been identified for this Consolidated Plan.

1. Increase services and prevent people from experiencing homelessness with focus on:
 - Accessibility of housing and services for who are unsheltered living with disabilities.
 - Coordinate projects with King County Regional Homeless Authority (KCRHA) five-year strategic plan housing/services plan.
2. Address needs of people impacted by mental health and substance abuse issues (opioid and fentanyl abuse crisis).
3. Equity in access to community infrastructure and recreation opportunities with focus on:
 - Accessibility of parks and recreation to LMI neighborhoods and all access playgrounds.
 - Support of community development projects serving neighborhoods at high risk of displacement of LMI and disadvantaged households.
4. Increase economic development and job retraining opportunities for LMI people and those disadvantaged in recovering from recent economic instability.
 - Address job-retraining for people who are from refugee and immigrant communities.
 - Support for small businesses which increase job opportunities for LMI people.
 - Support job opportunities for formerly homeless people and those with disabilities.
5. Increase affordable housing options focused on:
 - Increase and/or preserve housing/services to seniors and people with disabilities.
 - Address disaster planning and readiness, environmental sustainability.
 - Prevent loss of inventory of housing units for LMI households.

3. Evaluation of past performance

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

In 2021, the City of Seattle pivoted to respond to the COVID-19 pandemic and deployed funds to meet new needs including:

- Making grants to 398 microenterprises impacted by reduced revenue.
- Providing emergency rental assistance to 654 households to prevent them from taking on excessive arrears and being evicted.
- Providing employment services and job training to 124 individuals who lost their jobs because of the pandemic.

- Funds providing the expansion of non-congregate shelters, providing meals and operational supplies to shelters and day centers, and supporting Homeless Prevention and Rapid Rehousing programs. It is estimated that over 3,800 clients were served with ESG CARES Act.

In addition to this work the City was able to undertake the following activities:

- Performing 298 repairs for unduplicated low and moderate-income households who are also elderly and/or living with a disability.
- Making accessibility upgrades to 4 parks serving approximately 43,980 residents
- Serving 537 households with emergency shelter or Rapid Rehousing programs with ESG.
- Providing housing assistance and supportive services to 370 households with HOPWA.

The Office of Housing (OH) awarded funding for 11 federally funded affordable housing units. HOME funds were used in the Mt. Zion Senior Housing project, estimated to produce 61 units, 11 of which are HOME funded. In addition, due to budget gaps related to impacts of the Covid pandemic, OH increased the HOME award to the Low-Income Housing Institutes' Nesbit Family Housing project, with a total of 104 units, 8 of which are HOME funded. OH also increased its HOME award due to funding gaps to the HumanGood Ethiopian Community Village project which will produce 80 units of senior housing of which 11 will be HOME funded. OH completed and leased up 22 HOME units in two previously funded projects: LIHI Othello Park (now George Fleming Place) and HumanGood's Filipino Community Village.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Consolidated Plan relies on multiple planning efforts from a variety of sources to inform the allocations of the Consolidated Plan funds. The consultation process illustrates how HUD funds are part of a much larger funding picture for housing, human services, and community development in the City of Seattle.

The City's conduct of planning efforts through the Area Agency on Aging, the King County Regional Homeless Authority's regional plan for addressing homelessness, the Seattle 2035 Comprehensive Plan Update, the Mayor's Commercial Affordability Advisory Committee, and the Seattle Housing Authority's strategic plan provided key opportunities for consultation and public input. In addition, the City's 2023-2024 Adopted (second year of biennial budget) and the 2023 Proposed Budget will include significant public input and discussion to shape budget priorities. The budget is passed by City Council in November each year.

In addition, the City conducted a survey of stakeholder organizations to better understand the community development and housing needs. Invitations to complete the survey were sent to identified key stakeholders. The survey asked stakeholders questions regarding the housing, safety, and environments of the areas they serve. The survey included questions pertaining to barriers to housing present in the city, as well as any incidents of fair housing. The final Consolidated Plan reflects

comments obtained through these efforts, along with analyses of local, state, and national data and local plans and reports.

A draft of the 2024-2028 Consolidated Plan and 2024 Annual Action Plan was publicized and made available for public comment for a 30-day public comment period beginning September 7th, 2023, with a Council public hearing on September 26, 2023.

5. Summary of public comments

To be completed after public hearing.

A video archive of the public hearing can be found at: <https://www.seattlechannel.org/FullCouncil>

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

To be completed after public hearing.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SEATTLE	
CDBG Administrator	SEATTLE	Human Services Department, Fed. Grants Mgt. Unit
HOPWA Administrator	SEATTLE	Human Services Department, FG MU
HOME Administrator	SEATTLE	Office of Housing (OH)
ESG Administrator	SEATTLE	Human Services Department, FG MU
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The City's Federal Grants Management Unit, housed in the City's Human Services Department, coordinates the development of the Consolidated Plan, the annual action plans, the CAPER, and the Assessment of Fair Housing. Consolidated Plan funds are used by several City departments, including but not limited to, Human Services Department, the Office of Housing, the Office of Economic Development, the Office of Immigrant and Refugee Affairs, Office of Planning and Community Development and the Parks and Recreation Department. All concerns or questions about the Consolidated Plan should be directed to the Federal Grants Management Unit.

Consolidated Plan Public Contact Information

Visit the HSD website for access to reports, documents in public comment periods for archive purposes, and for new and information pertinent to administration of the federal block grants. See <http://www.seattle.gov/humanservices/funding-and-reports/resources>.

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

HUD guidance requires Consolidated plans to include consultation with sources: 1) public and private organizations, including broadband internet service providers, and organizations engaged in narrowing the digital divide for LMI populations to digital services; and 2) agencies whose primary responsibilities include the management of flood prone areas, public land, or water resources, and emergency management agencies.

The City already consults/coordinates with our Emergency Management Operations center, and within the Human Services Department our disaster recovery and resiliency office to ensure the needs of vulnerable populations are planned for in case of emergency or disaster. For a link to the EF6 groups disaster plan specific to vulnerable populations see: Seattle Recovery Framework For more information specific to flood prone areas, public land and water resources see the Needs Assessment Section.

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

Seattle 2035 Comprehensive Plan is a 20-year vision and broad roadmap for Seattle’s future that guides City decisions, and processes for working with others, to manage growth and provide services. This includes the City’s Growth Strategy to focus growth in jobs and housing in urban centers and urban villages, along with long-range policies for improving our transportation system; making capital investments such as utilities, sidewalks, and libraries; and enhancing community wellbeing. The Comprehensive Plan also includes broad policies to guide the types of housing the City aims for and the tools the City uses to fund and incentivize housing for low-income households. New to the plan was a Growth and Equity Analysis which resulted in an Equitable Development Implementation Plan. Federal grant funding for the Equitable Development Initiatives noted in this AAP grew out of this community engagement and planning.

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

The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC will be the King County Regional Homelessness Authority (KCRHA), which convenes government, faith communities, non-profits, the business community and people with lived experience of homelessness working together to implement the Continuum of Care in King County. City will continue to align its work with King County through the new King County Regional Homelessness Authority. The Continuum of Care is integrated into the structure of the new authority, including coordinating its ESG and CoC Program funding decisions. For more information about KCRHA please visit <https://kcrha.org/>. The CoC’s work benefits persons experiencing homelessness or at risk of homelessness across all populations

(single adults, young adults, couples, families, and veterans). Examples of coordination include co-developing service delivery standards, identifying training needs and delivering training, contributing resources to support HMIS and coordinated entry, serving on the various Boards and other CoC policy committees, and engaging with people with lived experience of.

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

The City of Seattle's federal grants team assists in determining ESG allocations. The City worked in partnership with the CoC (All Home previously, now KCRHA), King County, and United Way of King County to develop shared system-wide performance standards used in all contracts. The City's data team provides management reports and supports programs with as-needed technical assistance. It also works collaboratively with the King County System Performance Committee to review system trends and modeling. Examples of performance requirements include Exit Rate to Permanent Housing, Length of Stay (days), Return Rates to Homelessness, and Entries from Literal Homelessness.

The King County Regional Homelessness Authority (KCRHA) is the Homeless Management Information System (HMIS) lead and Bitfocus is the system administrator. The City of Seattle works collaboratively with KCRHA and Bitfocus to ensure the HMIS policies and procedures address the needs of its users and are effectively communicated in writing or through virtual on-line trainings. The three stakeholders meet monthly to discuss upcoming changes, policy, and procedures. The City of Seattle provides technical assistance, creates and analyzes reports around performance, and provides recommendations for improvement, as needed.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organizat ion	Agency/Group/Organizati on Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/ Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
2	King County Regional Homeless Authority	Continuum of Care; Services – Homeless. Elderly Persons, Persons with Disabilities, Persons with HIV/AIDS	Housing Needs Assessment; Public Housing Needs; Homeless Needs – chronically homeless, Families with children, Veterans, Unaccompanied youth; Homelessness Strategy; HOPWA Strategy; Market Analysis; Anti-Poverty Strategy	Agency was invited to participate in a stakeholder survey.
3	Seattle Housing Authority	Housing; PHA; Services - homeless	Housing Needs Assessment; Public Housing Needs; Homelessness Needs - chronically homeless, Families with children, Veterans, Unaccompanied youth; Homelessness Strategy; Non- Homeless Special Needs; Lead-based Paint Strategy; Anti-Poverty Strategy	Agency was invited to participate in a stakeholder survey.
4	HIV/AIDS Epidemiology Program Public Health Seattle & King County	Services – Health, persons with HIV/AIDS	HOPWA Strategy; Non-housing community development strategy; Non-homeless special needs	Agency was invited to participate in a stakeholder survey.
5	African American Post- Traumatic Stress Disorder Association	Services – Persons with disabilities, Health, Veterans	Homelessness Needs – Veterans; Non- Homeless Special Needs	Agency was invited to participate in a stakeholder survey.
6	Paralyzed Veterans of America	Services - Persons with disabilities, Health, Veterans	Homelessness Needs – Veterans; Non- Homeless Special Needs	Agency was invited to participate in a stakeholder survey.
7	Parks and Recreation	Other government - local	Homelessness Strategy; Non-housing community development strategy	Agency was invited to participate in a stakeholder survey.

8	Office of Civil Rights	Other government – local; Services- Fair Housing	Housing Needs Assessment; Non-homeless special needs; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
9	Office of Immigrant and Refugee Affairs	Other government – local; Services- Fair Housing	Housing Needs Assessment; Non-homeless special needs; Anti-poverty strategy; Non-housing Community Development Strategy	Agency was invited to participate in a stakeholder survey.
10	Human Services Department	Other government – local; Services – all	Housing Needs Assessment; Public Housing Needs; Homeless Needs – chronically homeless, families with children, veterans, unaccompanied youth; Homelessness Strategy; HOPWA Strategy; Market Analysis; Anti-Poverty Strategy	Agency was invited to participate in a stakeholder survey.
11	Office of Sustainability and Environment	Other government – local	Market Analysis; Non-housing community development strategy	Agency was invited to participate in a stakeholder survey.
12	Housing Levy Technical Advisory Committee	Housing; planning organization	Housing Needs Assessment; Public Housing Needs; Homeless Needs; Homelessness Strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
13	Housing Levy Oversight Committee	Housing; planning organization	Housing Needs Assessment; Public Housing Needs; Homeless Needs; Homelessness Strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
14	Public Safety and Human Services Committee	Planning Organization	Homeless Needs; Non-homeless special needs; Market Analysis; Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.

15	Economic Development, Technology & City Light Committee	Planning Organization	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
16	Finance & Housing Committee	Planning Organization	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
17	Governance, Native Communities & Tribal Governments Committee	Planning Organization	Housing Needs Assessment; Public Housing Needs; Homeless Needs – chronically homeless, Families with children, Veterans, Unaccompanied youth; Homelessness Strategy; HOPWA Strategy; Market Analysis; Anti-Poverty Strategy	Agency was invited to participate in a stakeholder survey.
18	Public Assets & Homelessness Committee	Planning Organization	Housing Needs Assessment; Public Housing Needs; Homeless Needs – chronically homeless, Families with children, Veterans, Unaccompanied youth; Homelessness Strategy; HOPWA Strategy; Market Analysis; Anti-Poverty Strategy	Agency was invited to participate in a stakeholder survey.
19	Neighborhoods, Education, Civil Rights & Culture Committee	Planning Organization	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
20	Land Use Committee	Planning Organization	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment	Agency was invited to participate in a stakeholder survey.
21	Sustainability & Renter’s Rights Committee	Planning Organization	Housing Needs Assessment	Agency was invited to participate in a stakeholder survey.
22	Transportation & Seattle Public Utilities Committee	Planning Organization	Non-housing community development strategy; Anti-poverty strategy;	Agency was invited to participate in a stakeholder survey.

			Market Analysis; Housing Needs Assessment	
23	ACLU of Washington	Services – persons with disabilities; education; fair housing	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment; Barriers to Affordable Housing	Agency was invited to participate in a stakeholder survey.
24	Arc of Washington State	Services- persons with disabilities; fair housing	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment; Barriers to Affordable Housing	Agency was invited to participate in a stakeholder survey.
25	Center for Independence	Services- persons with disabilities; fair housing	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment; Barriers to Affordable Housing	Agency was invited to participate in a stakeholder survey.
26	Northwest Center	Services- persons with disabilities; fair housing	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment; Barriers to Affordable Housing	Agency was invited to participate in a stakeholder survey.
27	Disability Empowerment Center	Services- persons with disabilities; fair housing	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment; Barriers to Affordable Housing	Agency was invited to participate in a stakeholder survey.
28	Washington Department of Veteran Affairs	Services – persons with disabilities, homeless, employment, employment	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs – chronically homeless, Veterans; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.

29	King County Veterans Program	Services – persons with disabilities, homeless, employment, employment	Non-housing community development strategy; Anti-poverty strategy; Market Analysis; Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs – chronically homeless, Veterans; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
30	Washington State Broadband Office	Other government - local	Broadband access; Non-housing community development strategy; Antipoverty strategy	Agency was invited to participate in a stakeholder survey.
31	Digital Bridge	Services - Education	Broadband access; Non-housing community development strategy; Antipoverty strategy	Agency was invited to participate in a stakeholder survey.
32	Fair Housing Center of Washington	Housing; Services – fair housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy; Disabilities	Agency was invited to participate in a stakeholder survey.
33	Northwest Fair Housing Alliance	Housing; Services – fair housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy; Disabilities	Agency was invited to participate in a stakeholder survey.
34	New Beginnings	Services – victims of domestic violence	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
35	Domestic Abuse Women’s Network	Services – victims of domestic violence	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
36	The Salvation Army Seattle	Housing; Services – children, elderly persons, persons with disabilities, victims of domestic violence, homeless, health, education, employment	Housing Needs Assessment; Public Housing Needs; Homeless Needs – chronically homeless, Families with children, Veterans, Unaccompanied youth; Homelessness Strategy; HOPWA Strategy; Market Analysis; Anti-Poverty Strategy	Agency was invited to participate in a stakeholder survey.

37	Washington State Coalition Against Domestic Violence	Regional Organization; Services – victims of domestic violence	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
38	Jubilee Women’s Center	Services – health, education, employment, victims of domestic violence	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
39	Sound Generations	Services – persons with disabilities, elderly persons	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy; Disabilities	Agency was invited to participate in a stakeholder survey.
40	Rebuilding Together Seattle	Services – children, elderly persons, persons with disabilities; Housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy; Disabilities	Agency was invited to participate in a stakeholder survey.
41	Community Roots Housing	Housing; Services - homeless	Housing Needs Assessment; Public Housing Needs; Homeless Needs – chronically homeless, Families with children, Veterans, Unaccompanied youth; Homelessness Strategy; HOPWA Strategy; Market Analysis; Anti-Poverty Strategy	Agency was invited to participate in a stakeholder survey.
42	Adult Family Home Council of Washington State	Services – elderly persons; persons with disabilities	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy; Disabilities	Agency was invited to participate in a stakeholder survey.
43	Disability Rights Washington	Services – elderly persons; persons with disabilities	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy; Disabilities	Agency was invited to participate in a stakeholder survey.
44	Lifelong	Housing; services – persons with disabilities, persons with HIV/AIDS, health	Housing Needs Assessment; Barriers to Affordable Housing; Homeless	Agency was invited to participate in a stakeholder survey.

			Needs; Homelessness Strategy; Disabilities; HOPWA Strategy	
45	International Community Health Services	Services – health; Health Agency	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
46	Treehouse	Services - children	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
47	Northwest Education Foundation	Services – education, children	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
48	Alliance for Education	Services – education, children	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
49	Washington STEM	Services – education, children	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
50	Seattle Foundation	Services – education, children	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
51	Friends of the Children	Services – education, children	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
52	African Community Housing & Development	Housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
53	Affordable Housing Management Association of Washington	Housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
54	A Regional Coalition for Housing	Regional Organization; Housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.

55	Byrd Barr Place	Services – homeless, health	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
56	GMD Development	Housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
60	House Our Neighbors	Housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
61	Workforce Development Council	Services – employment, education	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
62	SkillUp Washington	Services – employment, education	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
63	Seattle Goodwill	Services – employment, education, persons with disabilities	Non-housing community development strategy; Anti-poverty strategy; Disabilities	Agency was invited to participate in a stakeholder survey.
64	FareStart	Services – employment, education	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.
65	WTIA Workforce Institute	Services – employment, education	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
66	Casa Latina	Services – employment, education	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
67	Seattle Jobs Initiative	Services – employment, education	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
68	SouthEast Effective Development	Housing	Housing Needs Assessment; Barriers to Affordable Housing; Homeless Needs; Homelessness Strategy	Agency was invited to participate in a stakeholder survey.
69	Communities in Schools	Services – children, education	Non-housing community development strategy; Anti-poverty strategy	Agency was invited to participate in a stakeholder survey.

70	Upaya Social Ventures	Services – employment, education	Non-housing community development strategy; Anti-poverty strategy; Market Analysis	Agency was invited to participate in a stakeholder survey.
71	Fair Housing Center of Washington	Housing – Fair Housing	Housing Needs Assessment	Agency was invited to participate in a stakeholder survey.

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

Finite time, staff capacity and other resources always impose a practical limit on how many entities and possible interested parties are consulted in any given planning process. However, please refer below to the extensive list of consulted entities involved in the key plans relied upon to develop this Consolidated Pla

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County Regional Homeless Authority	Addressing the needs of persons experiencing homelessness is called out specifically in the goals of the 2024-2028 Consolidated Plan. King County Regional Homeless Authority (KCRHA) governs, the Continuum of Care (CoC), and 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.
23rd Avenue Action Plan	Office of Planning & Comm. Dev.	Creates strong communities in the face of displacement pressures through the Healthy Living Framework, increase affordable Housing Options (Multiple Goals), promote economic mobility for low-income residents, Implements the City's Comprehensive Plan. http://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/CentralArea/23rdAvenueUDF.pdf

Central Area Design Guidelines	Office of Planning & Comm. Dev.	Supports City's Comprehensive Plan. Increases access to high quality community infrastructure and high opportunity neighborhoods. http://www.seattle.gov/opcd/ongoing-initiatives/central-area
Breaking Barriers and Building	Office of Immigrant and Refugee Affairs	Complements Consolidated Plan goals by promoting equitable investment and development in low-income communities to create shared prosperity; advancing economic mobility for the immigrant and refugee workforce and combatting institutional racism and barriers faced by low-income people with different abilities. https://www.seattle.gov/Documents/Departments/OIRA/BreakingBarriersandBuildingBridges.pdf
2021 LISTENING SESSIONS: Identifying needs, gaps, and opportunities to improve response to Gender-Based Violence	Mayor's Office on Domestic Violence and Sexual Assault	Support community consultation process by informing City about needs of survivors of gender-based violence.
All-Hazards Mitigation Plan (2021-2026) and 2021 Update	Emergency Management	Informed assessment of hazard mitigation risks. https://www.seattle.gov/documents/Departments/Emergency/PlansOEM/HazardMitigation/2021-2026%20HMP%20v.1.4%20Interim%20Final.pdf
Seattle Hazard Identification and Vulnerability Assessment (SHIVA)	Emergency Management	Informed assessment of hazard mitigation risks and impact on low-income communities. (https://www.seattle.gov/documents/Departments/Emergency/PlansOEM/SHIVA/SHIVAv7.0.1.pdf)

Seattle Comprehensive Growth Management Plan Update	Office of Planning and Community Development	
Area Agency on Aging strategic Plan	Human Services Department, Aging and Disabled Adults Division	
Move to Work strategic Plan	Seattle Housing Authority	

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Non-targeted/broad community				
2	Public Comment Period	Non-targeted/broad community				
3	Survey	Targeted stakeholders were invited to complete a survey to collect expertise on housing and community development topics.				

Table 4 – Citizen Participation Outreach

Needs Assessment

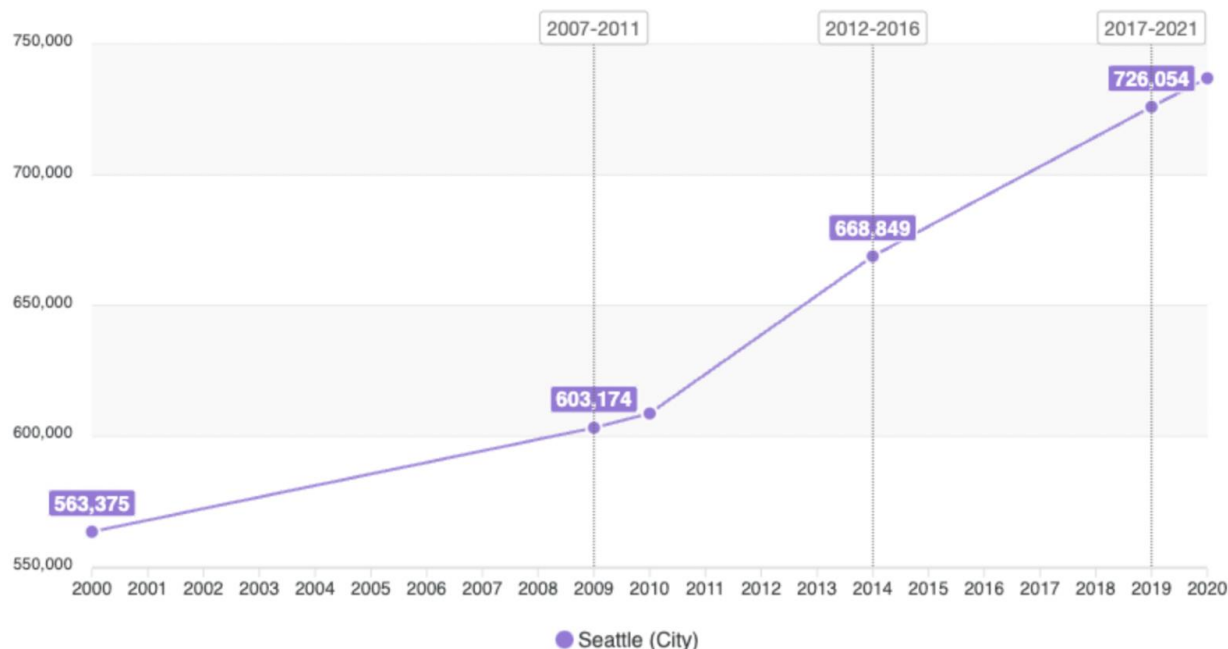
NA-05 Overview

Needs Assessment Overview

Seattle is a rapidly growing city, with large increases in population and employment over the past decade. 2017-2021 ACS population estimates revealed an 8% growth from the 2012-2016 estimate; Seattle's population grew by over 68,000 residents during this period.

Population from 2000 to 2020.

Powered by PolicyMap



The Needs Assessment provides an overview of the impacts of this growth on housing availability, affordability, and quality. It includes the following sections:

- **Housing Needs Assessment:** data on population, income level, number and type of households, and housing problems. For the purpose of this section, housing problems are defined as:
 - Lack of complete kitchen facilities.
 - Lack of complete plumbing facilities.
 - Cost burden: the allocation of more than 30% of gross household income toward housing costs. For renters, housing costs include rent paid by the tenant plus utilities; for owners, housing costs include mortgage payment, taxes, insurance, and utilities. This section includes data on severe cost burden, as well, which is paying more than 50% of gross household income on housing costs.
 - Overcrowding: more than one person per room, not including bathrooms, porches, foyers, halls, or half-room.

HUD default data for this section are from the 2000 Census (Base Year); 2013-2017 American Community Survey (ACS); and the 2013-2017 CHAS (Comprehensive Housing Affordability Strategy). Where available, data is updated or supplemented with 2017-2020 ACS data and 2016-2019 CHAS data.

All data encompasses The City of Seattle, with references to the broader area of King County where applicable.

- **Disproportionately Greater Need:** when the members of a racial or ethnic group at a given income level experiences housing problems (as defined above) at a greater rate (10% or more) than the income level for the County as a whole. HUD default data for this section is from the 2013-2017 CHAS (Comprehensive Housing Affordability Strategy). Where available, data is updated or supplemented with 2017-2020 ACS data and 2016-2019 CHAS data.
- **Public Housing:** information on the number and type of public housing units and the characteristics of residents is presented. For this section, “public housing” includes traditional public housing units subsidized by annual contribution contracts (ACC) and former public housing units that have been converted to “affordable housing” under the Rental Assistance Demonstration (RAD) program. Data on voucher programs is provided, as well.

Needs Assessment Overview (continued)

- **Homeless Needs Assessment:** the nature and extent of homelessness in Seattle using data from the Homeless Management Information System (HMIS) and the 2022 Point-In-Time Count (PITC). This data is supplemented with information provided by the Metropolitan Homelessness Commission as noted.
- **Non-Homeless Special Needs Assessment:** housing needs for persons who are not homeless but require supportive services are presented. These populations include the elderly, frail elderly, persons with disabilities, and persons with alcohol or other drug addictions. HUD default data is not provided; data used to assess these needs is appropriately cited. HOPWA data is based on CDC HIV Surveillance Data and the HOPWA CAPER and HOPWA Beneficiary Verification Worksheet.
- **Non-Housing Community Development Needs:** non-housing community development needs (i.e., public facilities, public improvements, and public services) is based on input from consultations/community input and local plans and reports as HUD default data is not provided.

Maps Used in the Needs Assessment

To provide the most current representation of needs in Seattle, where available, GIS Maps are used to support the data tables. All maps are based on 2017-2021 ACS data.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

According to ACS data, the population of the City of Seattle had grown to 733,904 by 2021 – a 1.3% increase from 2017 and an 18.2% increase from 2011. Between 2017 and 2021, there was a 6.7% increase in the number of households – there were 351,650 households to support the 733,904 total population. The median income of Seattle has seen large increases and grew by 27.6% between 2017 and 2021 and a staggering 81.5% between 2011 and 2021.

The total number of households saw a 6.7% increase between 2017 and 2021 – there were 351,650 households by 2021. According to 2013-2017 CHAS data in Table 6, households with incomes at or below 80% AMI comprise of around 36% of the total household number – there were 48,625 households between 0-30% AMI (15.4%), 31,015 households between >30-50% AMI (9.9%), and 33,825 households between >50-80% AMI (10.7%). It is interesting to note that over half of total households (55.1%) had incomes >100% AMI. 2021 1-year ACS data estimates that 11% of the population is living below the poverty level while housing cost burden is the biggest housing problem. The comparatively low number of low-moderate households may suggest that there are not enough affordable housing options to allow LMI individuals to live in Seattle. The plan also included data from the City of Seattle’s Office of Planning and Community Development showing that housing cost burden disproportionately affects black renters (60% are cost burdened) and those with incomes between 0-50% AMI (about 80% are cost burdened).

Housing problems -- substandard conditions, overcrowding, and cost burden -- affect households of all types. Both renter and owner households are likely to report problems related to high housing costs. Renter households, who comprise 54 percent of households in Seattle (according to 2021 ACS data), have lower incomes and are most affected by high costs. Seattle’s HOME-ARP Allocation Plan found that 76% of all renter households earning 50% AMI or less are cost burdened or severely cost burdened. Overall, in Seattle, there is a shortage of 29,710 units affordable and available to households at or below 50% AMI. The plan also included data from the City of Seattle’s Office of Planning and Community Development showing that housing cost burden disproportionately affects black renters (60% are cost burdened). Additionally, Seattle’s Regional Affordable Task Force 2018 report found that over half of Hispanic households were severely cost burdened.

Renter households are more likely to experience overcrowding (1.6%) than owner households (0.1%). It is also likely that there are more renter households that are experiencing overcrowding that have not been reported. Single family renter households between 0-30% AMI and >30-50% AMI are disproportionately affected by overcrowding.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	594,005	15	-100%
Households	277,014	20	-100%
Median Income	\$58,990.00	\$79,565.00	35%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

**Table II.1
Housing Needs Assessment Demographics
City of Seattle
2011 & 2021 ACS Data**

Demographics	2011 ACS 1-Year Estimates	2021 ACS 1-Year Estimates	Change in Percentage
Population	620,778	733,904	18.20%
Households	282,492	351,650	24.50%
Median Income	\$61,037	\$110,781	81.5%

**Table II.2
Housing Needs Assessment Demographics
City of Seattle
2017 & 2021 ACS Data**

Demographics	2017 ACS 1-Year Estimates	2021 ACS 1-Year Estimates	Change in Percentage
Population	724,764	733,904	1.30%
Households	329,671	351,650	6.70%
Median Income	\$86,822	\$110,781	27.6%

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	48,625	31,015	33,825	27,855	173,525
Small Family Households	7,905	6,365	7,790	6,470	76,070
Large Family Households	1,990	1,105	1,240	825	5,700
Household contains at least one person 62-74 years of age	9,455	6,185	5,800	4,635	26,300
Household contains at least one person age 75 or older	7,535	4,810	3,490	2,060	7,470
Households with one or more children 6 years old or younger	4,030	2,645	2,845	2,050	16,025

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	2,965	820	500	245	4,530	110	25	40	125	300
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,225	585	600	225	2,635	45	75	20	50	190
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	925	700	510	175	2,310	65	65	145	80	355
Housing cost burden greater than 50% of income (and none of the above problems)	20,145	6,095	1,745	505	28,490	5,780	3,785	2,430	980	12,975
Housing cost burden greater than 30% of income (and none of the above problems)	5,130	10,105	10,835	5,130	31,200	1,480	2,190	2,880	4,015	10,565
Zero/negative Income (and none of the above problems)	3,315	0	0	0	3,315	840	0	0	0	840

Table 7 – Housing Problems Table

Data Source: 2013-2017 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	25,260	8,205	3,355	1,150	37,970	6,005	3,945	2,630	1,230	13,810
Having none of four housing problems	10,790	13,145	19,470	15,825	59,230	2,420	5,720	8,370	9,650	26,160
Household has negative income, but none of the other housing problems	3,315	0	0	0	3,315	840	0	0	0	840

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,765	3,165	2,675	10,605	1,510	1,515	1,975	5,000
Large Related	1,355	375	180	1,910	165	350	240	755
Elderly	7,655	3,455	1,570	12,680	4,120	3,010	1,795	8,925
Other	15,090	10,525	8,705	34,320	1,585	1,245	1,435	4,265
Total need by income	28,865	17,520	13,130	59,515	7,380	6,120	5,445	18,945

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	3,745	940	320	5,005	1,310	1,115	825	3,250
Large Related	840	75	25	940	130	130	70	330
Elderly	5,050	1,455	350	6,855	3,055	1,595	955	5,605
Other	13,210	4,065	1,140	18,415	1,365	1,035	605	3,005
Total need by income	22,845	6,535	1,835	31,215	5,860	3,875	2,455	12,190

Table 10 – Cost Burden > 50%

Data Source: 2013-2017 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,830	1,025	715	220	3,790	80	95	110	60	345
Multiple, unrelated family households	90	0	135	55	280	30	25	49	55	159
Other, non-family households	285	285	315	160	1,045	0	15	0	15	30
Total need by income	2,205	1,310	1,165	435	5,115	110	135	159	130	534

Table 11 – Crowding Information – 1/2

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to 2021 ACS 1-year estimates, out of the 351,650 total occupied housing units in Seattle 140,816 (40%) were single-person households. Of this number, 39.2% are residents aged 15-24 years, 39.7% are residents aged 35-64 years, and 21.2% of residents are 65 years or older. There are 40,550 (25.1%) single-person households that are owner-occupied and 100,266 (52.8%) single-person households that are renter-occupied. There are 125,496 total combined no bedroom or 1-bedroom occupied housing units in Seattle – 46,245 no bedroom units and 79,251 1-bedroom units. LMI renters are most likely to experience cost-burdening due in part to having a single income. There is a need for more affordable no bedroom or 1-bedroom housing options to support LMI renters with limited housing options.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities

According to 2021 ACS 1-year estimates, out of 727,290 total residents, 70,065 (9.6%) were living with a disability. Seniors have substantially higher rates of disability - 44.9% of those aged 75 or older experienced a disability. Ambulatory difficulties are the highest disability type for that age range, with 28.7% affected. There is a need for more housing assistance for those living with disabilities, especially the elderly population.

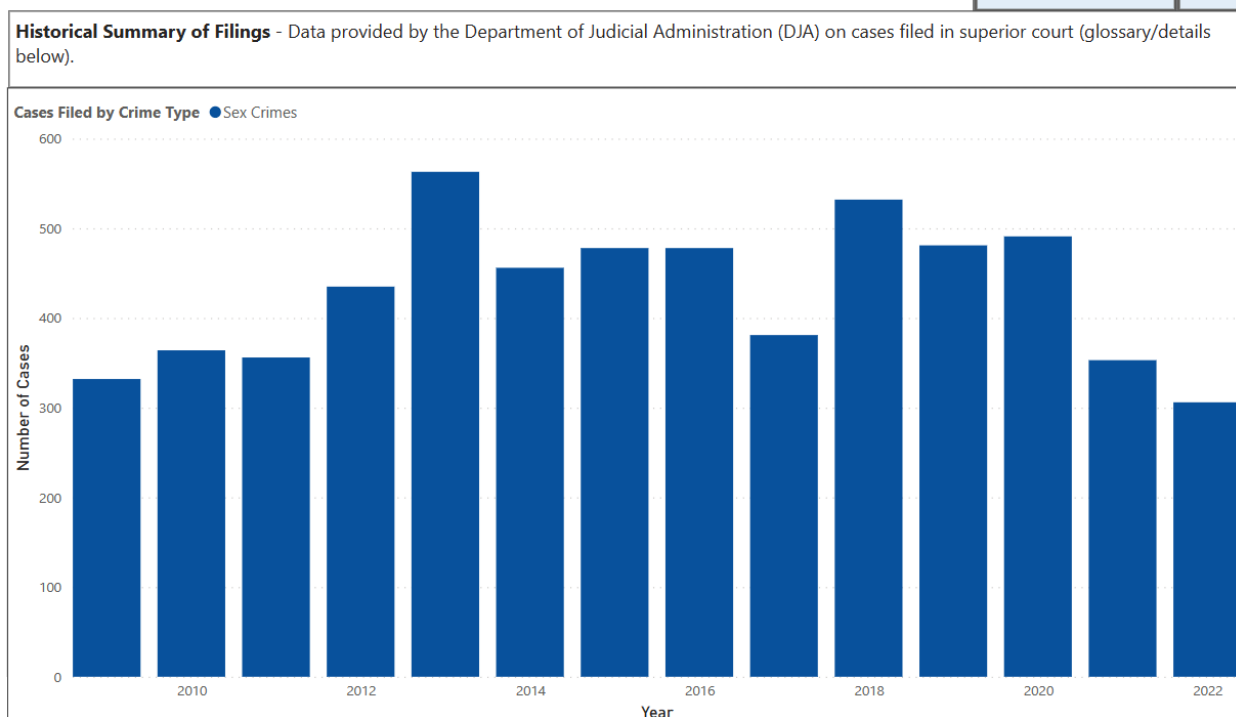
Housing accessibility is a critical concern in Seattle, where much of the housing stock and built environment dates to the WWII era. Since 1976 Seattle's Building Code has required 5 percent accessible units in all new developments with more than ten units, however, the accessible units do not have to be rented or sold to someone with disabilities.

Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Annually, HSD/Mayors Office of Domestic Violence Sexual Assault serves (via our non-profit partners) approximately 9,000 clients (Domestic Violence, Sexual Assault, Human Trafficking). Although there may be some duplication in this number, the actual number of victims/survivors is estimated to be much higher. Statistically 1 in 4 women and 1 in 6 men will experience gender-based violence in their lifetime. In 2022, the Seattle Domestic Violence Court data report documented 1,418 DV charges filed, the majority were assault charges.

A January 6, 2022, Seattle Times article reported rising rates of domestic violence, including higher rates of DV-related emergency room visits, referrals for felony charges, and restraining orders. LifeWire – the largest and most prominent organization serving this population – served 1,336 people with housing, legal, and mental health services. Calls to domestic violence hotlines increased, as did arrests. Worst, domestic violence-related deaths in King County surged to the highest numbers in at least 25 years, according to the Prosecuting Attorney's Office: 29 deaths in 2020 and 25 in 2021.

The most recent state level report from the Human Trafficking Institute shows one to four criminal cases regarding human trafficking in 2021 in the entire state of Washington (2021-State-Summary-Washington-State.pdf (traffickinginstitute.org)). Data from the King County Prosecuting Attorney's Office (shown below) shows that sex crime cases have declined since 2020.



Seattle’s HOME-ARP Allocation Plan found that lack of housing is the biggest barrier to serving victims of domestic violence, dating violence, sexual assault, and stalking. This is due to both rising costs and loss of wages, and not enough affordable and safe housing options for those looking to leave unsafe situations.

What are the most common housing problems?

Housing cost burden is the most common housing problem in Seattle. A housing unit is considered cost-burdened when between 30 and 50 percent of its income goes toward housing costs, and severely cost-burdened when housing costs consume more than 50 percent of a household’s income as shown in Tables 9 and 10 above. Table 7 shows that 41,765 total households are cost burdened and 41,465 total households are severely cost burdened.

A smaller but significant number of households report other housing needs. Over 4,500 renter households and 300 owner households report substandard housing conditions, indicating a need for housing repair assistance and housing code enforcement.

Are any populations/household types more affected than others by these problems?

Renter and owner households between 0-50% AMI are most affected by cost-burdening. Table 10 shows that out of the 43,405 combined owner and renter households that were severely cost-burdened, 28,705 were in the 0-30% AMI category (66.1%) and 10,410 were in the <30-50% AMI category (24%). Table 9 shows that out of the 78,460 combined owner and renter households that were cost burdened, 36,245 were in the 0-30% AMI category (46.2%) and 23,640 were in the <30-50% AMI category (30.1%). Renters were more likely to be cost-burdened than owners. According to the CHAS data for 2013-2017, there were 31,215 renter occupied households that were severely cost-burdened with

spending >50% of their income on housing compared to 12,190 owner-occupied households that were cost-burdened in the same range.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

CoC wide shelters participating in the Homeless Management Information System HMIS assisted 8,731 single adults (households without children) and 4,728 persons (households with children) in 2022. The characteristics of the sheltered population indicate that people of color were disproportionately represented in the shelter system, relative to the general population. These persons have extremely low incomes. Many families with children report they are experiencing homelessness for the first time. The King County Regional Housing Authority reported that in May 2023, 10,697 households were reported to experience homelessness and receive services in the HMIS system. 17% of these households were families with children. The HOME-ARP Allocation Plan found that the top services used by families experiencing homelessness are emergency shelters (58%), bus passes (51%) and free meals (44%). It was also reported that about 24% of family households self-reported job loss as the reason for experiencing homelessness. 14% self-reported that rent increases and 14% self-reported family domestic violence as reasons for homelessness.

Rapid re-housing (RRH) providers enter information on all program participants into HMIS CoC wide. The results of RRH are published quarterly on KCRHA's website at <https://kcrha.org/data-overview/rapid-re-housing/>. From April 2022 through March 2023, households enrolled in a RRH program spend an average of 86 days searching for housing before moving in. Households receive housing assistance for 261 days on average once they are able to secure housing. Households are obtaining permanent housing at a rate of 73% after leaving RRH. Of the 70% of households who obtain permanent housing after leaving RRH, only 3% are found to have returned to homelessness 6 months after placement into a RRH unit.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

City of Seattle, in conjunction with its Continuum of Care (CoC) partners from across King County, is using data from coordinated entry and assessment and homelessness prevention programs, along with national studies and best practices, to target resources to households who are literally homeless (e.g. living in places not meant for human habitation, outside, in tents or in emergency shelter as a first priority for housing access).

The Continuum of Care in Seattle/King County introduced a coordinated entry and assessment system (CEA) beginning in 2012. All populations have been included in CEA since June of 2017 and are assessed using a standard Housing Triage Tool. CEA serves all people (single adults, young adults, couples, families, and veterans) experiencing homelessness who are:

- Living and sleeping outside

- Sleeping in a place not meant for human habitation
- Staying in a shelter
- Fleeing/attempting to flee domestic violence
- Exiting an institution where they resided for up to 90 days and were in shelter or a place not meant for human habitation immediately prior to entering that institution or transitional housing
- Young adults who are imminently at risk of homelessness within 14 days are also eligible for CEA.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Information from the HMIS system and coordinated entry and engagement systems are helping define characteristics for populations at greatest risk of homelessness. Investment and intervention strategies help to prevent homelessness among individuals, families with children and youth. Programs are designed to help households achieve more stable housing, especially those who have a history of being homeless, doubled-up, living in other temporary housing situations due to lack of available, affordable, appropriate shelter and housing.

The primary reason people experience homelessness is because they are unable to maintain or secure housing they can afford. Additional factors contribute to the problem including poverty, a decline in federal support for affordable housing, a decline in public assistance safety nets, and lack of affordable health care to address mental illness and addictive disorders. Due to economic recession and erosion of federal and state support, the safety nets that people have historically relied upon to support them in times of crisis have been diminished. Economic factors currently play a significant role in our community's emerging crisis of homelessness. Rent cost burdens in Washington have risen at an unprecedented rate and this trend is predicted to continue. Despite progressive efforts to address income inequality by raising the minimum wage, Seattle continues to see considerable economic disparity. This income inequality also closely ties with racial and ethnic breakdowns of the City's populations, with persons of color disproportionately represented in the lowest income levels and over-represented among persons experiencing housing instability.

Discussion

A lack of affordable housing is the most pressing housing issue in Seattle. Rising rents and home prices strain the budget of many low-income residents who face the real possibility of losing their home and displacement from Seattle. For homeless households, high housing cost is the primary barrier to regaining stable housing.

Addressing cost burden and high housing costs is the primary focus on housing assistance in Seattle. The City prioritizes national best practices and proven local strategies including production and preservation of affordable housing, rent assistance and stability services to help people access and sustain housing, and housing repairs and energy efficiency improvements that preserve low-income housing and lower operating costs for homeowners and residents.

Substandard housing is less common but still a grave issue for low-income renters and owners, therefore housing repair assistance is also important. Overcrowding is experienced by nearly 4,000 low-income renter households, pointing to the need for development and preservation of affordable rentals for large families.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater housing need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole. The following tables analyze housing problems experienced by different racial and ethnic groups across income ranges.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	37,870	6,595	4,155
White	20,130	2,960	1,870
Black / African American	5,815	1,180	485
Asian	6,490	1,485	1,290
American Indian, Alaska Native	455	100	30
Pacific Islander	160	0	0
Hispanic	2,530	435	285

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,445	6,570	0
White	15,760	3,955	0
Black / African American	2,860	585	0
Asian	3,125	1,205	0
American Indian, Alaska Native	90	110	0
Pacific Islander	20	15	0
Hispanic	1,335	515	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	19,705	14,125	0
White	13,395	9,380	0
Black / African American	1,160	845	0
Asian	2,440	1,995	0
American Indian, Alaska Native	50	130	0
Pacific Islander	20	65	0
Hispanic	1,570	1,050	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	11,530	16,325	0
White	8,500	11,790	0
Black / African American	415	640	0
Asian	1,540	1,930	0
American Indian, Alaska Native	25	10	0
Pacific Islander	20	40	0
Hispanic	745	1,230	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

Approximately 77.9% of households with 0-30% AMI experience one or more housing problems. 45.5% of households in this income category that experience one or more housing problems are Black or African American. 80.6% of all White households, 77.7% of Black or African American households, 70.1% of Asian households, and 77.8% of American Indian and Alaska Native households in this income group experience housing problem(s). The percentage of Pacific Islander households in this income group with a housing problem is disproportionately higher at 100%. 77.9% of Hispanic households experience housing problem (s).

Looking at households with incomes of 30-50% AMI, 78.8% of households in Seattle experience housing problem(s). Black or African American households in this income group experience housing problem(s) at more than almost 3% than that of the city, at 83%. 72.2% of Asian households and 80% of White households experience housing problem(s). 72.2% of Hispanic households also experience one or more housing problems.

For those households in the 50-80% AMI category, 58.3% of households experience one or more housing problems. There are no racial/ethnic groups that are experiencing a greater proportionate need at this income level.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater housing need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole. The following tables analyze severe housing problems experienced by different racial and ethnic groups across income ranges. (See Tables 9 and 10 for analyses of cost burden by income range; however, these analyses do not include race or ethnicity). The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	31,265	13,210	4,155
White	17,165	5,925	1,870
Black / African American	4,385	2,605	485
Asian	5,065	2,910	1,290
American Indian, Alaska Native	320	235	30
Pacific Islander	130	30	0
Hispanic	2,200	765	285

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,150	18,865	0
White	7,745	11,975	0
Black / African American	1,330	2,120	0
Asian	1,680	2,650	0
American Indian, Alaska Native	40	160	0
Pacific Islander	0	40	0
Hispanic	655	1,190	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,985	27,840	0
White	3,805	18,965	0
Black / African American	355	1,650	0
Asian	1,015	3,420	0
American Indian, Alaska Native	20	160	0
Pacific Islander	0	85	0
Hispanic	655	1,970	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,380	25,475	0
White	1,660	18,625	0
Black / African American	55	995	0
Asian	385	3,090	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	60	0
Hispanic	225	1,750	0

Table 20 – Severe Housing Problems 80 - 100% AMI

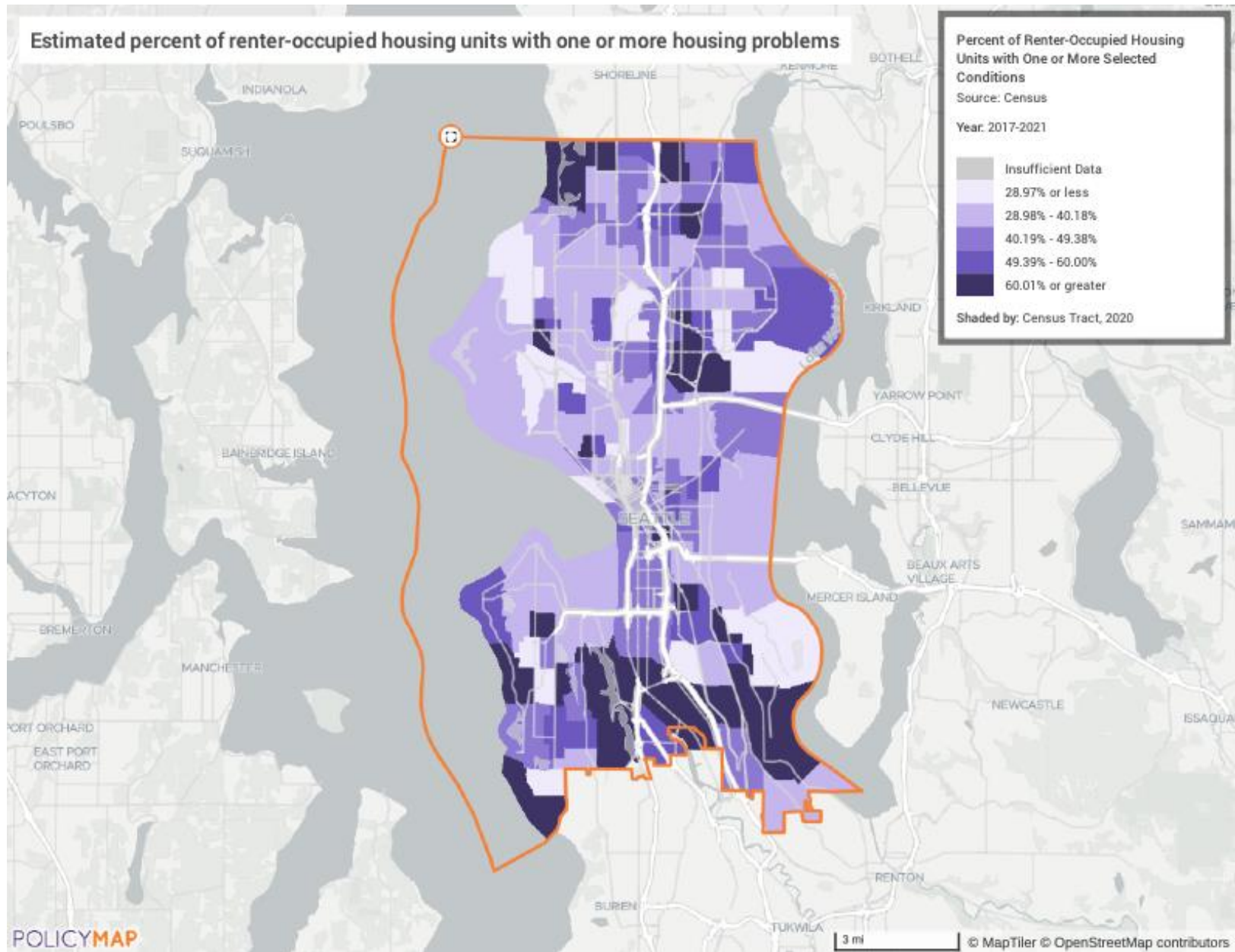
Data Source: 2013-2017 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

Approximately 74% of households with incomes 0-30% AMI experience a severe housing problem. White residents earning less than 30% AMI faced one more severe housing problems at a 74% rate. The Black/African American and Asian populations experienced a lower rate of severe housing problems, at 64%. While no racial or ethnic group experienced a disproportionately higher rate, American Indian, Alaska Native, and Pacific Islander residents all experienced severe housing problems at a higher rate than the community as a whole (at 81%).

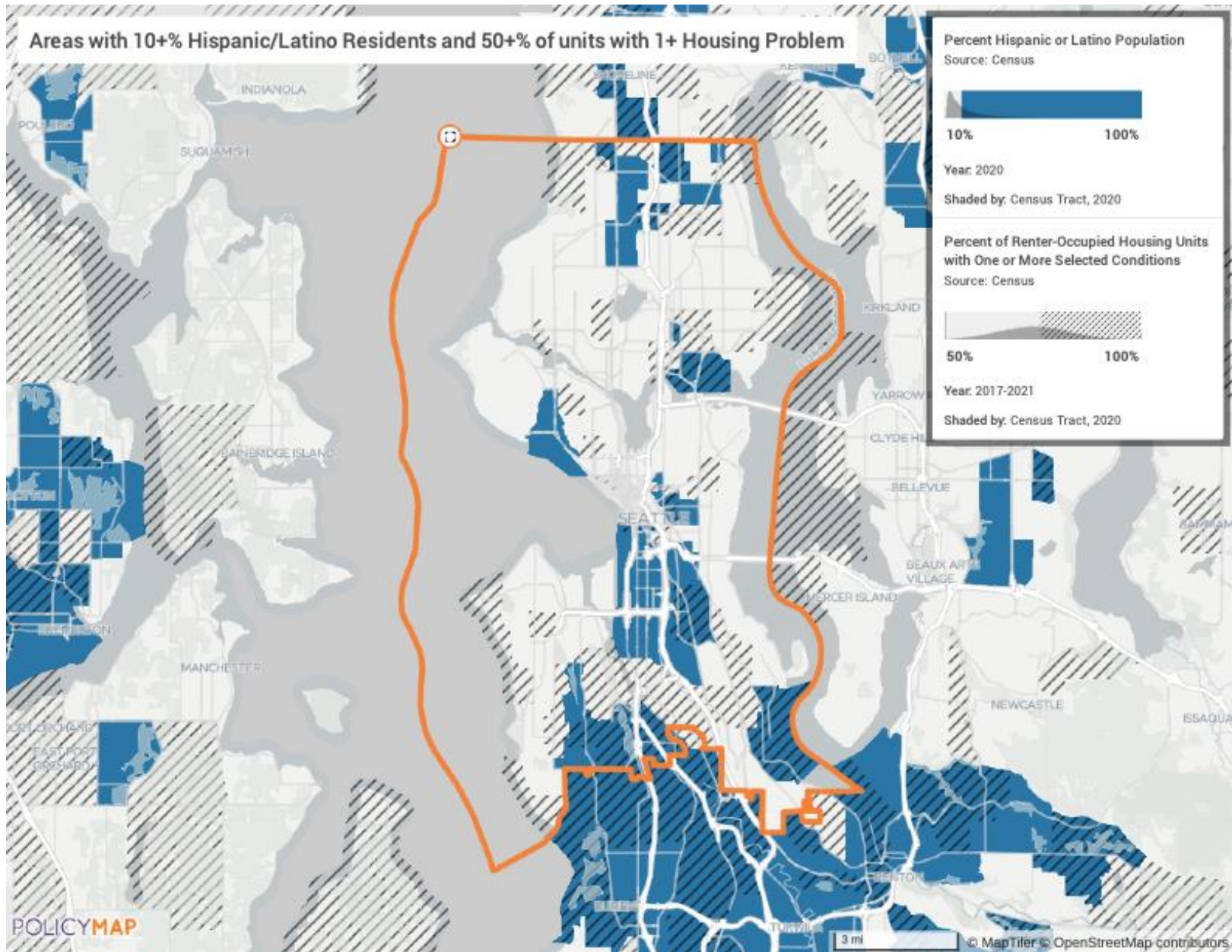


In looking at households with incomes 30-50% AMI, the rate of households in Seattle experiencing a housing problem drops to 39% of all households. White, Black/African American, and Asian households all experienced a severe housing problem at this rate, while Hispanic, American Indian, Alaska Native, and Pacific Islander residents experienced a severe housing problem at a slightly lower rate. No racial or ethnic population earning 30-50% AMI experienced a severe housing problem at a disproportionately higher rate than the community total.

The rate of households with a housing problem typically decreases as incomes increase. Only 18% of households earning 50-80% AMI experienced one or more severe housing problems; the rate drops to 9% for those earning 80-100% AMI. However, racial disparities are slightly more pronounced for households earning 50-100% AMI.

17% of White households earning 80-100% AMI experienced one or more housing problems, whereas 18% of Black/African American households and 23% of Asian households did. Hispanic households in this income group experienced housing problems at the highest rate (though not disproportionately higher than the community total). Hispanic households earning 50-80% AMI experienced one or more severe housing problems at a 25% rate, and those earning 80-100% AMI experienced one or more severe housing problems at an 11% rate.

The map below depicts the overlap between census tracts in which the Hispanic and Latino population exceeds 10% (in dark blue) and census tracts in which the rate of one or more housing problems exceeds 50% of all units (via diagonal shading):



NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As with the preceding tables, a disproportionately greater housing need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10% points or more) than the income level as a whole. The following table analyzes cost burden experienced by different racial and ethnic groups. Cost burdened households are defined as those who spend between 30% and 50% of their income on housing-related costs, while severely cost burdened households are defined as those who spend more than 50% of their income on housing-related costs. The table’s columns split the data by income relative to the Area Median.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50% (Cost Burden)	>50% (Severe Cost Burden)	No / negative income (not computed)
Jurisdiction as a whole	205,690	58,215	46,265	4,685
White	152,100	39,375	29,055	2,010
Black / African American	8,375	5,185	4,860	560
Asian	25,455	7,685	6,575	1,585
American Indian, Alaska Native	670	260	345	30
Pacific Islander	365	120	130	0
Hispanic	10,360	3,065	2,665	295

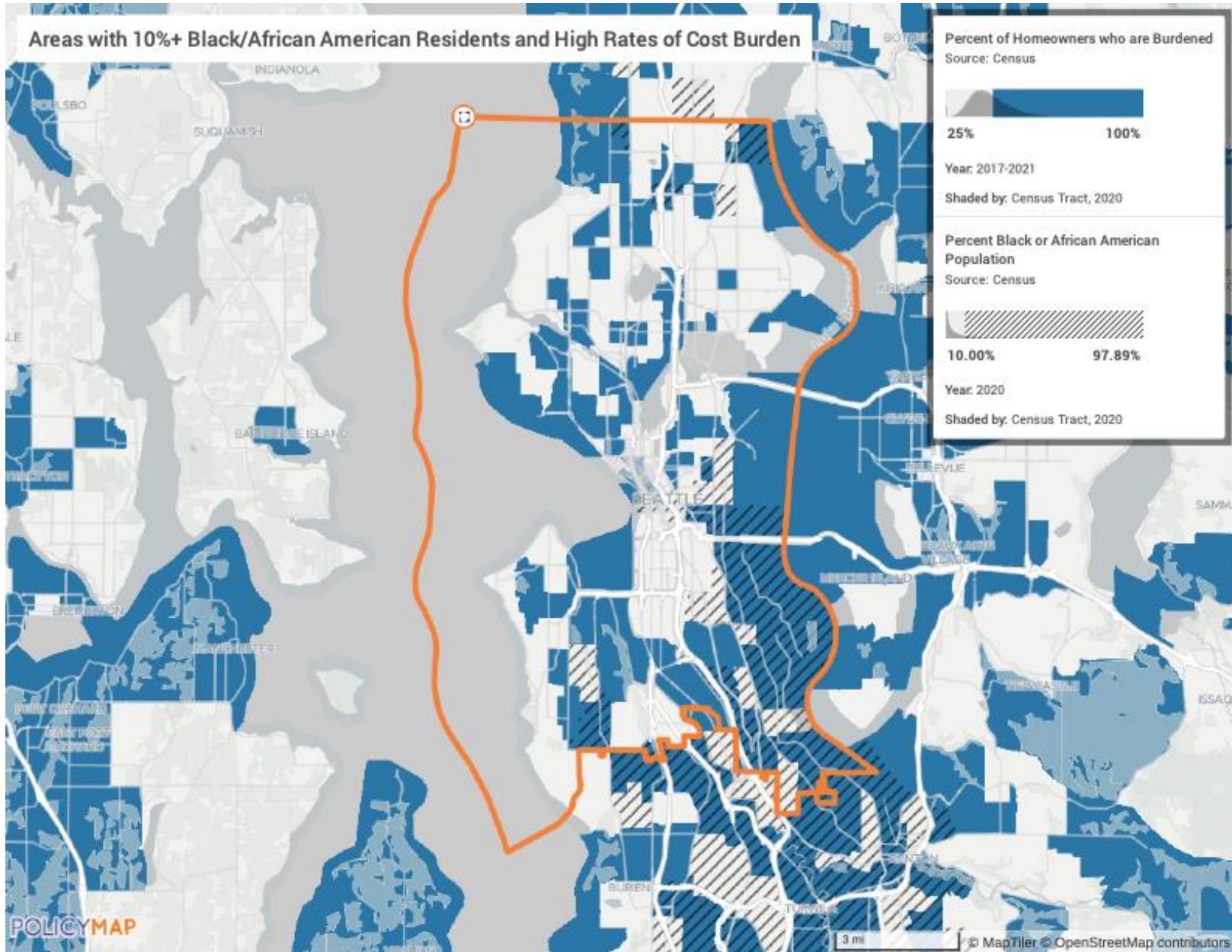
Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

In the jurisdiction as a whole, roughly one in three households faces cost burden or severe cost burden. Examining racial groups, the White population has a rate of 31% facing cost burden, with 13% experiencing severe cost burden. Black/African American residents face higher rates of cost burden, with a rate of 54%, and 26% experiencing severe cost burden. This rate is disproportionately higher than the population average.

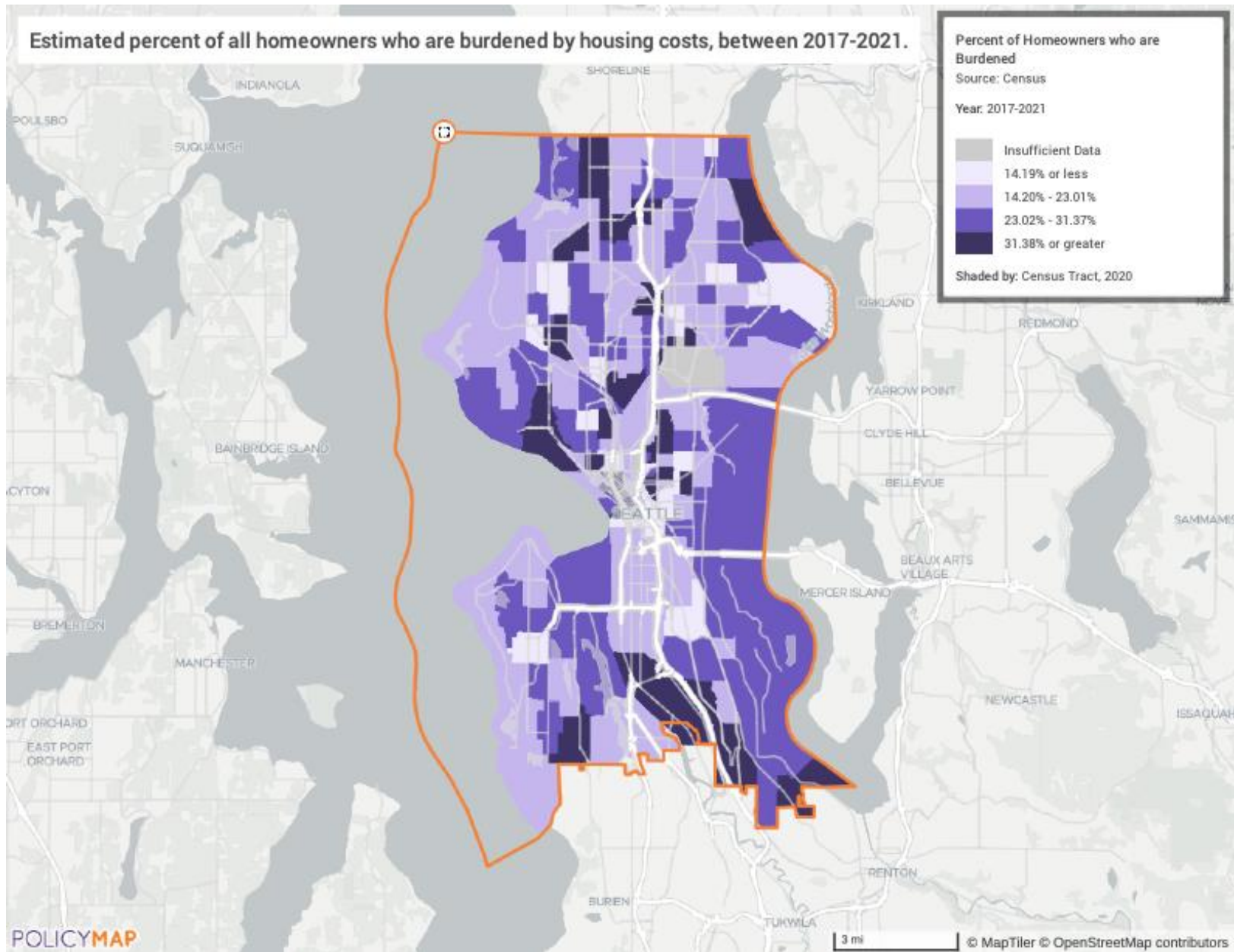
The map below depicts the overlap between census tracts in which 25% or more households are cost burdened (dark blue) and census tracts in which the Black/African American population exceeds 25% (via diagonal shading)



The American Indian, Alaska Native, and Pacific Islander communities exhibit rates of cost burden ranging from 41% to 47%, with severe cost burden ranging from 16% to 27%. These rates are disproportionately higher than the population average.

The Asian population has a rate of 36% facing cost burden, and 16% experiencing severe cost burden. The Hispanic population faces a similar rate of cost burden (37%), with 17% experiencing severe cost burden – both rates slightly higher than the population average. These disparities highlight the pressing need for targeted interventions and policies to address housing affordability issues and ensure equitable access to affordable housing for all racial and ethnic groups.

Geographically, cost burden is an issue across the City of Seattle (see map below). Areas in which a relatively greater proportion of households face cost burden exist in several southeast and northwest neighborhoods:



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?

Per the data and discussion above, no cross-section of a race, ethnicity, and income level was found to experience either housing problems or severe housing problems at a disproportionately higher rate than the average for each particular level of income.

With respect to cost burden, though, the data do reveal a disproportionately greater need for one racial group. Across all income groups, Black and African American residents were found to face cost burden at a disproportionately higher rate than other races and ethnicities. 54% of all Black and African American households are cost burdened, and roughly half of those households (26% of all Black/African American residents) face severe cost burden.

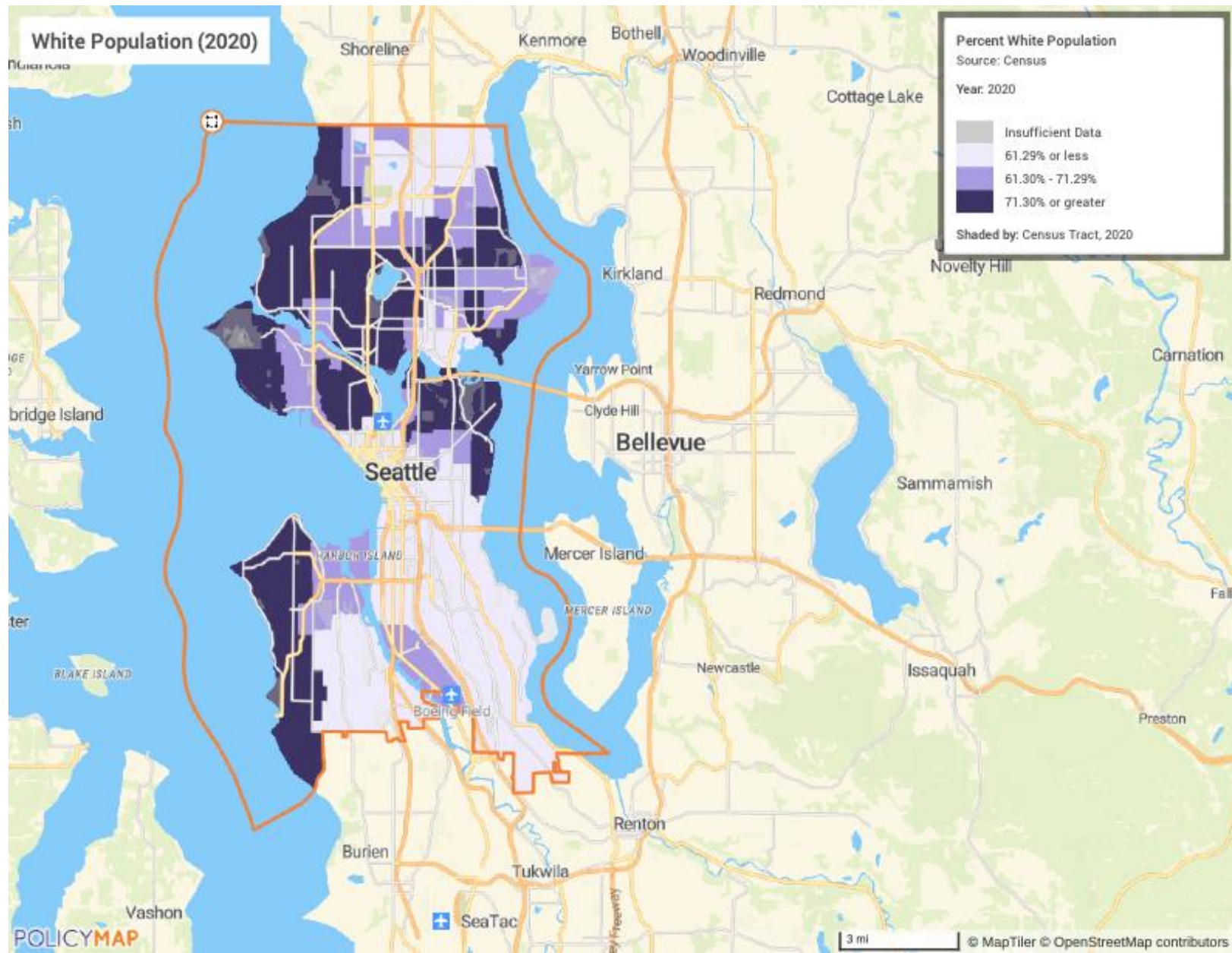
If they have needs not identified above, what are those needs?

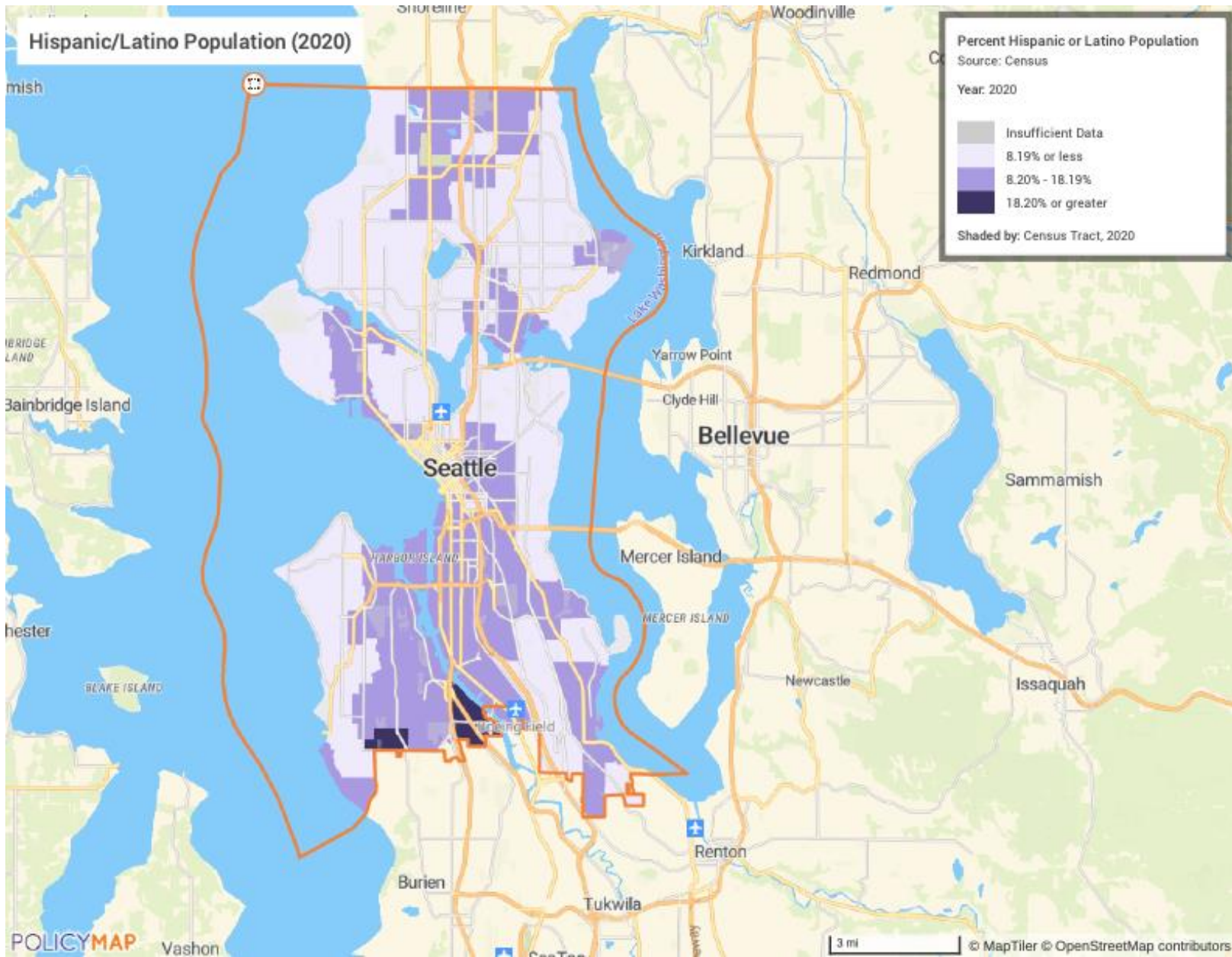
Cost-burdened residents typically are in need of the following types of subsidy, services, and development:

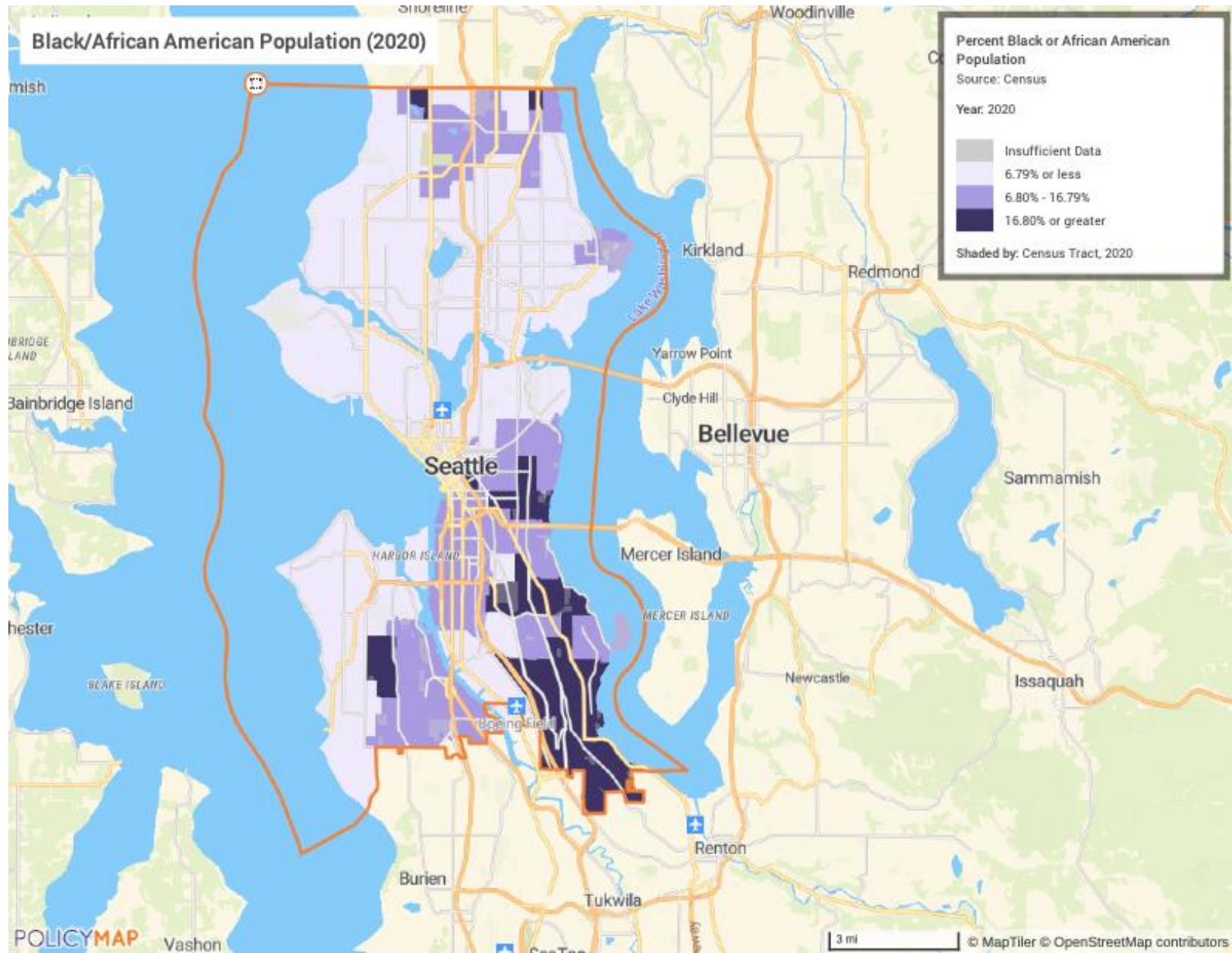
- A need for additional rental subsidies
- Housing opportunities for vulnerable populations
- New construction (a shortage of rental units)
- Rental unit rehabilitation
- Additional emergency shelter for those experiencing homelessness
-

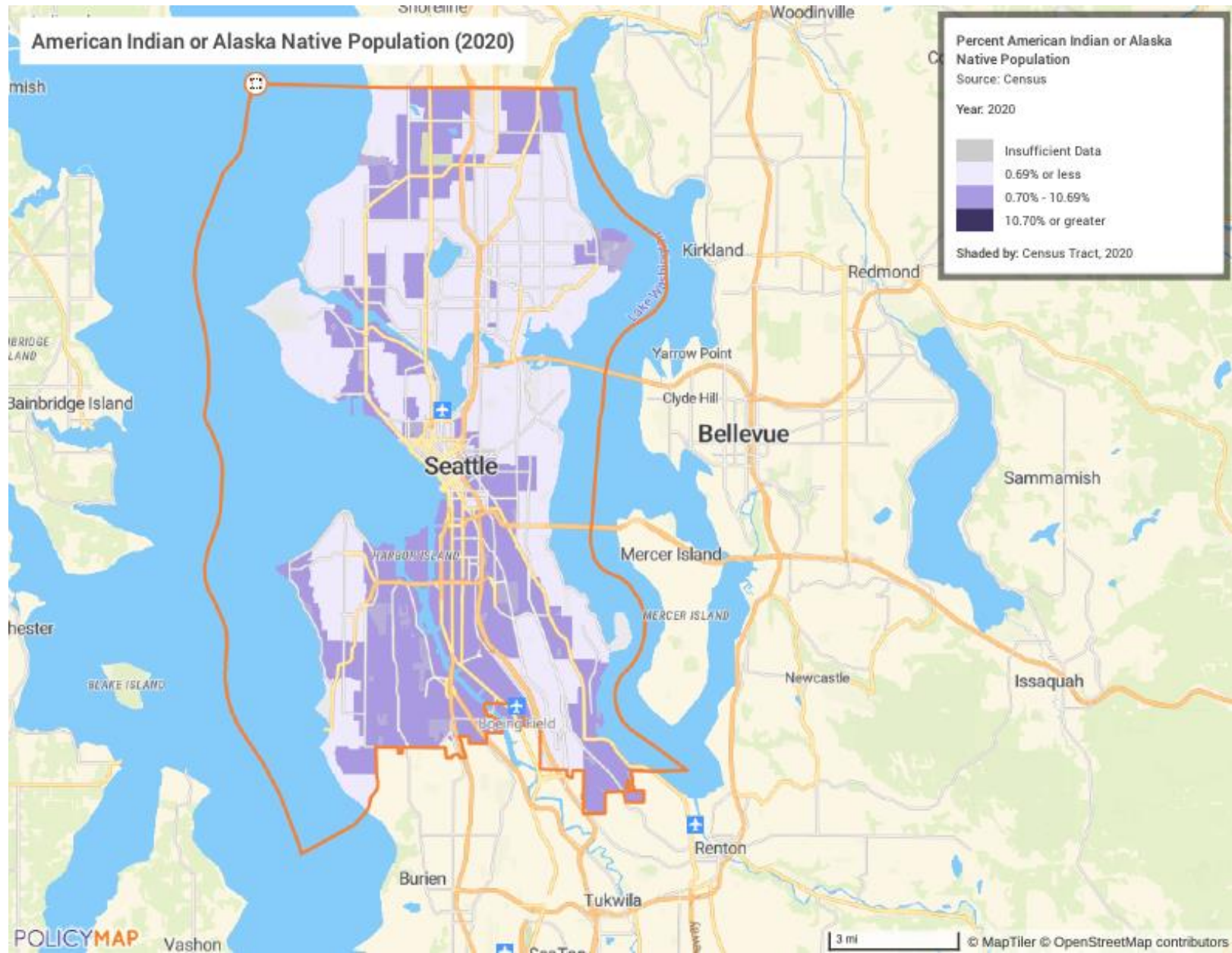
Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The maps below depict census tracts in which a racial or ethnic group meets the definition of concentration in Seattle (via dark purple shading). As is referenced above, Black and African American residents in Seattle face cost burden at a disproportionately higher rate than other races or ethnicities. Black and African American residents are found to also disproportionately be represented in the southeast portion of Seattle, east of Boeing Field and in the Rainier Valley neighborhood:









NA-35 Public Housing – 91.205(b)

Introduction

The narrative in the questions below capture the needs of public housing residents and Seattle Housing Authorities (SHA) actions to address those needs. However, SHA notes that data captured in HUD provided tables in this section and others dealing with aspects of public housing are inaccurate. As allowed by HUD, SHA offers the complete 2024 “Move To Work” report as an alternate data set for corrected data that responds to Consolidated Plan questions. The full report is an attachment in PR-10; an alternate data set response is attached to the “Totals in Use” table below and applies to all tables in other sections.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	589	5,037	5,409	2,092	3,077	126	70	44

Table 5 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	6,689	12,634	10,876	8,902	12,324	9,732	7,559	
Average length of stay	0	3	8	4	2	6	0	0	
Average Household size	0	1	1	2	1	2	1	2	
# Homeless at admission	0	48	1	31	2	7	19	3	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	98	1,612	1,242	486	724	16	0
# of Disabled Families	0	333	1,763	2,081	927	1,021	98	7
# of Families requesting accessibility features	0	589	5,037	5,409	2,092	3,077	126	70
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 6 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	377	1,998	2,233	1,022	1,094	70	22	25
Black/African American	0	158	1,884	2,458	828	1,528	51	34	17
Asian	0	10	1,031	541	160	372	2	5	2
American Indian/Alaska Native	0	40	104	130	56	63	3	8	0
Pacific Islander	0	4	15	47	26	20	0	1	0
Other	0	0	5	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 7 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	44	196	261	99	139	8	12	3
Not Hispanic	0	545	4,836	5,148	1,993	2,938	118	58	41

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 8 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

In addition to creating certified UFAS units, SHA approves and completes approximately 60-unit modifications each year in response to Reasonable Accommodation requests. The needs of tenants and applicants are varied, and SHA makes a variety of accommodations to meet them. SHA has established a thorough process to identify and address accessibility needs. During the admissions process, each household is asked about the nature and extent of their needs and those that identify a need related to accessibility proceed with a thorough review process to evaluate what accommodations are needed for their units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public housing residents and households with a Housing Choice Voucher have extremely low incomes. Many residents need help to build their assets, including job training, education, financial literacy, credit score improvement, and other supportive and incentive programs. Residents seeking education to improve their financial situation would also benefit from regulatory relief from the student rule in tax credit funding, a funding source used in many of SHA's properties, which makes it difficult for subsidized housing residents to obtain education later in life.

SHA is working to support participants' economic well-being with multiple strategies, including the development of a new Economic Advancement program, which will include coaching, employment brokers working with high demand industries, partnership with Seattle College to support post-secondary education and English as a second language, and a modified and expanded Family Self Sufficiency program.

Low-income public housing residents and voucher holders also need continued access to housing assistance. Rents in the Seattle metropolitan area are extremely high and continue to increase. Many SHA participants also need help to maintain their stability in housing, including case management and access to mental health and disability services. More than 9,000 of SHA's participants are living with disabilities.

Supporting seniors in SHA housing is also an immediate need that will continue to increase as the population ages. Seniors need supports to successfully age in place in SHA units, including nurse and wellness services as well as community engagement programs.

SHA also seeks to support achievement for children. Strategies include the Home From School program, which supports homeless and unstably housed families with school-age children attending Bailey Gatzert Elementary School. The program offers the parents of homeless children at the school housing assistance within the school area and provides services to support their housing search and stability in a new home. A second program is the Family Access Supplement for Opportunity Areas, which is designed to provide more buying power for families with children to be able to use their vouchers in high opportunity areas, which research indicates can lead to higher outcomes in school and adult earnings.

How do these needs compare to the housing needs of the population at large?

While many families struggle with the economy and housing costs in Seattle, needs are generally more acute among SHA participants, as evidenced by the fact that nearly all (96 percent) of SHA households fall below 50 percent of the Area Median Income (AMI). The great majority (81 percent) have extremely low incomes of less than 30 percent of AMI.

Discussion

SHA participants need housing assistance and services that will allow them to maintain their housing stability and increase their income and assets.

Please see the alternate data submitted for a more accurate representation of participant demographics and leased units.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is the King County Regional Homelessness Authority (KCRHA), which convenes government, faith communities, non-profits, the business community and people with lived experience of homelessness working together to implement the Continuum of Care in King County. The City will continue to align its work with King County through the new King County Regional Homelessness Authority. The Continuum of Care is integrated into the structure of the new authority, including coordinating its ESG and CoC Program funding decisions. For more information about KCRHA please visit <https://kcrha.org/>.

The CoC's work benefits persons experiencing homelessness or at risk of homelessness across all populations (single adults, young adults, couples, families, and veterans). Examples of coordination include codeveloping service delivery standards, identifying training needs and delivering training, contributing resources to support HMIS and coordinated entry, serving on the various Boards and other CoC policy committees, and engaging with people with lived experience of homelessness.

KCHRA estimates that a total of 52,000 people throughout King County experienced homelessness at some point in 2022, and the number experiencing homelessness over the course of a year is projected to grow to nearly 62,000 by 2028. People can experience homelessness for various lengths of time, depending on the ability of the homelessness system to meet their needs, and their ability to gain and maintain permanent housing.

Some of the contributing factors to homelessness include high costs for housing and living expenses, extremely low household incomes, declining federal housing subsidies, and limited support systems, including the availability of medical and behavioral health services. 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.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Washington State Department of Commerce publishes January and July estimates of people experiencing homelessness in its biannual “Snapshot of Homelessness in Washington State” report. These estimates are produced by combining a variety of data sources, such as Medicaid claims, Temporary Assistance for Needy Families (TANF), Basic Food Assistance, and Homelessness Management Information Systems. The table below shows Commerce’s Snapshot estimates for people experiencing homelessness in King County as of July 2022. These estimates are grouped by the type of household of which each of these persons is a member. The Snapshot tallied 33,652 people experiencing homelessness in the county in July 2022. Of these 33,652 people, 22,120 were members of adult-only households, 9,411 were members of households with an adult 25 years or older with one or more minor (person under 18), and 2,082 were members of households where everyone was 24 years or younger.

Race and Ethnicity	Persons in Youth or Young Adult Household, All Members 24 or Younger	Persons in Adult-Only Households with at Least One Member 25 or Older	Persons in Households with One or More Adults 25 or Older and One or More Minors	Persons in Unknown Household Type	Total Population Experiencing Homelessness
American Indian or Alaska Native	216	2,564	887	<11	3,669 (10.9%)
Asian	160	1,347	685	-	2,191 (6.5%)
Black or African American	881	6,906	4,180	17	11,984 (35.6%)
Hispanic or Latino	392	2,589	1,808	<11	4,791 (14.2%)
Native Hawaiian or Pacific Islander	153	1,164	934	<11	2,252 (6.7%)
White	547	9,696	1,993	16	12,251 (36.4%)
Unknown	108	510	714	<11	1,334 (4.0%)
Total	2,082 (6.2%)	22,120 (65.7%)	9,411 (28.0%)	39 (0.1%)	33,652 (100%)

Source: [Snapshot of Homelessness in Washington for July 2022](#), Washington State Department of Commerce.

Note: Based on combined Medicaid, Economic Service, and HMIS populations Includes service recipients and all associated household members.

Regarding the incidence of homelessness among veterans, KCRHA provides information on households accessing homelessness services as captured in HMIS. As of May 2023, 770 households accessing such services included a veteran. Such households accounted for 7% of the 10,697 total households.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Racial and Ethnic Distribution: Population Experiencing Homelessness and Overall Population in King County			
Snapshot of Homelessness Tallies of Population in Experiencing Homelessness		American Community Survey (ACS) Estimates for Total King County Population	
Race and Ethnicity	Percent of Population Experiencing Homelessness (July 2022)	Race and Ethnicity	Percent of Population (2021 ACS)
Total:	100.0%	Total:	100.0%
American Indian or Alaska Native	10.9%	American Indian and Alaska Native alone, not Hispanic	0.5%
Asian	6.5%	Asian alone, not Hispanic	20.0%
Black or African American	35.6%	Black or African American alone, not Hispanic	6.6%
Native Hawaiian or Pacific Islander	6.7%	Native Hawaiian and Other Pacific Islander alone, not Hispanic	0.9%
White	36.4%	White alone, not Hispanic	54.6%
		Some other race alone, not Hispanic	0.6%
		Two or more races, not Hispanic	6.8%
Hispanic or Latino ethnicity	14.2%	Hispanic or Latino ethnicity (any race or race combinations)	10.8%
Unknown	4.0%		

Sources: Snapshot of Homelessness in Washington for July 2022, Washington State Department of Commerce; 2020 decennial census, U.S. Census Bureau.

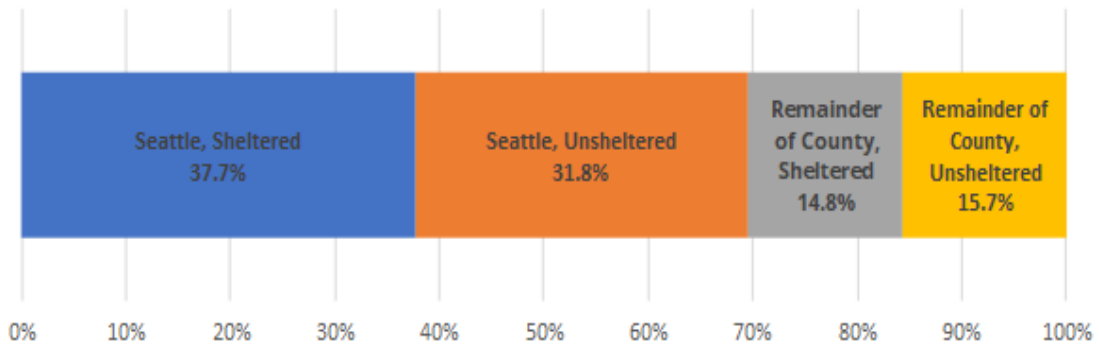
The table above shows the racial and ethnic composition of the overall population in King County as reported in the Census Bureau’s American Community Survey alongside that of the population experiencing homelessness as reported in Commerce’s Snapshot of Homelessness. Because Commerce’s Snapshot of Homelessness does not report multiracial categories, the estimates reported in the Snapshot of Homelessness and the ACS are not strictly comparable. The disproportionalities in rates of homelessness are so large that they are evident even when considering the differences between the data sources in tabulating race and ethnicity.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2022 Point-in-Time Count counted 13,368 people experiencing homelessness in King County, with 57% of those being unsheltered and 43% sheltered. Sheltered spaces surveyed include family transitional housing, congregate and non-congregate emergency shelters, and tiny house villages. Unsheltered people included those who were in both sanctioned and unsanctioned encampments with tents; and people located somewhere outside on the street, located in an abandoned building, or living in a vehicle. Of those surveyed in 2022, 51% identified themselves as having a disability, 31% identified themselves as having a mental health disorder, and 37% identified themselves as having a substance use disorder.

The 2020 Point-In-Time Count report provides details not available in the 2022 count, such as the location of people experiencing homelessness in King County. The table below shows 69.5% of King County’s people experiencing homelessness were found in Seattle as of the Point-in-Time Count in 2020. Of those in Seattle, a little more than half were sheltered.

2020 Point in Time Count by Location



Source: 2020 Point in Time Count for Seattle and King County

Discussion:

The City of Seattle allocates its homelessness investments to the King County Regional Homelessness Authority to support community-based agencies that provide homelessness prevention, emergency shelter homelessness intervention services, and housing stabilization and support services designed to help meet needs of homeless and formerly homeless individuals and families. For in-depth information on KCRHA's homelessness response see the King County Regional Homelessness Authority’s Five-Year Plan (2023 – 2028) (see link in PR-10).

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)

Introduction:

People with disabilities: The 2009-2013 American Community Survey estimates that 60,663 Seattle residents, which is 9.4% of the civilian noninstitutionalized population of Seattle, has a disability. The percentage increases to 16.1% of those over 65 and 28.4% of those over 75. But unlike race or ethnicity that identify other minority groups, disability can vary during a person's life. A person may be born with a disability, acquire it through accident, disease or the process of aging, or conditions can diminish or be ameliorated. For many people their disability is not a fixed condition but is changeable over time and with circumstances.

The Human Services Department houses the Aging & Disability Services division which serves as the Area Agency on Aging for the King County region. The City of Seattle partners with King County Department of Community and Human Services and Public Health -- Seattle & King County to sponsor the Area Agency on Aging. Key initiatives which serve both the aging and adult persons with disabilities include the Health Aging Partnership, a coalition of more than 30 nonprofit and government organizations working together to promote healthy aging, the Age Friendly Seattle Initiative, which focuses on making Seattle a great place to grow up and grow old for people of all ages and abilities, and PEARLS, the Program to Encourage Active, Rewarding Lives which is a community-integrated program to treat older adults who have minor depression.

Seniors and the elderly poor: The Area Plan on Aging for Seattle and King County identifies several indicators to assess the wellbeing of older adults residing in Seattle as well as the rest of the County. Among these indicators are the following:

- Percent 65+ paying >30 percent of income towards housing. Paying more than 30 percent of income for housing is an indicator of housing cost burden. According to ACS data, the proportion of King County renters who pay more than 30 percent of their income on housing has grown 5.5 percent to 63% from 2008 to 2013.
- Percent 65+ using public transportation. Transportation is an important element of connection between communities, individuals, and services. 26% of King County residents age 65+ report using public transportation to get to and from their neighborhoods.
- Percent 65+ reporting "Good to Excellent" health. Age is a consistent correlate of fair or poor health. 82% of King County adults 65+ report being in "good" to "excellent" health, higher than the U.S. proportion of 74%. However, communities of color report being in poorer health than whites.
- Percent 65+ cutting or skipping meals due to lack of money. 5% of adults in King County age 65+ report cutting or skipping meals in the last 12 months because there wasn't enough money for food.

The Area Agency on Aging focuses on the needs of all aging residents, not just those who are in low and moderate-income households. However, the Area Plan on Aging clearly defines goals which would address needs for seniors, regardless of income status.

Table 29: The following data set (cumulative cases of AIDS reported, etc.) was not available from HUD at the time of developing this draft plan. If the data is available prior to final adoption of the Consolidated Plan, the City will update this table to reflect the provided data. The narrative sections below provide a summary of the characteristics of special needs populations in the community.

HOPWA

Current HOPWA formula use:
Cumulative cases of AIDS reported
Area incidence of AIDS
Rate per population
Number of new cases prior year (3 years of data)
Rate per population (3 years of data)
Current HIV surveillance data:
Number of Persons living with HIC (PLWH)
Area Prevalence (PLWH per population)
Number of new HIV cases reported last year

Table 9 – HOPWA Data

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	
Short-term Rent, Mortgage, and Utility	
Facility Based Housing (Permanent, short-term or transitional)	

Table 10 – HIV Housing Need

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Describe the characteristics of special needs populations in your community:

Low Income People Living with HIV/AIDS (PLWH)-HOPWA programs assist non-homeless people living with HIV/AIDS status. The majority of households who receive housing subsidies have extremely low incomes; about 95% at less than 30% of median. Their profile is comprised of

- 72% males, 27% female, 1% transgender;
- Race: 61% white, 34% African American, 2% American Indian, 2% other multi-racial, 1% Asian, 1% native Hawaiian
- Ethnicity: 15% Hispanic/Latino

Older adults and people with disabilities

Population of older adults 60+ in Seattle: 111,362 as of 2013. Average life expectancy: 82

Seventeen percent (17%) of Seattle’s households include an individual 65+ years of age. Among Seattle’s nonfamily households (55.1% of all households), 9.3% are held by an individual age 65+ living alone (31.4% men and 68.6% women). Thirty-eight percent (38%) of Seattle’s senior households make less than half the median income. About 9,000 senior households in Seattle pay more than half their income on housing. For the lowest-income seniors, Social Security makes up over 80% of their income.

Seattle's age 65+ population who live with a disability (physical, cognitive, ability to live self-sufficiently, vision/hearing impaired) range from 34.7% (ACS) to 41% Behavioral Risk Factor Surveillance System (BRFSS). Public Health—Seattle & King County community health indicators present considerable **countywide** age-related data for residents age 65 and older:

- Place of birth: 20.7% foreign-born
- Educational attainment: No high school diploma 11.3%; no bachelor's degree 62%
- Employment status: 5.1% unemployment Median household income: \$48,145
- Poverty: 9.3% live with income less than the Federal Poverty Threshold; 23.9% live with income less than twice the Federal Poverty Threshold. Poverty differs by gender.
- Housing cost burden: Among Seattle residents age 65+, the percentage that spends greater than 30% of income on housing costs is high, especially among renters (62.5%) but also homeowners with a mortgage (32.7%).

What are the housing and supportive service needs of these populations and how are these needs determined?

Needs are determined through data analysis, regular meetings, and contract discussions with housing and services providers. Housing availability and affordability **overall** continue to be significant issues in Seattle with rents rising faster than any other U.S. city in 2017. There is also an insufficient supply of subsidized housing to meet demand and a shortage of rental assistance resources.

A proportion of low-income people with HIV in need of housing continue to struggle with barriers to accessing housing such as criminal history, mental illness, and chemical dependency. This population needs a mental health system that can respond to client needs quickly and efficiently.

- there are also increasing numbers of people with HIV who are aging and presenting with age-related health and dementia issues.
- people of color, including immigrants and refugees, may not know about or choose not to access resources through the centralized housing system due to cultural or other challenges.
- close to 400 people have unmet housing subsidy assistance needs including rental assistance, homelessness prevention assistance (STRMU), and housing facilities. This does not include the most vulnerable people with high need for services, as they are accessing housing through coordinated entry. As reported in the 2017 HOPWA CAPER, 504 households received support, including 348 who received housing subsidy.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

People Living with HIV/AIDS (PLWH): Based on 2017 King County Epidemiology Data, there are 6,995 King county residents living with HIV. Most are white males (88%), with more than 60% of all cases being 30 or older, a shift to a younger population than in 2016. HIV disproportionately affects African Americans and foreign-born black immigrants, as well as Latinos. Overall, the percent of HIV/AIDS among people of color has risen steadily since the early days of the epidemic.

HOPWA and Ryan White funds were recently allocated through a joint funding process, HOPWA is focused on housing inventory increase, placement and maintenance of housing, and prevention of

homelessness. Ryan White funds the housing stability services and supports the connection between housing and health care.

Discussion:

See also MA-45 - Special Needs and Facilities

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

City Capital Improvement Program

The City's overall assessment of capital facilities needs, and their funding sources are identified in the 2022-2027 Proposed Capital Improvement Program (<https://www.seattle.gov/documents/Departments/FinanceDepartment/2227proposedcip/Overview.pdf#:~:text=Every%20year%20during%20the%20annual%20budget%20process%2C%20the,that%20amount%20designated%20for%20the%202022%20budget%20year.>) CDBG funds, when available, may be used to meet urgent or vital facilities needs of social service agencies.

In addition, public facilities projects can be presented for funding as part of community, departmental, Mayoral or Council requests, though this Consolidated Plan would prioritize projects that:

- Meet one or more of the established Consolidated Plan Goals;
- Proactively address the Race and Social Justice impact questions included in SP- 25 and SP-25;
- Address the needs of a City R/ECAP (geographic area that is disproportionately represented by people of color who are in poverty);
- Leverage the work of other City and/or SHA adopted plans or initiatives.

The City has also determined the need to address the opioid/fentanyl crisis that is devastating the community with a high rate of overdoses; many of those becoming fatal. The Mayor’s Office has requested that HSD implement a proposal process beginning late in 2023 and moving to allocations in 2024. Successful applicants be allocated prior year unexpended CDBG funds to support the expansion of facilities that can address respite and recovery from an overdose, and connection to treatment and other support services for those who have experienced an overdose but survived with intervention.

Equitable Development Initiative

The City has also created the Equitable Development Initiative to support communities at risk of displacement, which generally overlaps with R/ECAP designations. The EDI attempts to direct resources to community-driven facility projects that align with the EDI Financial Investment Strategy. See details: <https://www.seattle.gov/opcd/ongoing-initiatives/equitable-development-initiative>).

Parks Upgrade Projects

Like the citywide Capital Improvement Program, the Department of Parks and Recreation utilizes a rolling prioritization as defined by HUD requirements to determine *low-income* parks for Park Upgrade Projects for funding with federal funds and other resources. For details see the link in PR-10.

How were these needs determined?

See the above-referenced Proposed Capital Improvement Program, EDI Investment Strategy, and Parks Upgrade processes. Each effort involved community input, draft reviews by key constituents and

stakeholders, and formal public process in order to be recommended by the Mayor and passed by City Council, usually via Ordinance.

Describe the jurisdiction's need for Public Improvements:

City-wide public improvements

Similar processes are used to identify public improvements priorities as for the Public Facilities projects. To request HUD federal grant funds under this Consolidated Plan, an improvement project would need to meet the same criteria listed in the question above.

Public improvements projects can be presented for funding as part of community, departmental, Mayoral or Council requests, though this Consolidated Plan would prioritize projects that:

- Meet one or more of the established Consolidated Plan Goals;
- Proactively address the Race and Social Justice impact questions included in SP- 25 and SP-25;
- Address the needs of a City R/ECAP (geographic area that is disproportionately represented by people of color who are in poverty);
- Leverage the work of other City and/or SHA adopted plans or initiatives.

Equitable Development Initiative

Under this plan, projects must focus on addressing displacement and historic disinvestment in certain neighborhoods. CDBG funds will be used to support community-driven projects addressing specific anti-poverty needs identified by community members.

How were these needs determined?

Equitable Development Initiative

Projects will be selected by periodic competitive request for proposal process conducted by Office of Planning and Community Development (OPCD). Application rounds will be determined based on availability of funds. The EDI Fund establishes threshold criteria to ensure that resources are directed to areas and communities that are most impacted by displacement pressures. Typically, in Seattle this represents areas with high concentrations of poverty and/or communities with a high proportion of racial and ethnic minorities.

Parks Upgrade Projects

The needs were adopted based on a comprehensive outreach process with many stakeholders throughout the City of Seattle. Many of the Levels-of-Service determinations are specifically outlined in the Final Environmental Impact Statement (<https://www.seattle.gov/opcd/ongoing-initiatives/seattle-2035-comprehensive-plan>) with proposed public investments being included as mitigations where appropriate.

Describe the jurisdiction's need for Public Services:

Seattle 2035 is the City's Comprehensive Plan, currently being updated, (<https://www.seattle.gov/opcd/ongoing-initiatives/seattle-2035-comprehensive-plan>). The plan

identifies required levels of service for Public Services, including Transportation Facilities, Housing needs, Capital Facilities, Public Utilities, and Parks and Open Space and identifies the improvements and investments that will be necessary to keep up with population growth through 2035.

In addition, multiple departmental strategic plan efforts and existed adopted initiatives will inform the identification and prioritization of public services, which will be captured and refined through each year's Annual Action Plan submission to HUD in the context of the five-year goals adopted in this Consolidate Plan.

How were these needs determined?

As stated in prior questions, the City relies heavily on existing planning and needs identification at the community, departmental and other stakeholder level to inform the list of services prioritized for HUD federal grant allocations. The list below summarizes some of the key plan that are informing the 2024 Annual Action Plan submitted as part of this five-year plan. See PR-10 and PR-15 of this plan for details and links to the listed plans.

The needs were adopted based on a comprehensive outreach process with many stakeholders throughout the City of Seattle. Many of the Levels-of-Service determinations are specifically outlined in the Final Environmental Impact Statement (<https://www.seattle.gov/opcd/ongoing-initiatives/seattle-2035-comprehensive-plan>) with proposed public investments being included as mitigations where appropriate.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Seattle is a rapidly growing city, with large increases in population and employment over the past decade. Despite the near halt in private development during the Great Recession, overall residential growth hit record levels between 2006 and 2015, adding 50,000 net new housing units from 2005 to 2015.

Over the past five years, house prices and rents have risen rapidly. Rents have increased 34 to 38 percent, adjusted for inflation, depending on unit size. Home values increased nearly 97%. The result has been an increase in low-income renters and owners who are cost burdened or severely cost-burdened, or who are forced to move away from the city.

Much of the affordable housing for lower income households is available through public and nonprofit ownership and through rental assistance. Seattle has over 27,000 assisted rental housing units through federal, state, and local programs. In addition, rentals affordable to low- and moderate-income households are available in market rate buildings through City incentive programs, with 4,564 rent- and income-restricted units currently available and nearly 3,000 units under development.

Affordable rental opportunities in the unsubsidized housing market are available but are becoming more limited. The average rents charged in unsubsidized rentals are generally too high to be affordable to many renter households, since most renters have incomes below 80% AMI and nearly half have incomes that are 60% AMI or less. Affordable rentals are more likely to be found in smaller and older apartment buildings, and primarily units with fewer bedrooms.

Problems with housing conditions are not as widespread as housing cost burden, yet an estimated 10 percent of Seattle-area rental housing has "moderate to severe" physical problems. The majority of Seattle's rental and ownership housing stock was built before 1980, and needs on-going maintenance and repair and, in some cases, housing code enforcement.

People who are homeless have little chance to secure housing in Seattle's high-cost market. Households receiving rapid rehousing assistance spend a significant amount of time searching for rental units that will accept rental assistance at all, much less within allocation limits. Veteran households spend roughly 3 months searching for housing while they are homeless. As of the end of the second quarter of 2017, of the 7,596 households seeking housing placement, only 1,344 households were able to resolve their housing crisis by finding suitable units.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Using data from the 2013-2017 ACS 5 Year Estimates, the following table lists all residential properties in the City of Seattle. The City contains a diversity of property types. A significant portion of the properties, about 43%, consists of 1-unit detached structures. Large multi-family units (those containing 20 or more units) make up almost a third of residential units.

The second table included below compares unit sizes by tenure. Roughly 53% of units in Seattle are renter-occupied. As is the case in most jurisdictions, renters are far more likely to occupy smaller units (0 or 1 bedroom) than owners. Two-thirds of all owners in Seattle owned a unit with 3 or more bedrooms, while only 14% of renters occupied similar units. These figures remain similar to those present in the City’s prior Consolidated Plan.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	142,735	43%
1-unit, attached structure	16,985	5%
2-4 units	21,935	7%
5-19 units	46,120	14%
20 or more units	105,840	32%
Mobile Home, boat, RV, van, etc.	1,125	0%
Total	334,740	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,955	1%	28,985	17%
1 bedroom	11,660	8%	66,575	40%
2 bedrooms	36,680	25%	49,685	30%
3 or more bedrooms	96,260	66%	23,050	14%
Total	146,555	100%	168,295	100%

Table 32 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

An analysis produced in the City’s HOME-ARP Allocation Plan¹ estimated that Seattle has a total of 30,753 rent- and income-restricted units in housing developments using federal, state, and local sources. Over 41% (12,853 units) of all units were restricted to tenants earning less than 30% AMI, while another 5,778 were restricted to those with incomes 30-50% AMI, and another 12,122 units were reserved for those earning 50-80% AMI. Seattle’s federally subsidized housing stock includes 63,857 occupied public housing units and an additional 118,013 Housing Choice Vouchers in use².

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

OH-funded housing is under long-term contracts and is generally not at risk. When a contract is due to expire, OH works with the owner to extend the contract, and therefore loss of OH-funded affordable housing is rare. Similarly, Seattle Housing Authority housing is generally retained for long-term use. If housing is demolished, such as in the current Yesler Terrace redevelopment under HUD's Choice Neighborhoods Initiative, public housing is replaced on a one-to-one basis.

Over the course of the next three years (2023-2026), the Seattle Housing Authority is conducting an evaluation of its public housing inventory to identify options for increasing long-term financial stability for the Low-Income Public Housing (LIPH) communities, addressing capital and operating needs of public housing buildings and promote environmental sustainability. Accordingly, SHA may seek HUD approval for "demolition and/or disposition" for 3,284 public housing units in 2023.

Unsubsidized affordable housing in Seattle has been lost due to demolition and redevelopment. The number of new units developed greatly exceeds lost housing, however. From January-May 2021 (the most recent period in which the Census Bureau has collected residential construction permit data), over 300 new building permits were issued monthly. Over this five-month period, more than 90 permits were issued for buildings containing 5 or more units. Because Seattle's Comprehensive Plan directs most residential development to urban centers and urban villages with primarily commercial land uses, this pattern of a significant net gain of housing is expected to continue.

Does the availability of housing units meet the needs of the population?

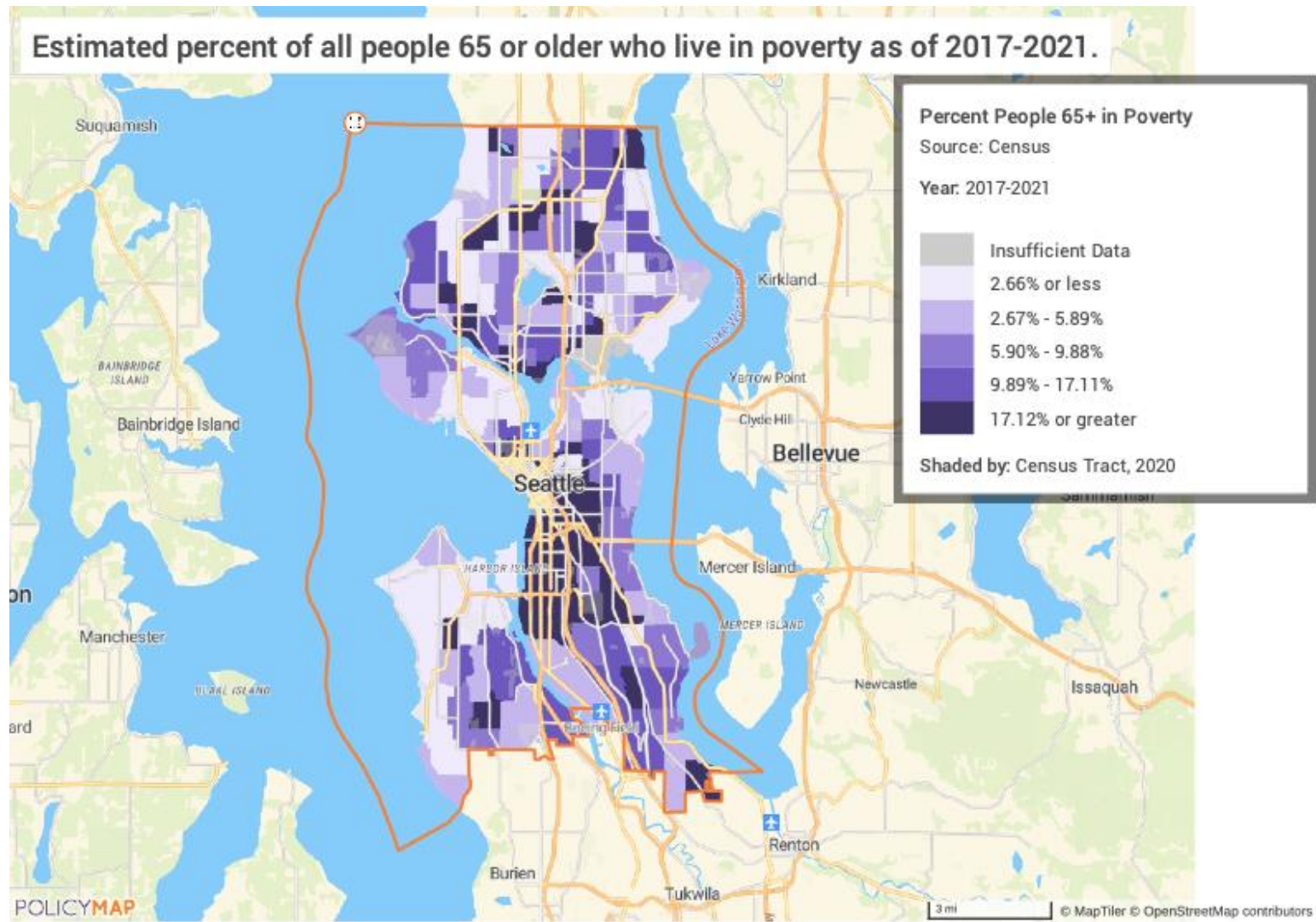
Seattle's population is growing per census estimates, the total number of residents has grown from 608,660 in 2010 to 737,015 in 2020 (a 21% increase). This amount of growth is comparable to, yet exceeds, population growth in King County and the State of Washington.

The National Low Income Housing Coalition estimates that the Seattle-Tacoma-Bellevue metro area has a deficit of 102,187 affordable units for households earning less than 30% AMI, and a deficit of 135,833 units for the population of households earning less than 50% AMI³. These deficits persist despite the availability of 34,175 affordable and available rental units in the area.

Describe the need for specific types of housing:

Affordable family-sized rental housing is in short supply in Seattle. 2017-2021 ACS data found that units with 2 or more bedrooms make up a small share of market-rate apartments, comprising only 39% of all rental units. This housing is generally not affordable to lower income renters: gross rents exceeded \$1,000 for 86% of these units.

Affordable senior housing is another housing type in short supply. 2017-2021 ACS data estimates that 12,573 renters over the age of 65 are cost burdened. That total represents 16% of Seattle's cost burdened renter population. The map below depicts the proportion of Seattle residents who are 65 or older and who live in poverty. In several census tracts south of downtown, this proportion exceeds 20% of all residents:



Discussion

A mix of housing types and levels of affordability will be needed to address the housing needs of existing residents and population projections over the next decade. While signs of increased market-rate housing development are evident, market-rate development cannot be expected to provide housing for lower income households.

The City of Seattle is leveraging the full spectrum of incentives and regulatory approaches are needed to ensure affordable opportunities. Housing development should also consider environmental impacts and universal design aspects and the needs of people with physical, cognitive, visions or hearing limitations whether temporary or permanent as consistent with the Seattle Comprehensive plan and growth management principles.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	446,900	537,800	20%
Median Contract Rent	849	1,266	49%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	17,700	10.5%
\$500-999	37,470	22.3%
\$1,000-1,499	54,890	32.6%
\$1,500-1,999	35,260	21.0%
\$2,000 or more	22,970	13.7%
Total	168,290	100.0%

Table 34 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	12,750	No Data
50% HAMFI	31,020	1,315
80% HAMFI	62,680	4,650
100% HAMFI	No Data	10,910
Total	106,450	16,875

Table 35 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,829	1,881	2,199	2,953	3,446
High HOME Rent	1,240	1,330	1,598	1,837	2,030
Low HOME Rent	968	1,038	1,246	1,439	1,606

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

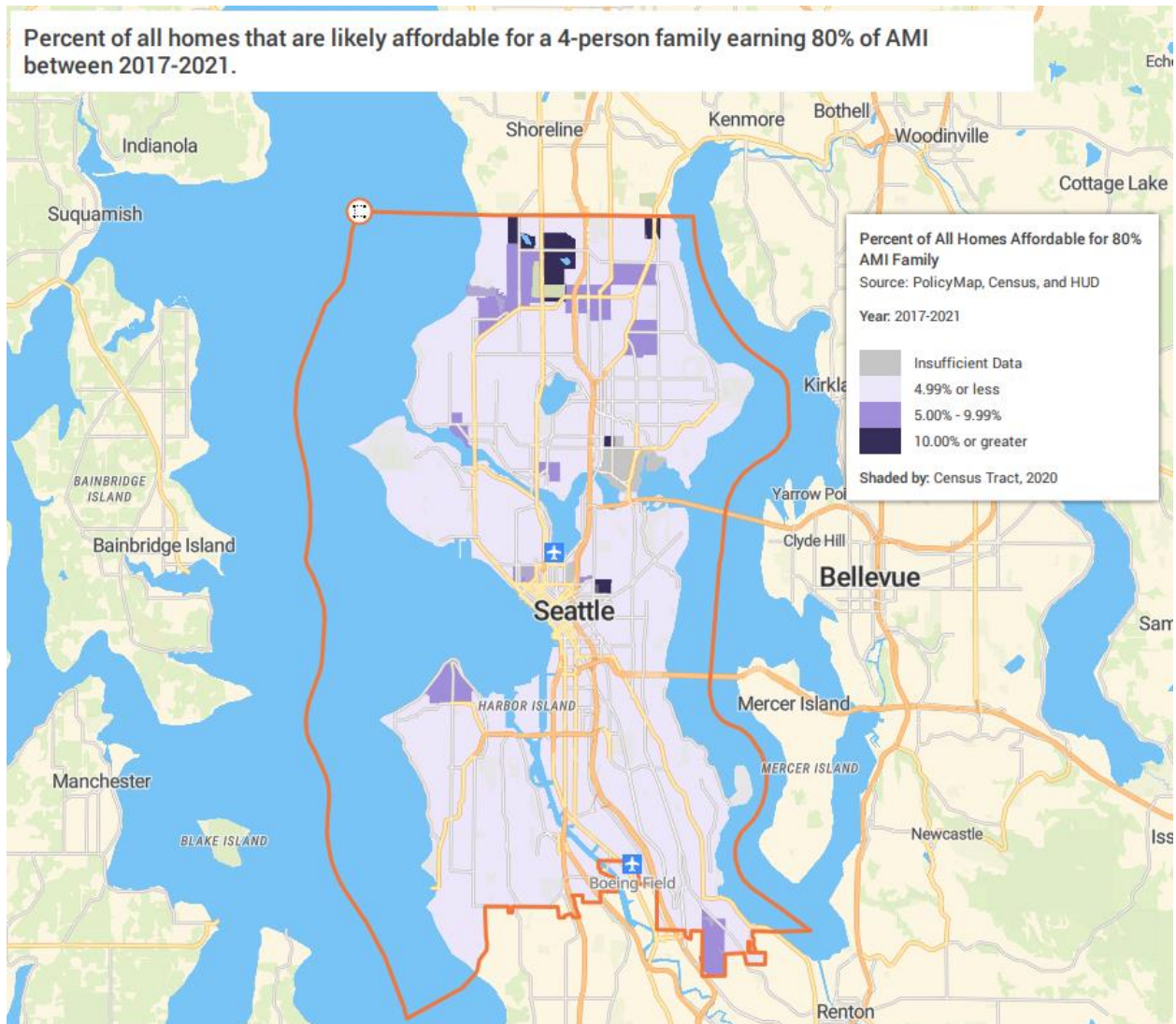
Is there sufficient housing for households at all income levels?

This housing affordability data, when supplemented with cost burden data displayed in Sections NA-25 and NA-30, reveals a deficit in affordable housing stock across income levels.

Data from the Census Bureau, the Comprehensive Housing Affordability Survey, and The National Low Income Housing Coalition (which estimates that the Seattle-Tacoma-Bellevue metro area has a deficit of 102,187 affordable units for households earning less than 30% AMI, and a deficit of 135,833 units for the population of households earning less than 50% AMI⁴) all point to a deficit of sufficient housing for households earning less than 80% AMI.

The data reveal a shortage of affordable housing for households earning 30% and 50% of the area median income (AMI) in both the renter and owner categories. Only 12% of rental units are affordable to households earning 30% of the AMI, while only 29% of rental units and 6% of owner units are affordable to households earning 50% of the AMI. However, for households earning 80% and 100% of the AMI, a greater percentage of units are affordable. 58% of rental units and 25% of owner units are affordable to households earning 80% of the AMI, and 65% of owner units are affordable to households earning 100% of the AMI. Thus, a greater supply of affordable housing is available for those earning higher incomes.

A geographical representation of homes likely affordable to a family of four earning less than 80% AMI between 2017-2021 identifies only a handful of census tracts contain a proportion of likely affordable homes that exceeds 10%. In most census tracts, the proportion of likely affordable homes is lower than 5%:



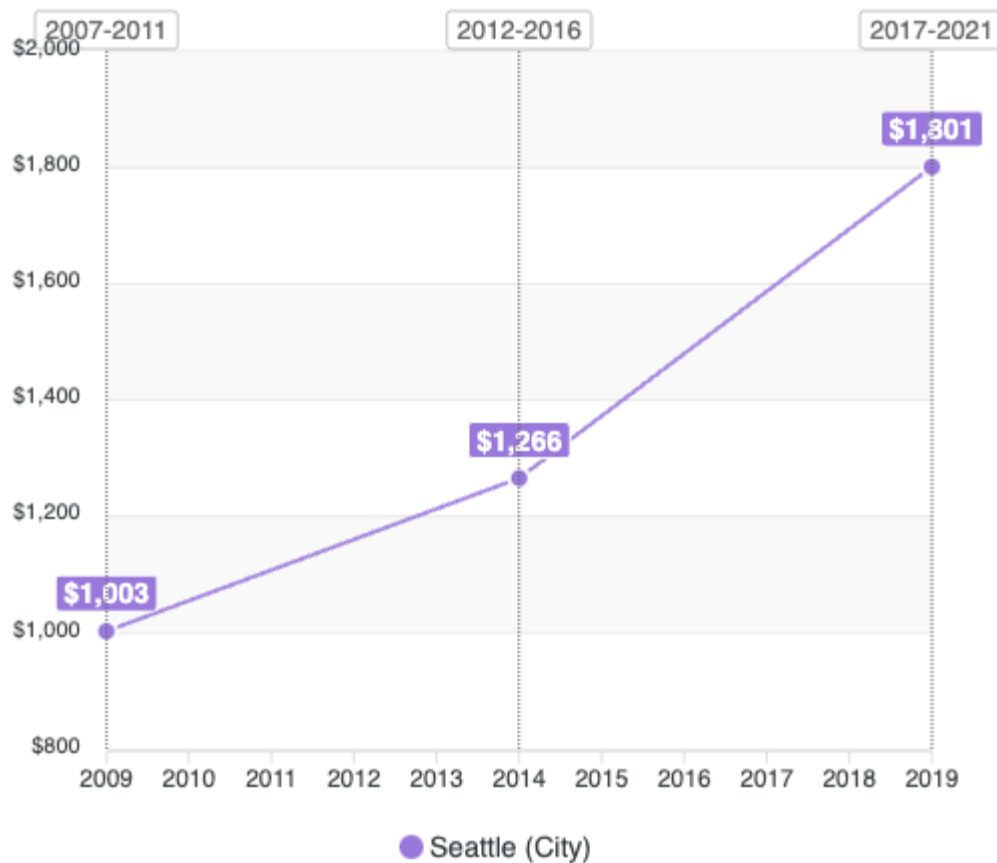
How is affordability of housing likely to change considering changes to home values and/or rents?

The stock of affordable housing is expected to fall further behind as home values and rents continue to increase at a rapid pace. A 2021 study⁵ estimated that Seattle would have needed the production of an additional 9,000 housing units to maintain its baseline ratio of jobs to housing units.

Further complicating these projections is a significant increase in home values and rents in recent years. Between 2010 and 2019, median home values in Seattle grew by 80%, while median family incomes in the county only grew by 55%⁶. From the 2012-2016 ACS to the 2017-2021 ACS, rents have risen by 50%:

Median Gross Rent from 2007-2011 to 2017-2021.

Powered by PolicyMap



Rising prices have fueled a “down renting” phenomenon, through which households earning above 80% AMI account for a portion of units affordable to those earning below 80% AMI. The shortage in available units has produced a cascading set of pressures at every level of income to push up prices on those units that are available. The study referenced above estimated that “down renting” has contributed to a shortage of 21,000 rental units that are both affordable and available to households earning below 80% AMI.

Rents have increased to keep pace with sale prices. These increases are reflected across the City of Bowie, which contains only two census tracts in which median gross rent (per 2017-2021 ACS estimates) was less than \$1,000.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to 2017-2021 ACS data, the median rent in the City is \$1,801. According to Table 31, 65% of households in the City pay less than \$1,499 in monthly rent. Fair Market Rents for all unit types and High HOME Rents for units with 3 bedrooms or more are all higher than the area median rent, while the Low HOME Rents are lower than the area median rent.

This indicates that producing or preserving affordable housing units at the Fair Market Rent or High HOME Rent levels may not adequately serve the needs of households with lower incomes, who may not be able to afford these rents. However, producing or preserving housing units at the Low HOME Rent levels may help to provide more affordable options for households with lower incomes.

Discussion

This analysis highlights the importance of considering all income levels of the target population and the overall housing market conditions when developing a strategy for producing or preserving affordable housing. This might involve exploring alternative funding sources, such as tax credits or grants, to support the development or preservation of affordable housing units at lower rent levels. Seattle, like many large, growing metropolitan areas, is facing increased pressure on a limited supply of housing stock. This pressure is working to crowd out renters earning below 80% AMI, and the City's use of local and federal subsidy plays a key role in preserving housing stock that is truly affordable to this population.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

While thousands of new rental units have been added in recent years, Seattle's housing stock is still primarily in older buildings. According to 2009-2013 CHAS data, 72 percent of owner-occupied housing and 56 percent of renter-occupied housing was built before 1980. Of all 314,855 housing units in Seattle, 201,960 were built before 1980.

Definitions

“Substandard condition but suitable for rehabilitation” is a HUD term that the City of Seattle defines as housing for which either (a) a notice of violation based on one or more physical conditions of the housing that has not been corrected has been issued pursuant to Seattle Housing and Building Maintenance Code, subsection 22.206.220 “Notice of Violation,” or (b) a rental housing registration has been revoked because the property fails to comply with the minimum maintenance standards of the Rental Registration and Inspection Ordinance (SMC Chapter 22.214).

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	35,905	25%	70,045	42%
With two selected Conditions	580	0%	6,155	4%
With three selected Conditions	55	0%	410	0%
With four selected Conditions	0	0%	10	0%
No selected Conditions	110,015	75%	91,675	54%
Total	146,555	100%	168,295	100%

Table 37 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,170	15%	38,960	23%
1980-1999	17,675	12%	34,090	20%
1950-1979	35,845	24%	52,490	31%
Before 1950	70,865	48%	42,760	25%
Total	146,555	99%	168,300	99%

Table 38 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	106,710	73%	95,250	57%
Housing Units build before 1980 with children present	10,595	7%	4,905	3%

Table 39 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 40 - Vacant Units

Comprehensive data on vacant and abandoned units is not available. The Seattle Department of Construction and Inspections reports 201 vacant building cases that are currently open, and 49 properties in its vacant building monitoring program.

Need for Owner and Rental Rehabilitation

Table 37 (Condition of Units) shows an estimated 46 percent of Seattle's rental housing and 25 percent of owner-occupied housing has one or more selected housing conditions. It is interesting to note that owner-occupied housing units with one or more selected housing conditions increased by 22% from the last plan.

ACS 1-year estimates from 2021 indicate that Seattle now has more than 10,000 occupied rental housing units. [Table CP04: Comparative Housing Characteristics, 2021 American Community Survey 1-Year Estimates, U.S. Census Bureau.] Some of the rental units in Seattle do not meet the City's minimum housing standards and are subject to City inspection and housing code enforcement, which may be initiated by resident complaint or Seattle's new Residential Registration and Inspection Ordinance (see Discussion below).

A particular concern in Seattle is older buildings constructed with unreinforced masonry (URM). According to a 2019 report by The National Development Council, there were more than 1,145 URM structures within city limits, used for educational, commercial and residential purposes, that are susceptible to damage or collapse during an earthquake. Following the 2001 Nisqually Earthquake, two-thirds of buildings determined unsafe were URM buildings. After receiving this "Funding URM Retrofits" report from The National Development Council, the City began updating its policy for seismic retrofit to reduce the risk of collapsed buildings, which endanger occupants and pedestrians and block emergency

response. In 2022, The Seattle Department of Construction and Inspections (SDCI) formed The Technical Standard Task Group comprised of SDCI staff and structural engineers through the Structural Engineers Association of Washington (SEAW). This task group is currently reviewing the 2012 Proposed Retrofit Standard in hopes to align it with current building codes. URM retrofit also protects historic buildings and neighborhood economic vitality.

Seattle's portfolio of assisted rental housing contains many older buildings, including historic structures, with demonstrated need to upgrade major building systems. Seattle's proposed 2023 Housing Levy will be voted for approval in Fall 2023. The Housing Levy proposal includes a goal to produce and preserve in at least 3,516 affordable rental units between 2023-2030 to improve living conditions and energy efficiency, reduce operating costs, and extend the useful life of the building. This assistance is prioritized for buildings serving extremely low-income residents with insufficient operating revenues to finance major improvements. There is also a goal to create over 3,100 new affordable homes in Seattle.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

There are a total of 15,500 housing units with children living in units that were built before 1980 in Seattle. Lead was banned from being used as a construction material in 1978 due to its toxicity. Exposure to lead may cause a range of health problems, especially in young children. Lead from paint can seep into materials both inside and outside of the home, leaving potential for lead mixed materials to be tracked around a home. There are no known sources of reasonably accessible data that ties Units with Lead-based Paint Hazards to type of household in residence, much less by income which would allow for an estimate to answer the questions above.

Discussion

Addressing unsafe and unhealthy conditions in ownership housing has long been a City priority. The Home Repair Program through the Office of Housing provides low- and no-interest loans to income-qualified homeowners to make critical health and safety improvements. City staff assist the homeowner to establish the scope of work and select a contractor and inspect the work upon completion. The HomeWise Weatherization Program offers income-qualified homeowners free energy efficiency improvements, such as energy audits, insulation, air sealing, and furnace repair or replacement. The City also funds the Minor Home Repair program, operated by Sound Generations, which offers assistance with small repairs and disability modifications (<https://soundgenerations.org/get-help/home-resources/home-repairs/>).

To address the physical problems in the rental housing market, the Rental Registration and Inspection Ordinance (RRIO) was established by the Seattle City Council after an extensive public involvement process. The purpose of RRIO is to help ensure that all rental housing in Seattle is safe and meets basic housing maintenance requirements. Starting in 2014, all rental property owners in Seattle must register their properties with the City. Inspectors will make sure all registered properties comply with minimum housing and safety standards at least once every 10 years. RRIO now has about 30,000 properties containing 150,000 rental units registered, not including exempt public and nonprofit housing. So far RRIO has inspected over 7,000 of these registered properties.

Historically, Seattle relied only on a complaint-based system to address rental problems. RRIO creates a system to address issues, even when renters do not complain. RRIO will also increase awareness of housing standards among existing and future property owners, managers, and renters.

The Seattle Department of Construction and Inspections (SDCI) developed a RRIO online map and database which has been incorporated into the publicly viewable permit and complaint status lookup tool on the SDCI homepage at www.seattle.gov/DPD. The tool allows the public to search by address or map and determine whether a property is registered with RRIO. The tool also displays information about whom a renter can contact for repairs, whether a registration has been denied or revoked, and inspection information, including the outcome of any inspections performed.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Seattle Housing Authority (SHA) provides affordable housing and rental assistance to more than 38,000 people, including 86% of those in neighborhoods throughout the city of Seattle. Most SHA households are served through Low Income Public Housing (LIPH) and Housing Choice Vouchers (also referred to as Section 8 or HCV).

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	588	5,367	8,810	104	8,706	944	10	620
# of accessible units			890						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 11 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

HA owned/managed units totals 8,236 units as of year-end 2021, which are in neighborhoods throughout the city of Seattle. SHA's public housing stock provides a range of bedroom sizes, as well as opportunities for specific populations, such as the buildings in our Seattle Senior Housing Program (SSHP). While most of SHA's public housing units are in apartment buildings, some are in smaller, multi-family buildings and houses in our Scattered Site portfolio.

Please see the alternative data in the Move To Work report (link in PR-10) for an accurate count of public housing stock.

Public Housing Condition

Public Housing Development	Average Inspection Score
NA	NA

Table 12 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Federal underfunding of the public housing capital program has resulted in a backlog of capital projects for SHA. The capital backlog has also put pressure on the operating funds available as SHA has needed to expend more resources on maintenance and repair. To date, SHA has been successful in leveraging other resources, including tax credits and bonds, to address some of the capital backlog. However, some of the projects that were built or rehabilitated using other funding sources are now approaching 15-20 years old and require new capital investment.

In the short-term, the capital needs of the Scattered Site, Senior Housing, and High-Rise portfolios are of most urgent need. In addition, one of the most urgent short-term restoration needs is rebuilding at Lam Bow Apartments, where a fire that occurred in 2016 destroyed a 21-unit building, displacing 19 low-income households. Over the next three years, SHA estimates a need for a \$3.5 million capital investment to address the needs of various buildings in the scattered sites portfolio. The Senior Housing portfolio has a capital backlog that includes major building components estimated at \$8.5 million over the next 3 years and the High-Rise portfolio has a capital backlog of approximately \$30 million over the next three years that includes major building systems.

In the long-term, the majority of SHA's public housing stock will hit the 50 plus year mark within the next ten years and as a result will require major sewer, plumbing, mechanical, and electrical work as part of its lifecycle, totaling \$25 to \$30 million. Some of the buildings will also need new roofs and exterior building envelope upgrades estimated at \$10 million.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

In addition to the physical environment of SHA communities, the agency strives to support personal and community well-being in its properties. Community builders work with interested residents to form and sustain duly elected resident councils and issue-specific work groups on areas of common interest. In addition, most communities send representatives to the Joint Policy Advisory Committee, which SHA regularly consults on major policy issues. Residents are also engaged in planning for the use of HUD's resident participation funds. In the next few years SHA also plans to continue to invest in continued security improvements as well as community activities such as holiday events, gardening clubs, and other resident-sponsored initiatives.

Discussion:

As noted above, a backlog of capital needs put pressure on the operating funds available for SHA. In addition, the aging of existing SHA buildings, and the increasing needs of public housing residents presents both short and longer-term challenges. SHA maintains a safe and healthy living environment for its residents. However, underfunding continues to exacerbate these challenges.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

As of 2023, there are a total of 5,344 emergency shelter beds situated in King County. About 55% of these beds are for adults without children, while 45% allow for adults with children. In addition, small shares of these beds are for specific populations, including victims of domestic violence, people living with HIV, veterans, and youth between the ages of 18 and 24.

Transitional housing, which is limited in the length of stay typically to 2 years, provides an additional 1,900 beds, mostly for households with children.

Forms of permanent housing include rapid rehousing, permanent supportive housing, and other permanent housing. Rapid rehousing is the smallest of these three categories, with 1,200 beds that serve households who are placed in permanent housing quickly through financial and housing support. Permanent supportive housing is the second largest of the groups, with 7,400 beds, while other permanent housing, which does not include supportive services typical of PSH, provides 4,100 beds. There are approximately 1,900 veteran permanent supportive housing beds, the largest permanent housing supply for any specific population.

It is worth noting that beds serving victims of domestic violence, people living with HIV, veterans, and youth under the age of 25 vary in whether they also allow adults with accompanying children. Beds serving victims of domestic violence almost entirely allow adults with children, while beds serving people living with HIV do not. About a third of beds serving veterans and youth serve adults with children.

Facilities and Housing Targeted to Homeless Households

13

Bed Type	Emergency Shelter	Transitional Housing	Permanent Housing			Total Permanent Housing
			Rapid Rehousing	Permanent Supportive Housing*	Other Permanent Housing	
Total Beds	5,344	1,895	1,247	7,416	4,057	12,720
Beds by Household Status						
Adults Only	2,928	33	113	5,309	2,003	7,425
Allow Adults with Children	2,416	1,862	1,134	2,107	2,054	5,295
Beds for Specific Populations						
Victims of Domestic Violence	169	295	243	-	18	261
Living with HIV	26	-	-	58	-	58
Veterans	34	-	178	1,936	59	2,173
Youth Aged 18 to 24	147	226	156	80	70	306
*Includes both Supportive Housing and Permanent Supportive Housing, although most of these are considered to be Permanent Supportive Housing						
Source: King County Regional Homelessness Authority, 2023 Housing Inventory Count for King County						

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

See 2022 Homeless Inventory list in attachments for complete listing of types of facilities, services, and programs involved in supporting people experiencing homelessness in Seattle/King County. In addition, the King County Regional Homelessness Authority's Regional Services Database contains additional information on the types of services that can be accessed at such facilities. These include supports such as case management, substance use treatment, behavioral health supports, health care, and more. KCRHA's Regional Services Database can be found at <https://kcrha.org/regional-services-database/>.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

See 2022 Homeless Inventory list in PR-10 attachments for complete listing of types of facilities, for complete list by type of program and service population. In addition, the King County Regional Homelessness Authority's Regional Services Database contains additional information on the specific subpopulations prioritized at such facilities. These include groups such as families with children, veterans, youth, and more. KCRHA's Regional Services Database can be found at <https://kcrha.org/regional-services-database/>.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

HOPWA Assistance Baseline Table

Type of HOPWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	
PH in facilities	
STRMU	
ST or TH facilities	
PH placement	

Table 14– HOPWA Assistance Baseline

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

People with HIV/AIDS: Housing affordability continues to be a barrier for this population. Seattle rents rose 4 times faster than any other U.S. city in 2017 and averaged close to \$2,000 per month for a 1-bedroom apartment. Many people must move to south King County in search of affordable housing. There is an insufficient supply of subsidized housing and a shortage of Section-8 public housing rental assistance vouchers and other subsidy programs. Agencies working with clients struggle to find apartments that met fair market rents (FMRs), as required for HOPWA rental assistance. A portion of low-income people with HIV/AIDS struggle with access to housing due to criminal history, mental illness, and chemical dependency. Case managers report the lack of mental health services that can respond to client needs quickly and efficiently. Without such a system in place, housing placement and stability may be jeopardized due to untreated anger, anxiety or paranoia for the client. Providers are encountering increasing numbers of people with HIV who are aging and presenting with age-related health and dementia issues. While the system has not done specific planning around supporting the aging population, there will be opportunity to identify strategies in the HIV/AIDS Housing and Services Stakeholder group.

People with Different Abilities: 8.9% (55,239) of Seattle’s non-institutionalized population are people with disabilities. The lack of attention to equity and access issues for people with disabilities overall in public and private actions is due, in part, because of the perception this population is a nominal segment of the population. By comparison, the number and percentage of people reporting a disability in the 2010 census was greater than for the Hispanics and African American/Non-Hispanic, and for those who speak English less than well at home populations. About 1 in 10 adults (approximately 10% of Seattleites) have an ambulatory difficulty. Thirty-four of 131 census tracts (approximately 26%) contain 33% or more individuals with disabilities. Seattle’s Building Code adopted by the City in 1976 required 5% of all new developments with more than ten units to be Type A units (accessible units). The accessible units do not have to be rented or sold to someone with disabilities. Since 1984; when tracking began, an **estimated that 6,070 accessible units have been built city-wide**. This does not include renovated housing rental units or private single-family housing accessibility modifications (e.g. installing an elevator or bathroom accessible for wheelchair use). 2009-2013 ACS data documents 27,027 people

(non-institutionalized) with an ambulatory disability in Seattle that are competing for the accessible units.

Public Housing residents: Elderly households and Disabled individuals comprise a higher concentration of publicly supported housing residents than in the larger population. Majorities of households served in the Other Multifamily (90%) and Project-Based Section 8 (61%) programs included seniors. Disabled individuals are prevalent in HCV (40% of residents), Public Housing (36%), and Project-Based Section 8 (35%). Families with Children exceed their citywide population share in Public Housing (22%) and HCV (32%) but make up only 8% of Project-Based Section 8 and 0% of Other Multifamily. An overall shortage or absence of educational, job training, mental health and substance abuse treatment services was documented by Seattle Housing Authority in the 2017 Assessment of Fair Housing.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Behavioral Health (Mental Health, Substance Use Disorder Services): King County provides publicly funded mental health services to low-income people in need. To qualify for mental health services, an individual must meet both financial and medical necessity criteria. Through the Affordable Care Act, the number of individuals seeking services have increased substantially. Services are provided by community-based mental health care providers, including a number of social and health service providers that offer specialized programs for homeless individuals, families and youth. Sobering, detoxification, outpatient treatment, and substance use prevention services are the responsibility of King County. The King County Behavioral Health and Recovery Division works in partnership with other departments within the county, the City of Seattle, and the Washington State Division of Behavioral Health and Recovery in planning and implementing publicly funded prevention and treatment services. A recent focus has been placed on individuals with heroin and/or prescription opiate addiction. This has led to an increase in medication assisted treatment programs including both suboxone and methadone.

Some of the services provided are county operated programs; however, most are provided through contracts with community-based substance abuse prevention and treatment agencies.
<http://www.kingcounty.gov/healthservices/MHSA.aspx>.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The HOPWA goals stem from the joint funding planning with Ryan White committee. Households assisted receive housing resources only: STRMU, TBRA, and permanent housing facilities operated with HOPWA funds. People with HIV/AIDS who are most vulnerable with high needs are now participating in King County's Coordinated Entry for All and receiving housing and support through permanent supportive housing programs for single adults.

Ryan White now funds the system's emergency shelter, transitional housing, and supportive services to help people both find and maintain housing and ensure good health outcomes. The system also works to incorporate employment into HIV/AIDS services provision, in addition to expanding housing opportunities which reflect changes in who is experiencing the HIV epidemic.

HOPWA staff work to align housing and stability resources with King County Regional Homeless Authority, for a person- centered, systemic response to homelessness, which leverages combined county-wide competitive funding processes.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))
Seattle is not part of a consortia.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Segregation: Seattle reflects historic patterns of racial and ethnic segregation with white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census Seattle became more racially diverse as more people move to Seattle. Comparing neighborhoods, integration increased especially in areas where multi-family housing exists. Between 2010 and 2020, the city's population of people of color grew by 46%, more than three times as fast as the prior decade.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS): In May 2017 as part of the Assessment of Fair Housing; Seattle identified four R/ECAPs based on HUD's definition: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. R/ECAPs change over time because of fluctuating household income, growth in immigrant and refugee resettlement, or government actions like annexations. R/ECAP issues include: 1) disproportionate rates of people of color, foreign born people, families with children and people with disabilities who tend to be lower income; 2) these neighborhoods experience lack of opportunity compared to other areas of the City for employment, school proficiency, transit, exposure to environmental hazards, and to poverty. Fair housing challenge for these areas is to create opportunities for housing mobility and protect those that wish to stay in Seattle from displacement.

Inequitable Access to Opportunity: a pattern of lack of opportunity for people in protected classes, regardless of where they live in the city. Generally, neighborhoods in the north end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty.

Disproportionate Housing Needs: Most people in Seattle experience barriers in housing affordability; that alone is not defined as a fair housing issue. Where affordability disparately impacts people in protected classes, it rises to protection under the Fair Housing Act. For example, Black and African American residents were found to face cost burden at a disproportionately higher rate than other races and ethnicities. Fifty-four percent of all Black and African American households are cost burdened, and roughly half of those households (26% of all Black/African American residents) face severe cost burden. Families in Seattle experience housing scarcity due to lack of low-cost larger housing.

Public Housing Analysis: Nearly all SHA programs serve a greater share of households of color compared to the Seattle population compared to Seattle's low-income population. Elderly and people with disabilities and families with kids are overrepresented in public housing compared to the general population. SHA housing is integrated into both culturally similar neighborhoods as well as areas where public housing residents are a minority in majority White neighborhoods.

Disability and Access analysis: Issues of lack of access and discrimination against people with disabilities receive less attention in the public and private sector than for other protected classes. There is a misperception that fewer people with disabilities rely on public and private systems.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,203	1,282	0	0	0
Arts, Entertainment, Accommodations	42,242	69,658	13	13	0
Construction	11,376	24,070	3	4	1
Education and Health Care Services	49,692	87,072	15	16	1
Finance, Insurance, and Real Estate	22,464	35,365	7	7	0
Information	31,739	35,436	10	7	-3
Manufacturing	17,869	26,158	5	5	0
Other Services	13,690	22,220	4	4	0
Professional, Scientific, Management Services	52,244	89,980	16	17	1
Public Administration	0	0	0	0	0
Retail Trade	50,055	82,823	15	15	0
Transportation and Warehousing	9,427	15,979	3	3	0
Wholesale Trade	12,808	22,019	4	4	0
Total	314,809	512,062	--	--	--

Table 45 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	430,750
Civilian Employed Population 16 years and over	410,410
Unemployment Rate	4.72
Unemployment Rate for Ages 16-24	21.00
Unemployment Rate for Ages 25-65	3.29

Table 46 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	172,655
Farming, fisheries and forestry occupations	15,125
Service	33,225
Sales and office	72,080
Construction, extraction, maintenance and repair	11,995
Production, transportation and material moving	9,890

Table 47 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	209,525	56%
30-59 Minutes	140,145	37%
60 or More Minutes	24,690	7%
Total	374,360	100%

Table 48 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	12,685	1,095	7,030
High school graduate (includes equivalency)	26,130	1,930	9,940
Some college or Associate's degree	71,355	4,270	17,930
Bachelor's degree or higher	235,850	6,715	30,010

Table 49 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	500	1,780	2,455	5,605	5,405
9th to 12th grade, no diploma	4,145	2,665	2,995	5,300	3,315
High school graduate, GED, or alternative	11,965	11,020	8,645	18,365	13,275
Some college, no degree	30,830	21,030	15,495	27,965	15,805
Associate's degree	4,020	9,395	7,985	12,065	4,475
Bachelor's degree	21,425	71,215	39,910	50,995	20,630
Graduate or professional degree	1,370	37,940	31,370	41,525	20,170

Table 50 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,320
High school graduate (includes equivalency)	29,810
Some college or Associate's degree	38,490
Bachelor's degree	61,140
Graduate or professional degree	78,455

Table 51 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The Business Activity suggests that the City of Seattle is home to a diverse range of employment sectors. The largest sector in terms of both the number of employees and establishments is the professional, scientific, and management services sector, with 16% of employees and 17% of jobs. This sector includes a growing technology industry, which employs highly skilled, college-educated workers.

Together, the education and health care services (15%), retail trade (15%), arts, entertainment, and accommodations (13%), and information (10%) sectors make up 53% of employees in Seattle. Education and health care opportunities have contracted significantly since the publication of the 2018-2023 Consolidated Plan: this sector represented 24% of jobs in the 2013 longitudinal employer-household dynamics survey; it now represents only 16% of jobs in the city.

Describe the workforce and infrastructure needs of the business community:

The Business Activity table suggests that education and health care workers are leaving Seattle and that workers in the information sector and professional services sector are growing in the share of the

overall employment landscape. These changes relate to the housing supply challenges within the city, as workers moving to Seattle tend to earn higher incomes and have put pressure on the prices of existing housing stock.

The 2017-2021 ACS population estimates that recent demographic changes have grown the proportion of residents who are working age (18-64). This age group represents 73% of all residents, whereas residents 65 and older now represent 12% of residents.

Several initiatives have contributed to the growth and training for new jobs in the information and professional services sectors. These includes: the Seattle Region Partnership, King County, the City of Seattle's Office of Economic Development, the Seattle/King County Workforce Development Council (a regional workforce innovation board), Seattle Jobs Initiative, SkillUp Washington, and the Port of Seattle. These entities have worked collaboratively to support the growth of these industries via new, high-wage career pathways for Seattle residents.

The City of Seattle continues to experience significant economic growth and very low rates of unemployment. However, stark gaps exist between those who have a college degree and those who do not. The Education Table estimates that 2% of college-educated workers were unemployed, whereas roughly 7% of those who have not high school are.

immigrants and refugees and native-born people of color continue to be significantly "educationally underemployed" and are disproportionately overrepresented in lower-wage sectors. Seattle's Office of Immigrant and Refugee Assistance (OIRA) Ready to Work program focuses on immigrants and refugees in the workforce¹. OIRA estimates that 19% of Seattle residents are foreign-born (per 2020 ACS estimates) and that Seattle's immigrant population grew by 47% from 2000 to 2020. Foreign-born workers make up almost a third of all employees in professional, scientific, and technical services and administrative support roles in Seattle.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As more Seattle residents working in lower-wage industries are displaced by those working in the information and professional services sectors, public transportation infrastructure will be an important resource in the City of Seattle and King County. Initiatives like Sound Transit 3, a 25-year program designed to expand the mass transit network to connect Seattle with 15 other cities in different ways via commuter rail, light rail, and rapid bus service a critical initiative. The Travel Timetable, which suggests that only 7% of residents travel more than 60 minutes to work, is not reflective of those residents who have been displaced beyond the Seattle's city boundary and commute to a job within Seattle.

The Office of Planning and Community Development's Equitable Development Initiative addresses displacement and the unequal distribution of opportunities in Seattle. The initiative focuses on community leadership and provides financial support to organizations that promote equitable access to housing, jobs, education, parks, cultural expression, healthy food and other community needs and amenities.

The Washington State Convention Center, a driver of economic activity in downtown Seattle, recently completed a \$2 billion expansion. The renovation has been highlighted as a factor in an 8% increase in visitors to the downtown area in December 2022 (relative to the prior year). The expansion has already enabled Seattle to compete for larger conventions and events.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The skills and education of the current workforce in Seattle are beginning to better align to the employment opportunities available in the city. Looking at the age groups, we can see those individuals with less than a 9th-grade education is more prevalent in the older age groups, indicating that these residents may have acquired employment before higher education became a common requirement. Those with a high school diploma or equivalent are spread across all age groups, suggesting that this level of education is necessary for a wide range of employment opportunities. The largest number of individuals with some college education but no degree falls within the 18-24 age group, indicating a trend towards pursuing higher education in Seattle.

The data shows that the number of people with an associate's degree is relatively consistent across age groups, indicating that this level of education can lead to employment opportunities across various age ranges. The highest number of individuals with a bachelor's degree is in the 25-34 age group, suggesting that higher education is often pursued by individuals early in their careers.

When looking at occupations by sector, management, business, and financial roles have the highest number of people employed, indicating a demand for individuals with higher education and specialized skills. Sales and office occupations also have a significant number of employees, suggesting opportunities for individuals with various educational backgrounds. The data highlights the importance of education in aligning skills with employment opportunities, with higher education often leading to careers in sectors such as management, business, and finance.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Office of Immigrant and Refugee Affairs' Ready to Work (RTW) program, which was discussed above for its work in workforce development, works in partnership with both the community college system and the local workforce investment board to provide jobs opportunities to immigrant and refugees. The program provides opportunities for participants to acquire certificates through skills training programs funded by the Workforce Innovation and Opportunity Act and it is administered by the colleges and local non-profits.

Another initiative, Pathways to Careers (P2C), partners with several city agencies, including Seattle Colleges, the Seattle Jobs Initiative, Workforce Development Council of Seattle-King County, and SkillUp Washington. These partnerships provide educational routes to middle-wage jobs and prioritizes youth, men of color and limited-English speakers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

N/A

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

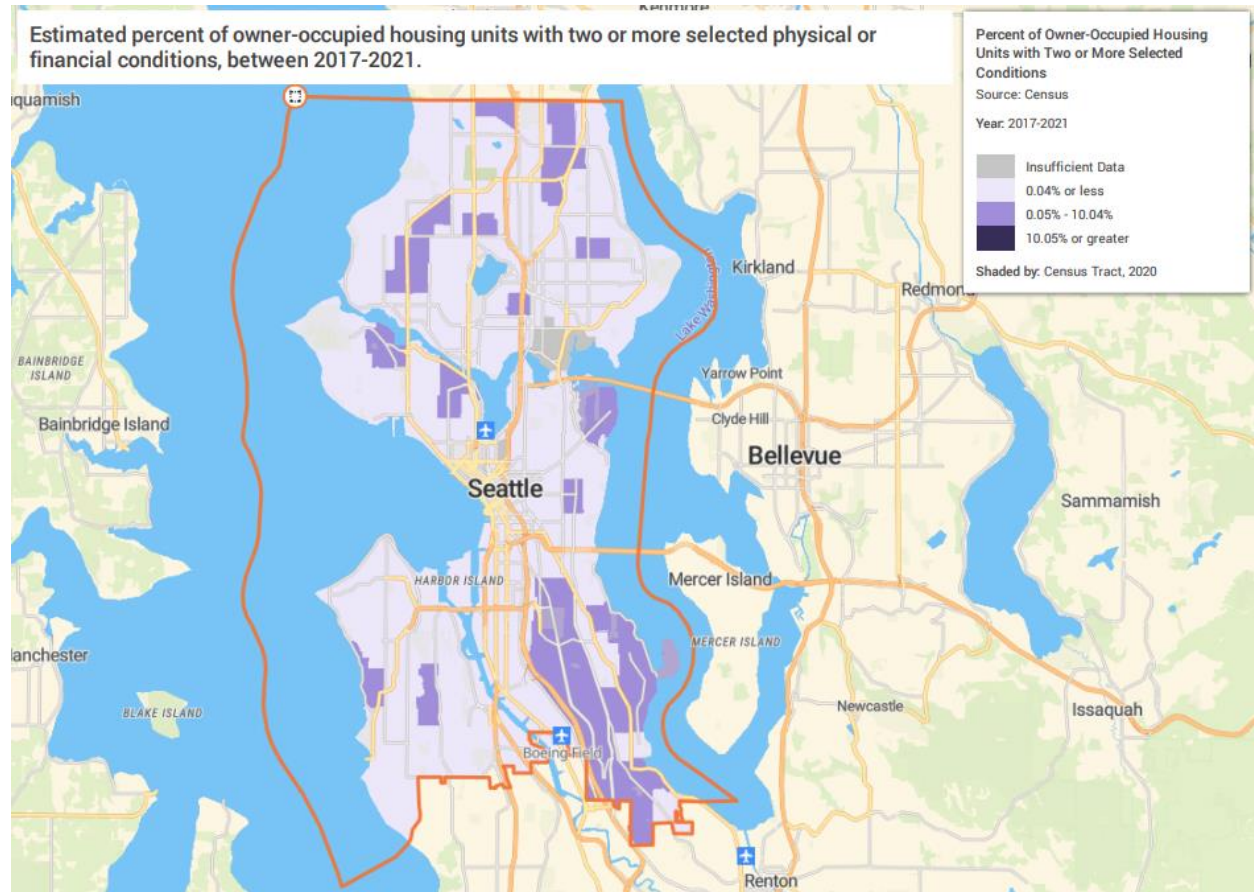
Discussion

The data and initiatives reviewed in this section reflect Seattle’s position as a growing city that has a responsibility to ensure that all growth is equitable and sustainable. Significant changes to Seattle’s demography highlight the increases in jobs in some industries at the expense of others, and the need to provide training and education for residents to move into higher-wage careers.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The concentration of multiple housing problems within the City of Seattle can be defined as the presence of any census tracts that exceed the average proportion (among all census tracts) by ten percentage points or more. In Seattle, the average census tract contained two or more housing problems at a rate of 0.05% of all households. No census tracts meet the definition of concentration:

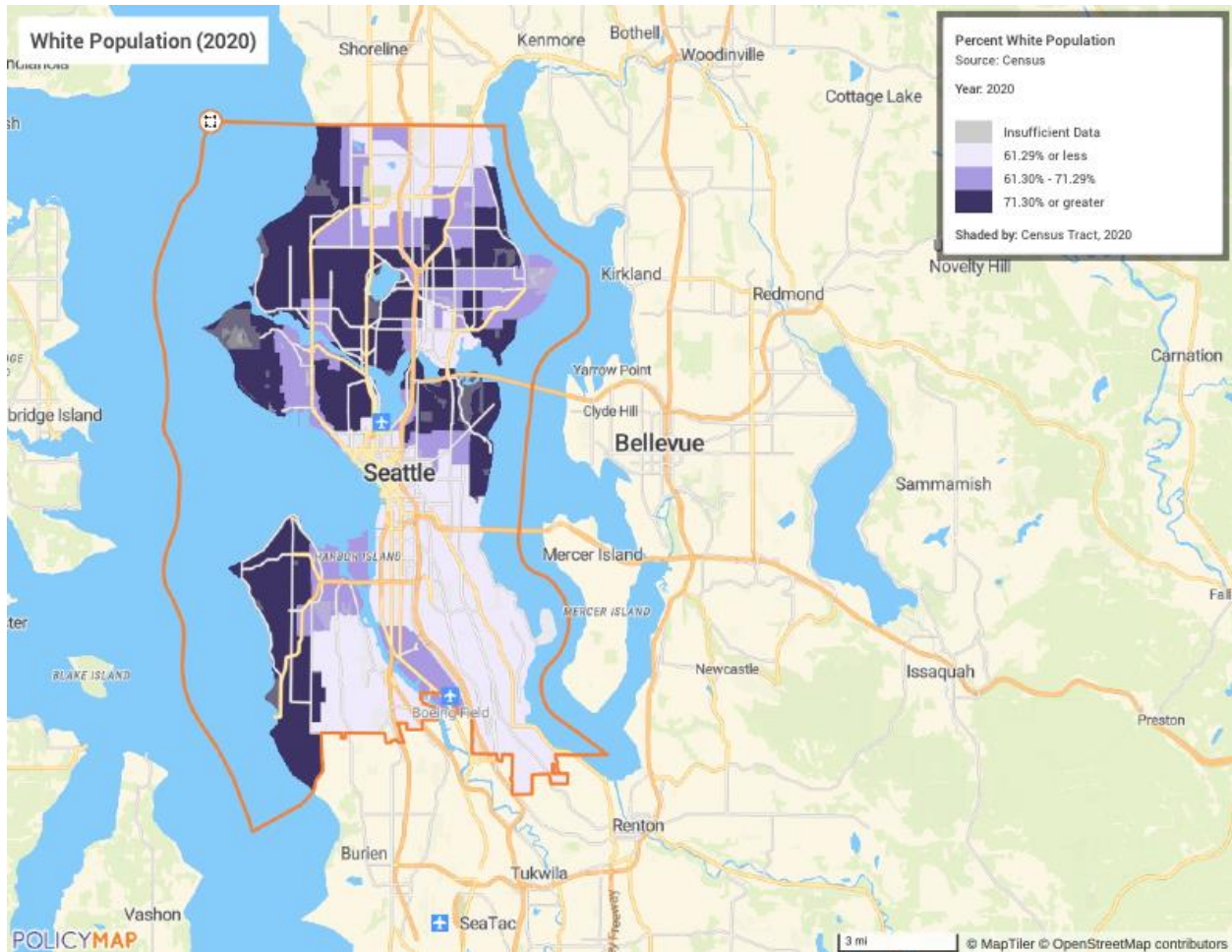


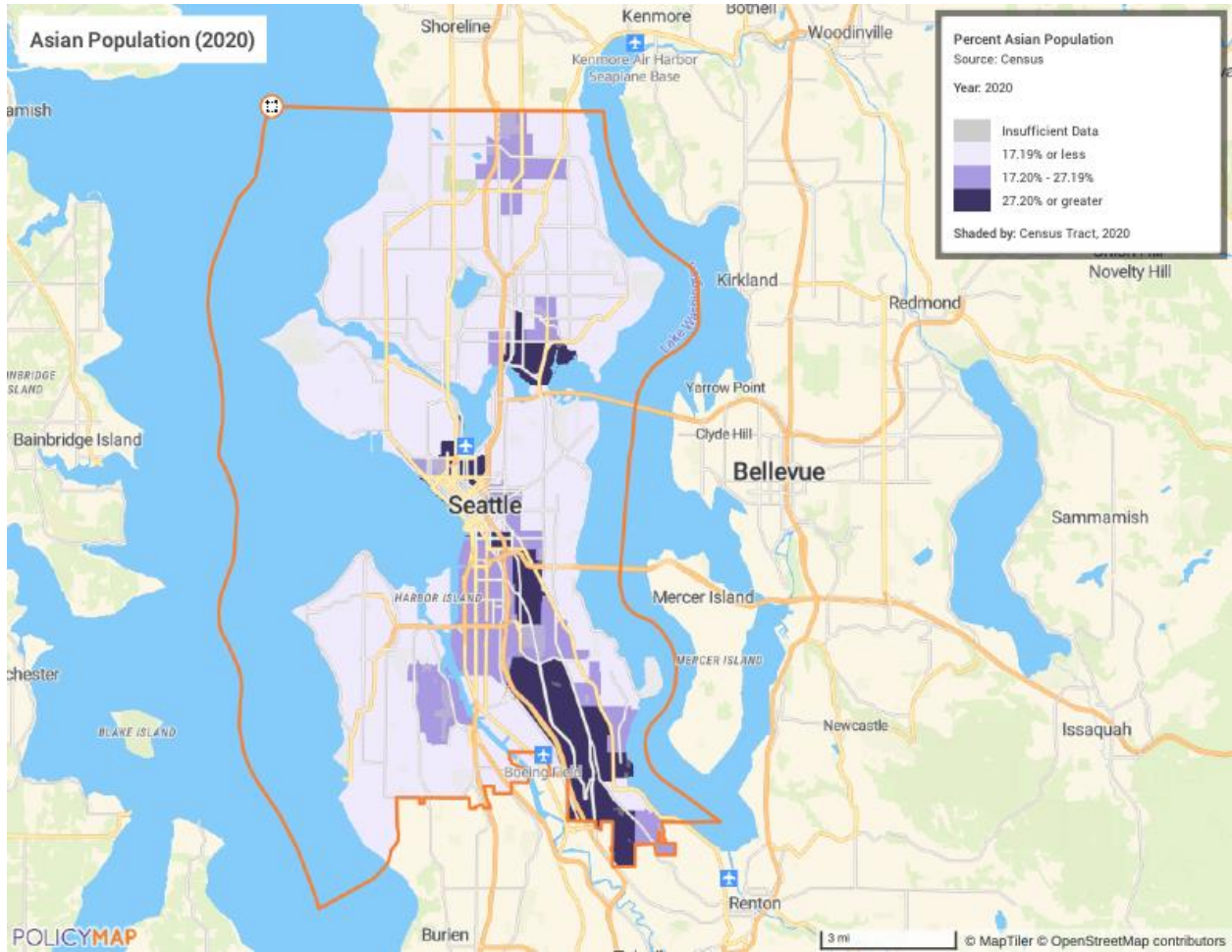
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

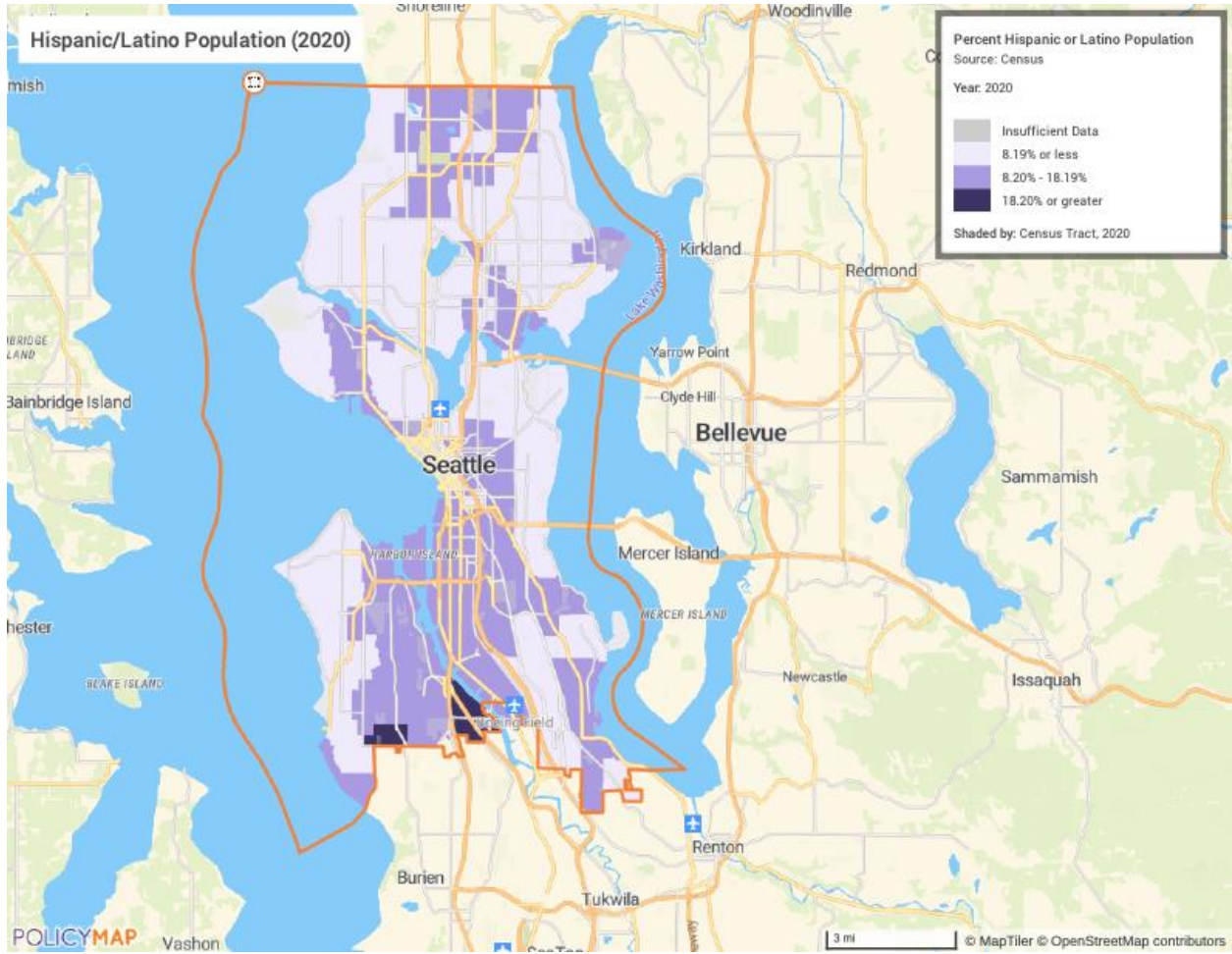
Similar to the definition above, racial or ethnic concentration within the City of Seattle can be defined as the presence of any census tracts that exceed the average proportion (among all census tracts) by ten percentage points or more for any race or ethnicity. The maps below plot concentration by census tract, with census tracts meeting the definition of concentration highlighted in a darker purple shading.

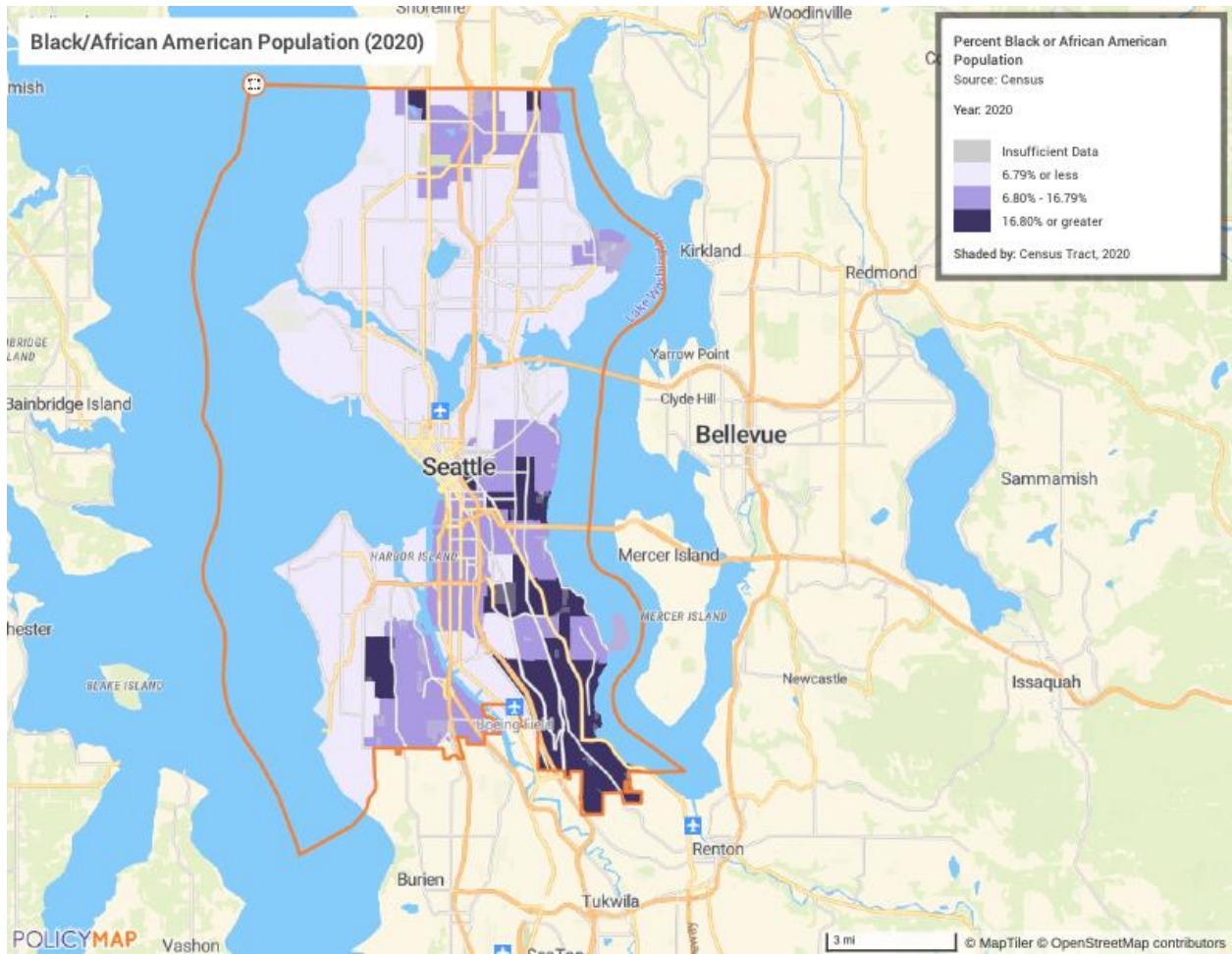
The maps below reveal areas of concentration for White residents across the western edges and the northern half of Seattle; Asian residents in the Central District and several census tracts in the

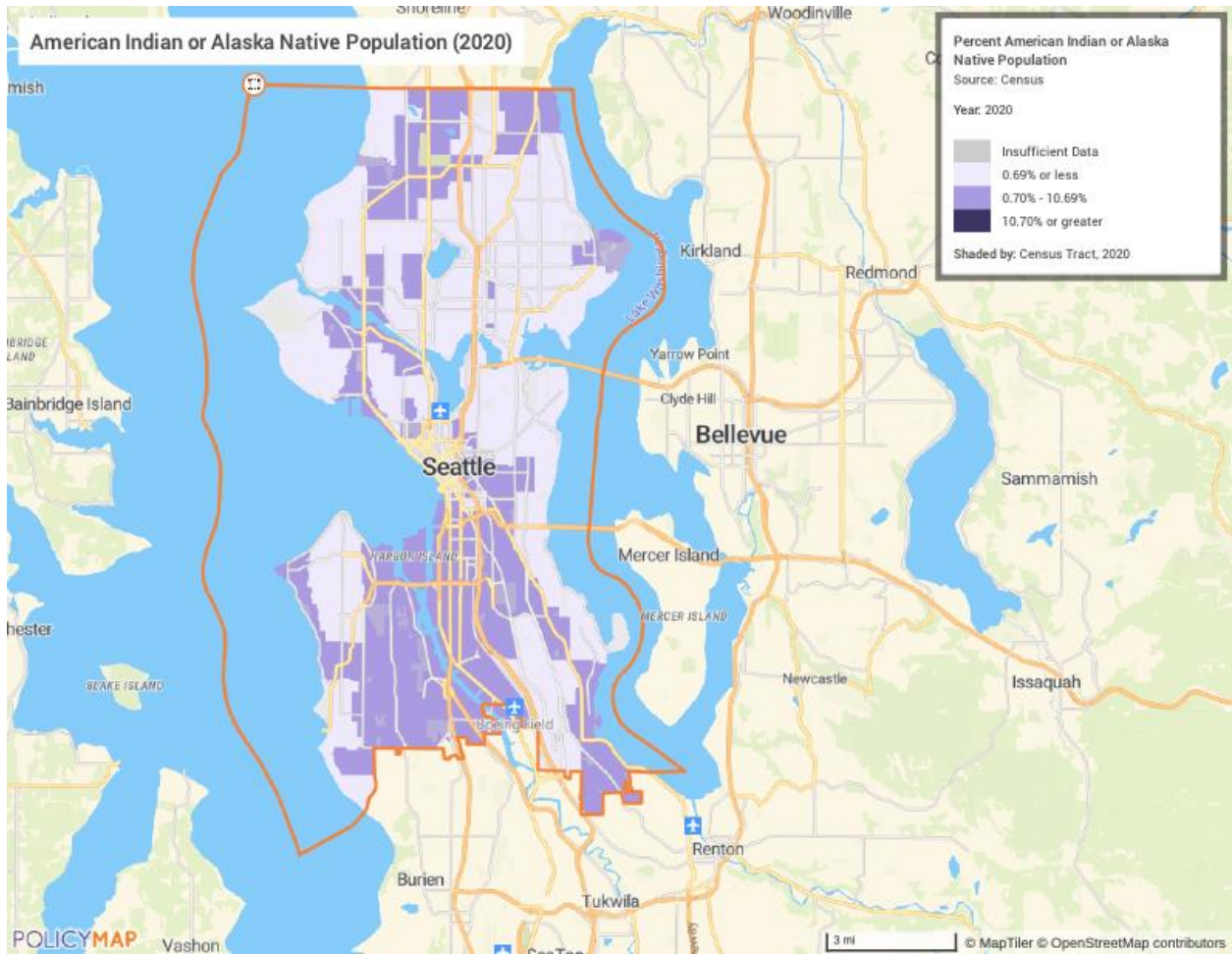
southeastern portion of the city. There were two census tracts on the southern edge of the city boundary (one along Marginal Way South and one along Southwest Roxbury Street) with a concentration of Hispanic or Latino residents. Concentrations of Black or African American residents were found in 17 census tracts in the city; 12 of those census tracts are in the city's southeastern neighborhoods east of I-5 and Boeing Field. No census tracts met the definition of concentration for American Indian/Alaska Native or Native Hawaiian/Other Pacific Islander residents.

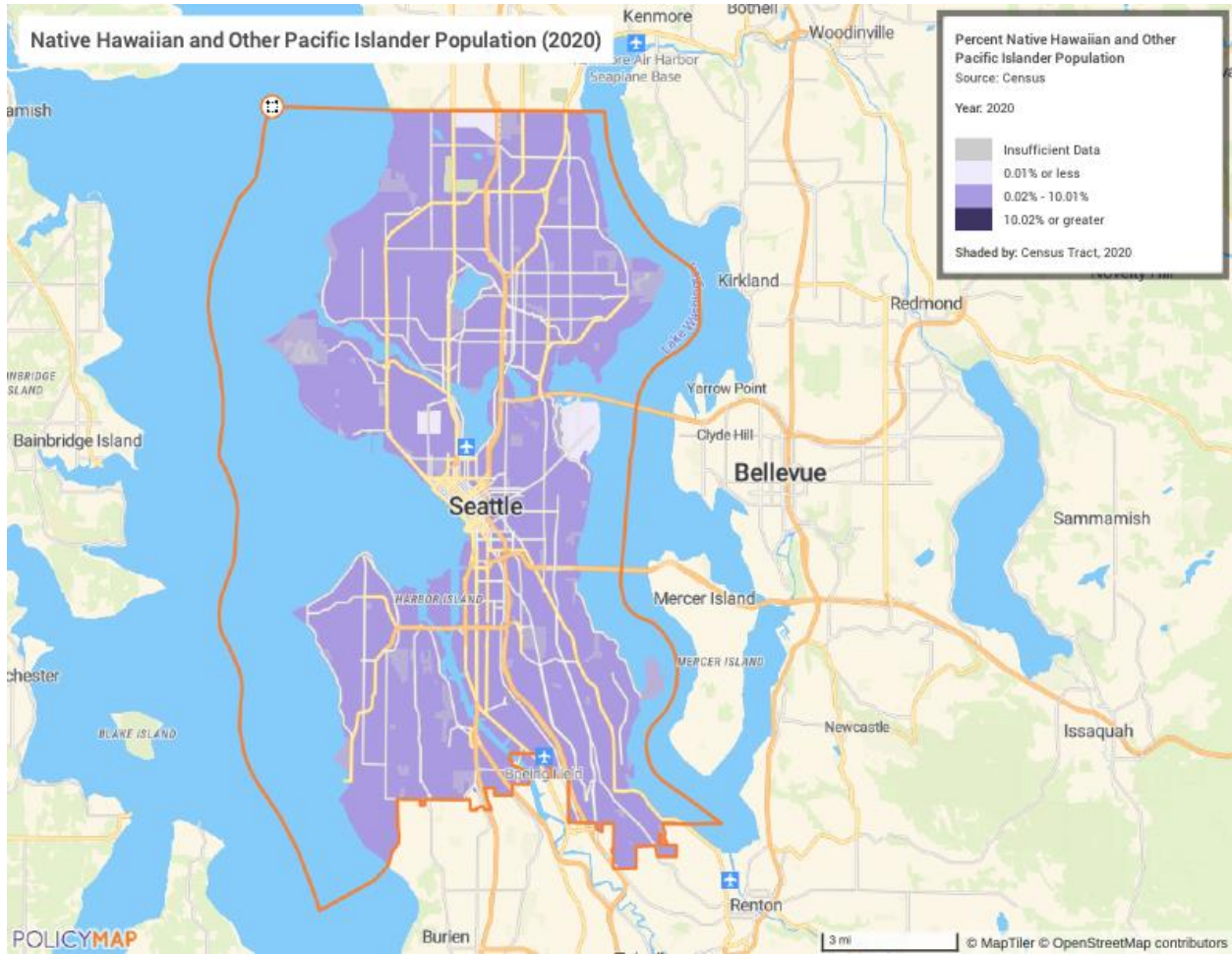






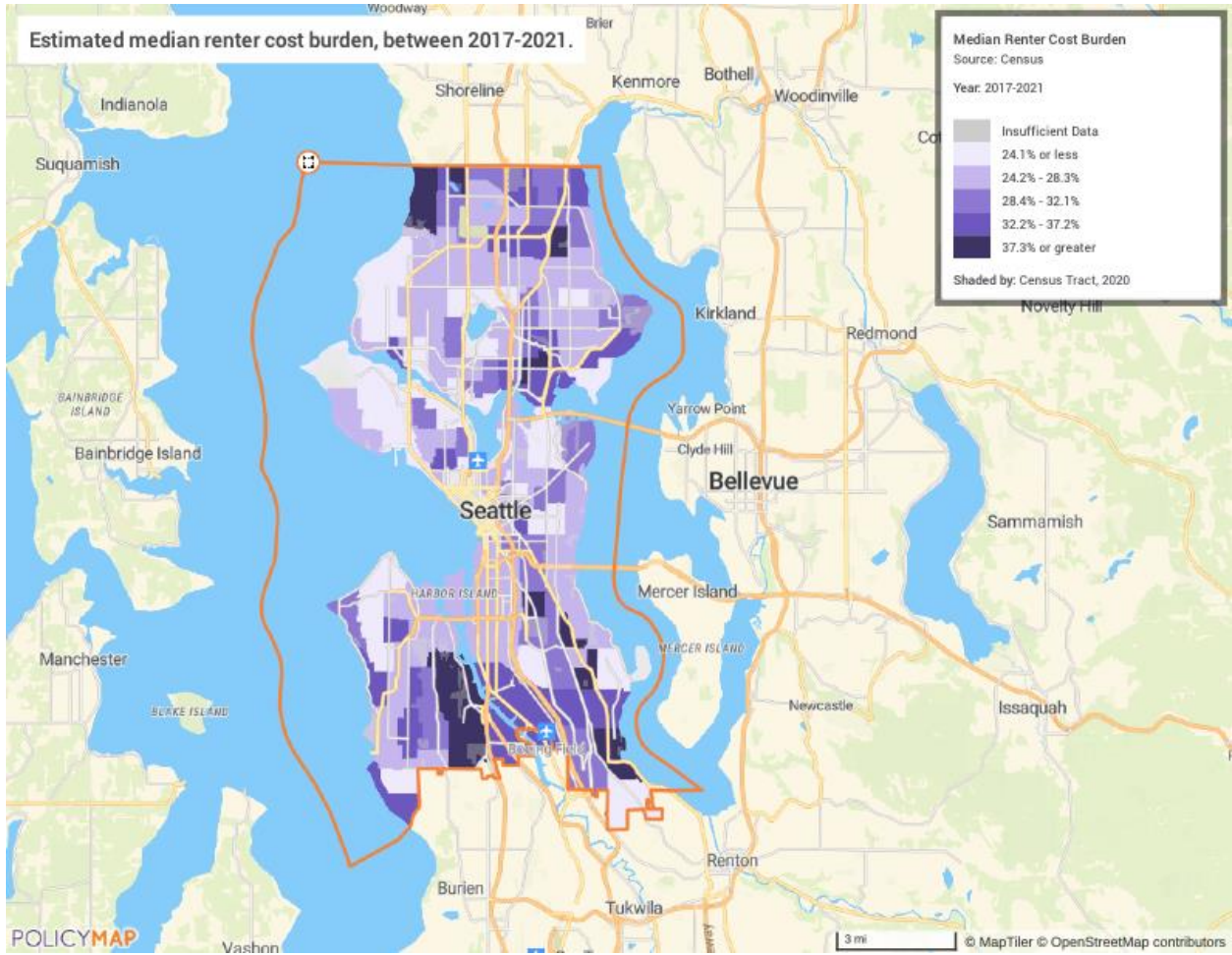


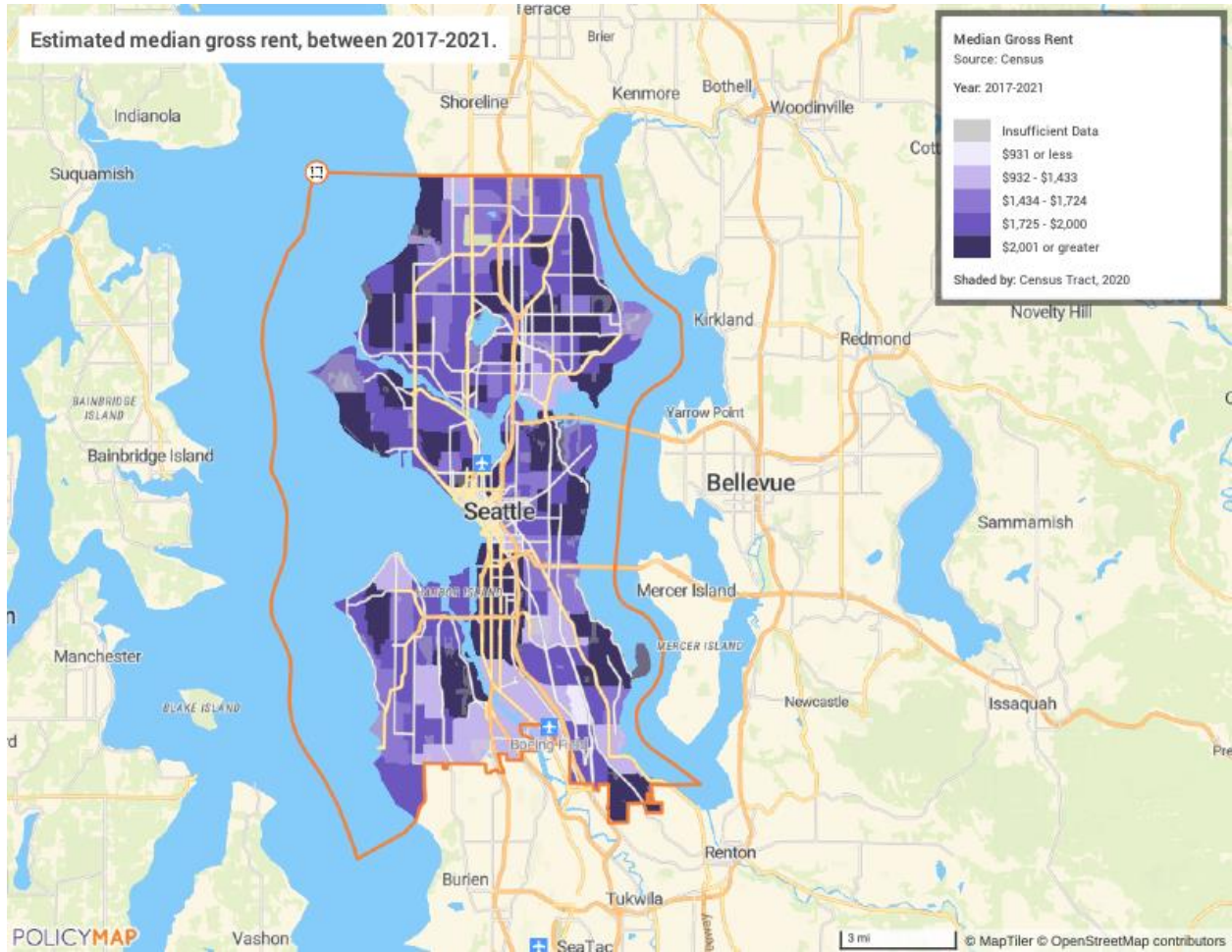




What are the characteristics of the market in these areas/neighborhoods?

Census tracts meeting the definition of concentration for Asian, Black or African American, and Hispanic or Latino residents all fall in the southern portion of the city. These areas overlap with areas in which more renters are cost burdened and where rents are relatively lower than neighborhoods in the northern half of the city:

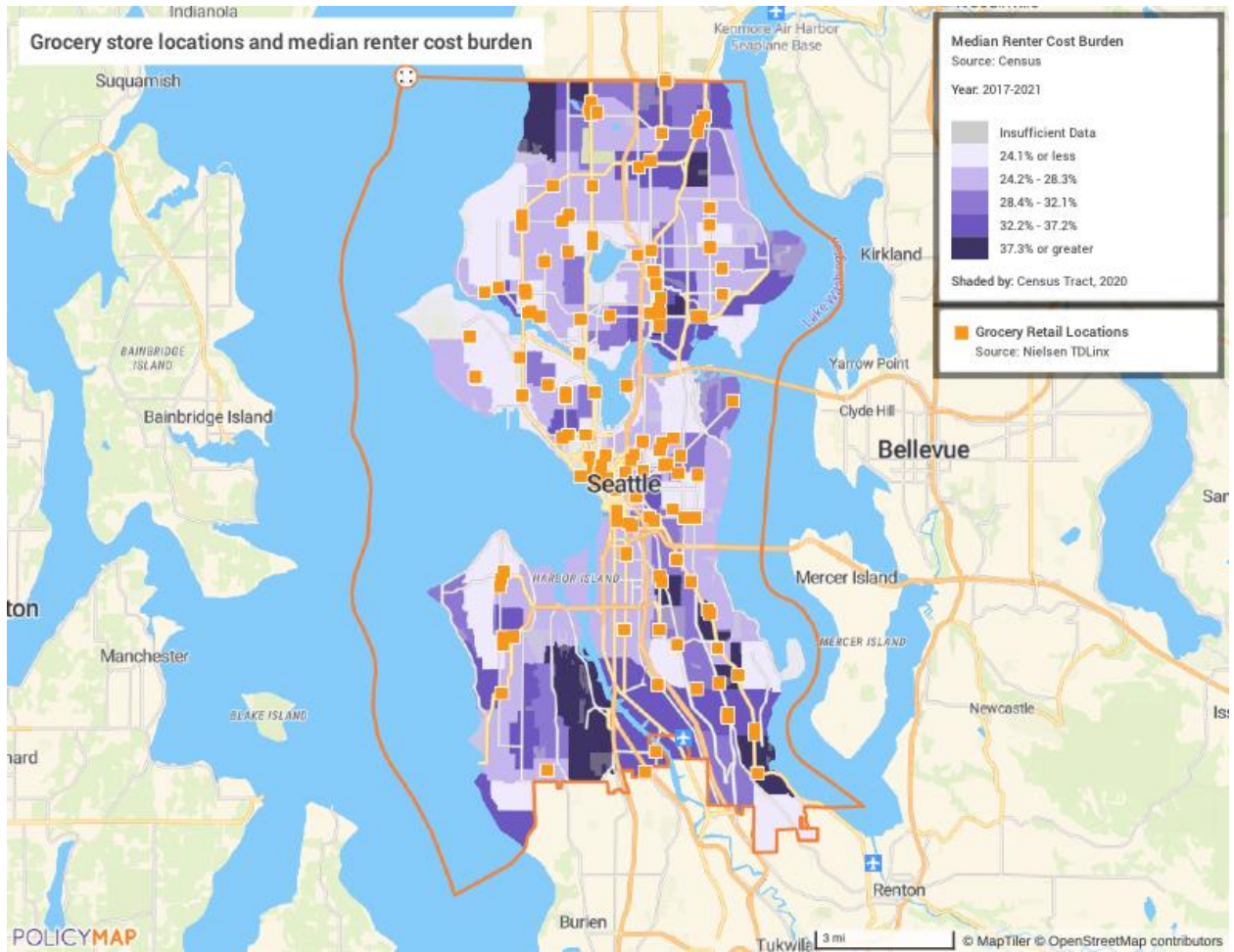




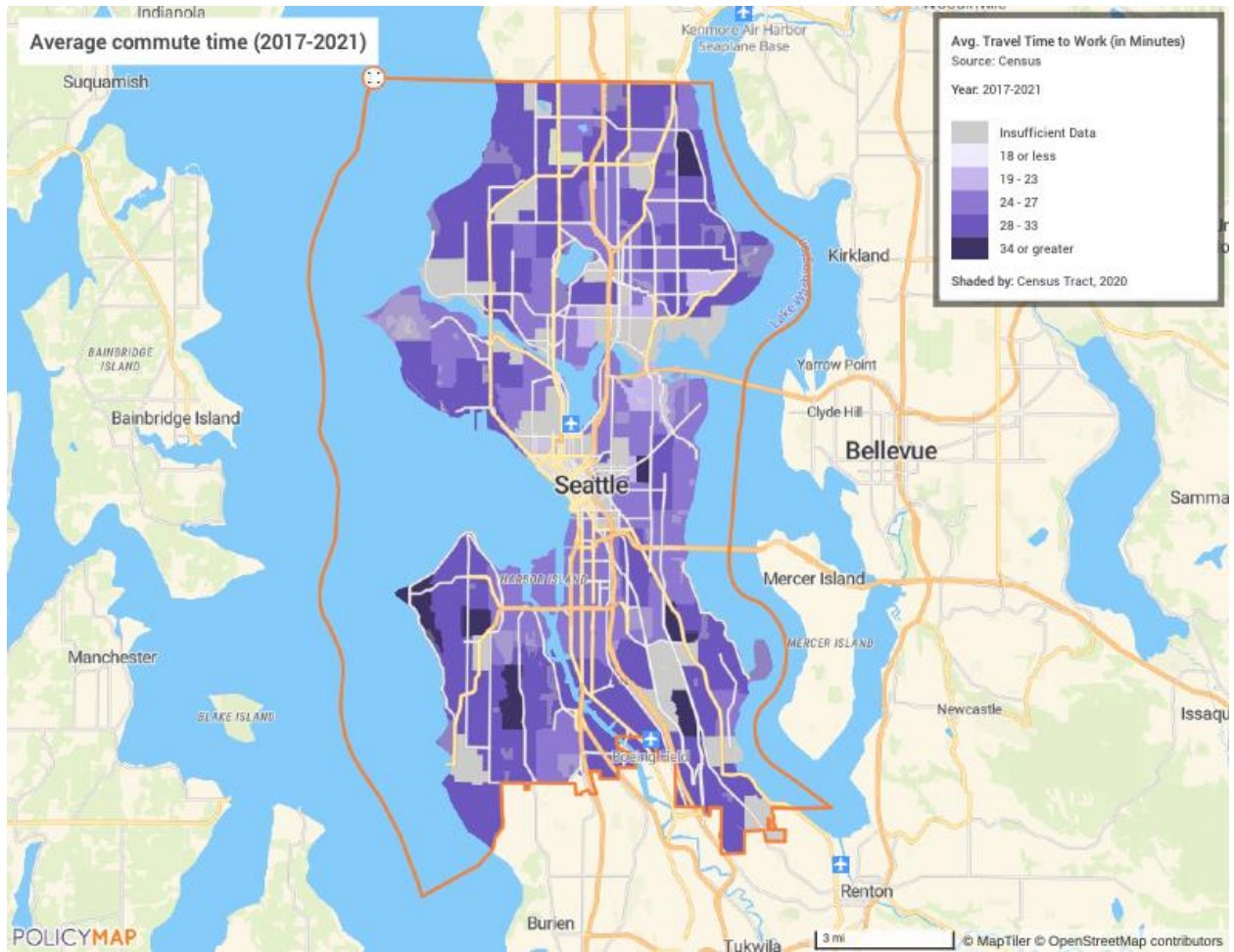
Are there any community assets in these areas/neighborhoods?

While there are community assets in most census tracts that meet the concentration definition, there are several areas that lack access to a grocery store and/or local access to employment (reflected in higher daily work commute times).

Census tracts on the western edge of 1st Ave. in the southern half of the city lack local access to a grocery store. These census tracts are also some of the most cost burdened census tracts in the city:

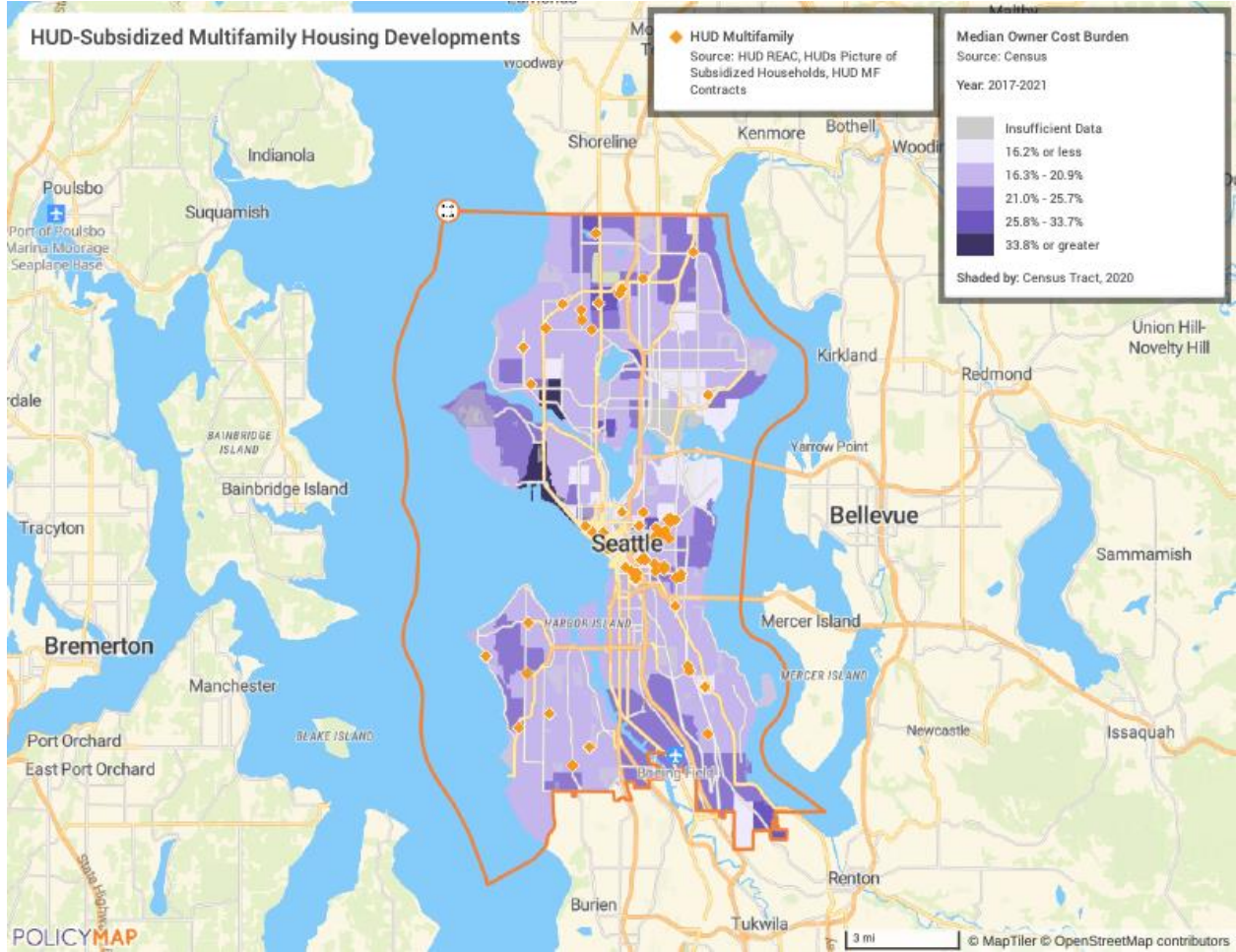


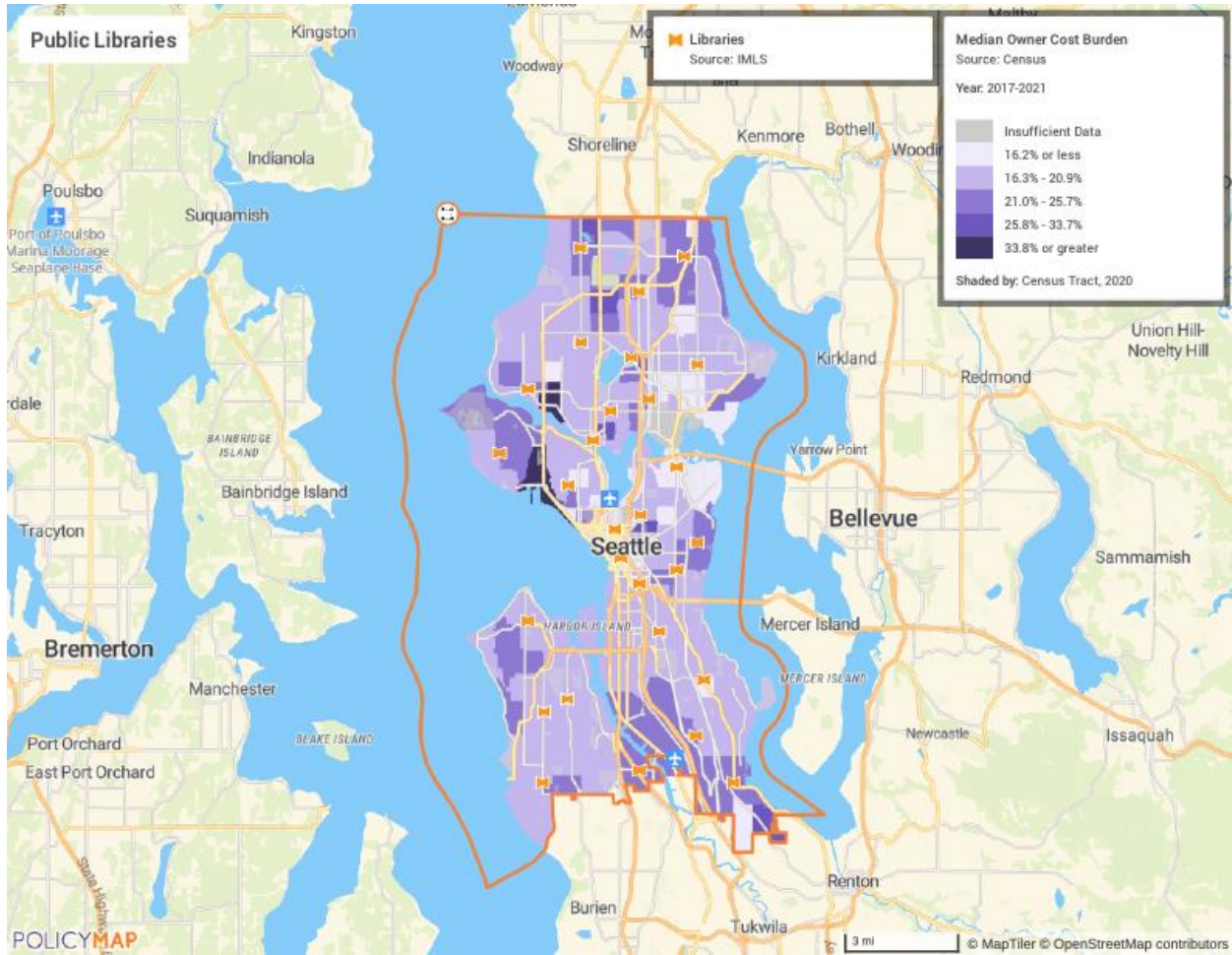
Seattle residents living in these areas that meet a racial or ethnic concentration definition also tend to lack local employment opportunities. Several tracts in the southeast and southwest portions of the city are home to residents with the highest average commute times:



Are there other strategic opportunities in any of these areas?

These census tracts are collocated with several of the city’s HUD-subsidized multifamily housing developments and a number of public libraries. These resources, along with initiatives like the Equitable Development Initiative, are potential strategic opportunities to be leveraged in facilitating equitable growth in the City of Seattle:





MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet access is the infrastructure challenge of the early 21st century and access to the information and services it provides are responsible for economic growth, job creation, education, and a better quality of life. The City of Seattle is exploring all options that would increase the availability of competitive, affordable, and equal broadband internet access options that approach one gigabit of bandwidth across the city.

In June 2014 the City of Seattle began pursuing three strategies to ensure Seattle residents have access to equal, affordable, and competitive broadband internet services. Since this announcement, more than 60% of the City's single-family households have gained access to gigabit speed broadband internet service.

Reduce regulatory barriers.

Cities are competing with one another to attract high-speed broadband opportunities. To make Seattle more welcoming to these opportunities, the City has taken steps to increase access to city infrastructure and simplify permitting processes.

Results: By streamlining permitting processes and aligning rules governing communications equipment, Seattle's Internet Service Providers are investing in upgrades throughout the city. CenturyLink and Wave Broadband have named Seattle as "gigabit cities." ISPs continue aggressively building out fiber-to-the-premise (FTTP) internet service. Wireless gigabit broadband service is available in many apartment and condo buildings.

Seek public/private partnerships.

Seattle continues to engage experienced commercial Internet Service Providers, exploring opportunities for improved Internet access in the city. These providers can lease unused fiber optic cable owned by the City of Seattle, known as "dark fiber", to help expand their service.

Results: The City continues to meet with interested Internet Service Providers who could benefit from leasing the City's fiber.

Examine municipal broadband.

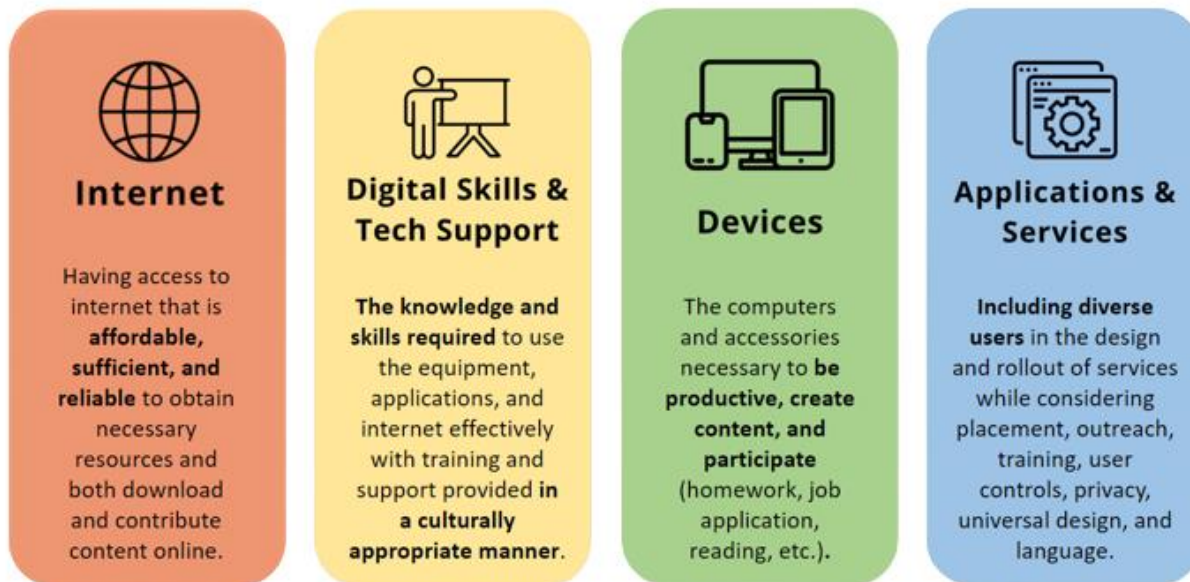
As the City is taking steps to encourage providers to deliver gigabit broadband services throughout Seattle, it's important to understand the feasibility of providing a City-operated fiber-to-the-premise municipal broadband solution that could bring high-speed access to all Seattle households.

Results: The City's June 2015 [Municipal Broadband Feasibility Study](#) found the City could not finance the build out of a City-owned and operated municipal broadband utility funded only by rate-payer revenue.

With respect to meeting the needs of low-income households, the City works together for digital equity, to ensure all residents and neighborhoods have the information technology capacity needed for civic and cultural participation, employment, lifelong learning, and access to essential services. The City collaborates to create opportunities and to reduce and eliminate historical barriers to technology access and use.

In July, 2020, the [Internet for All Resolution 31956](#) was adopted by City Council & signed by the Mayor. A [detailed report](#) with gap analysis and guiding strategies followed.

Four Digital Equity Elements guide the City's work: Internet, Skills & Tech Support, Devices and Applications & Services



The City's digital equity resources include:

- [Low-income internet programs](#) and the [Affordable Connectivity Program](#) subsidy
- [Digital equity community grants \(Technology Matching Fund, Digital Navigators\)](#)
- [Free public wi-fi](#) at city and library locations
- [Free internet for non-profit organizations](#)
- [Technology Access & Adoption research study](#)
- [Digital skill sets for diverse users](#): A comparison framework for curriculum and competencies (with the University of Washington)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

See information above regarding initiatives to seek public/private partnerships.

Since the announcement of the City's broadband strategy, more than 150,000 households have gained access to gigabit broadband Internet services. Today more than 60% of Seattle households have access to at least one gigabit broadband Internet Service Provider. To determine if gigabit broadband Internet is available at your residence, visit [CenturyLink](#), [Comcast](#), or [Wave Broadband](#).

Gigabit broadband service, October 2016 (CenturyLink)



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

The City of Seattle’s All-Hazards Mitigation Plan (2015-2021) and the 2021 Update, lists the City’s top ten hazard risks as follows:

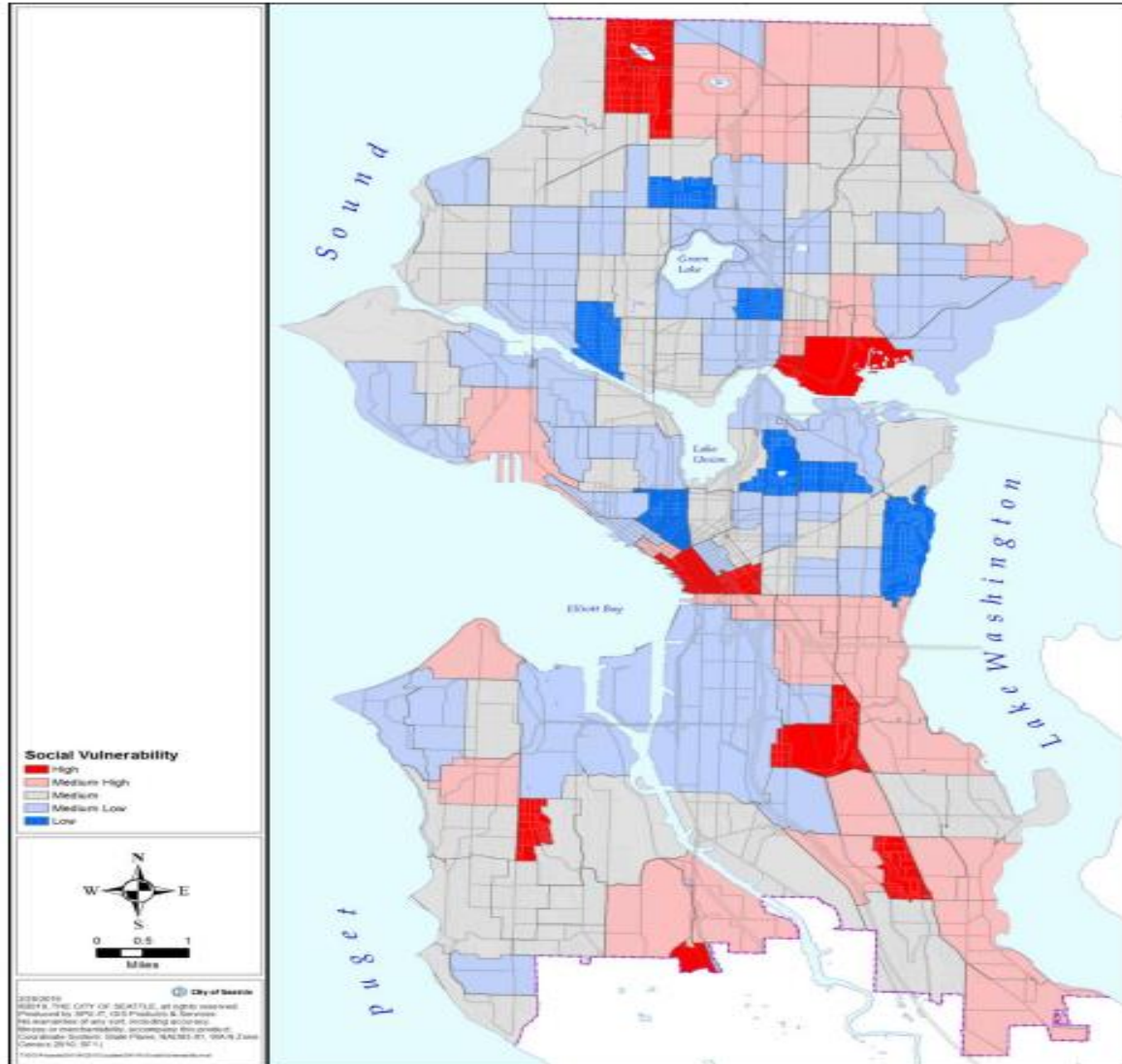
1. Earthquakes
2. Snow & Ice Storms
3. Windstorms
4. Power Outages
5. Cyberattack/Disruption
6. Landslides
7. Disease Outbreaks
8. Flooding
9. Excessive Heat Events
10. Tsunamis and Seiches

These rankings are determined by a hazard’s frequency and level of expected impact to the community. Climate change resulting in rising temperatures, rising sea level, less snowpack and stream flow impact the increased risks in the natural hazards included here.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Hazards do not affect the population equally. Some people suffer more than others. These people are ‘socially vulnerable.’ If large numbers of socially vulnerable people are impacted by a hazard, this inequity will make the resulting disaster “bigger.” Seattle’s most vulnerable people tend to be clustered around Seattle’s edges, in Rainier Valley, Beacon Hill, south downtown, and North Seattle (around Northgate and Lake City Way). Social vulnerability affects all hazards. One of the most effective ways to reduce a community’s overall vulnerability is to target social vulnerability.

The University of South Carolina has developed an index to measure social vulnerability. It synthesizes socioeconomic and built-environment variables then maps them to the census tract level. The figure below summarizes Seattle's Social Vulnerability Index.



While the Social Index of Vulnerability is a valuable tool, it is a national model. Each community is a bit different. Public Health—Seattle & King County has identified the following groups that are at-risk for disproportionate impacts in an emergency:

- Aging adults and children
- Individuals with medical needs
- Individuals who are blind
- Individuals who are deaf, deaf-blind, hard of hearing
- Individuals with developmental disabilities
- Individuals with mental health conditions
- Individuals with limited mobility
- Individuals who have experienced domestic violence.
- Individuals experiencing homelessness or transitional housing
- Immigrant and refugee communities

- Individuals who are undocumented
- Individuals who are limited or non-English speaking
- Clients of the criminal justice system
- Individuals who are drug or alcohol dependent
- People of color

The aging adult and elderly population in Seattle has an increased risk of social isolation, of having a disability that prevents them from leaving their home, and of facing barriers to obtaining information. All of these concerns are exacerbated during a hazard event. In 2016, Seattle joined the age-friendly city initiative to address environmental, economic, and social factors influencing the health and well-being of older adults. Efforts are being made to reduce social isolation among aging adults and to educate the elderly about emergency preparedness.

The Seattle region has seen a rise in the number of people experiencing homelessness. Those experiencing homelessness are particularly vulnerable to hazards as they may face greater barriers to obtaining information and resources. Additionally, the unsheltered population is likely to face disproportionate affects from weather-related hazards such as winter storms, excessive heat events, or flooding. Further, the LGBTQ population has historically faced discrimination that may compound the stress felt in a disaster situation.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The elements in this section provide context for the chosen goals to be addressed with federal grant funds and other leveraged resources over the next five years under the 2024-2028 Consolidated Plan. Some sections describe different filters used to help set those goals such as geographic priorities (SP-10), identification of priority needs (in this case as defined by HUD's contributing factors used in the 2017 Assessment of Fair Housing) (SP-25) and market influences on housing development (SP-30) Seattle and the region. Other elements describe areas where the City and our partners have responsibility for compliance to other statutes that impact projects funded with the federal grants such as mitigation of lead-based paint (SP-65), addressing address barriers to housing under the Fair Housing Act (SP-55) and commitments to responsible public stewardship of federal, state and local taxpayer funds through proper monitoring (SP-65) of activities supported under the Plan.

Finally, the City relates projects funded or leveraged via this plan to other efforts such as the City's homelessness strategies (SP-60) and programs which address poverty in the broader context (SP-70). The Strategic Plan provides the reader with an outline of what we want to accomplish with the federal grants over the next five years. Each year a new Annual Action Plan is crafted that provides details about how we intend to spend specific grant resources in specific activities which tie back to our larger Strategic Plan Goals.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

N/A – No geographic priorities.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Affordable Housing Opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	Geographic Areas Affected	
	Associated Goals	Increase services and prevent people from experiencing homelessness Increase Affordable Housing Opportunities
	Description	
	Basis for Relative Priority	
	2	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	Increase services and prevent people from experiencing homelessness Increase Affordable Housing Opportunities
	Description	
	Basis for Relative Priority	Consultation indicated that persons with protected characteristics are most often in need of affordable housing and that housing discrimination is a barrier to accessing housing opportunities.
3	Priority Need Name	Retain Affordable Housing Stock
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities

	Geographic Areas Affected	
	Associated Goals	Increase services and prevent people from experiencing homelessness Increase Affordable Housing Opportunities
	Description	
	Basis for Relative Priority	Many people have been pushed out of their homes because they could not afford rising costs. Once housing is lost, it is difficult to secure other affordable housing.
4	Priority Need Name	Maintain Housing Stability
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Increase services and prevent people from experiencing homelessness Increase Affordable Housing Opportunities
	Description	For persons with very low incomes ($\leq 30\%$ AMI), maintaining housing stability keeps them from at risk of becoming homeless since the ability to obtain affordable housing is extremely challenging for persons in this income range once housing is lost.
	Basis for Relative Priority	For persons with very low incomes ($\leq 30\%$ AMI), maintaining housing stability keeps them from at risk of becoming homeless since the ability to obtain affordable housing is extremely challenging for persons in this income range once housing is lost.
5	Priority Need Name	Assist Homeless Persons & Persons with Mental Health Challenges and Substance Addiction
	Priority Level	High

	Population	Extremely Low Low Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Persons with HIV/AIDS and their Families
	Geographic Areas Affected	
	Associated Goals	Increase services and prevent people from experiencing homelessness Address needs of people impacted by mental health and substance abuse issues
	Description	
	Basis for Relative Priority	Persons who are homeless and persons with mental health and substance abuse issues are among the most vulnerable populations.
6	Priority Need Name	Support Services that Provide Stability
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Non-housing Community Development Mentally Ill Chronic Substance Abuse Veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	N/A
	Associated Goals	Equity in access to community infrastructure and recreation opportunities Increase services and prevent people from experiencing homelessness Address needs of people impacted by mental health and substance abuse issues Increase economic development and job retraining opportunities for LMI people and those disadvantaged in recovering from recent economic instability

	Description	
	Basis for Relative Priority	Constructive programming helps address generational poverty.
7	Priority Need Name	Invest in Underserved Areas
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Equity in access to community infrastructure and recreation opportunities
	Description	
	Basis for Relative Priority	Low-income areas are often segregated by race or ethnicity, and persons living in these areas have high rates of exposure to poverty and crime, very limited access to good schools or healthy foods, and rely on public transportation.

Table 15 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>High market-rate rents in most Seattle neighborhoods, combined with Fair Market Rents well below current market rents, limit the ability to use HOME funds for tenant-based rental assistance. Housing Choice vouchers administered by SHA will continue to be a critical resource for low-income families and individuals.</p> <p>Housing Choice vouchers administered by SHA will continue to be a critical resource for low-income families and individuals in Seattle. Seattle Housing Authority has implemented several tactics to support leasing success in Seattle's expensive rental market and to increase opportunities for neighborhood choice, including raising voucher payment standards, one on one search assistance with a housing counselor, deposit and screening fee assistance, and risk reduction funds. SHA is also partnering with the King County Housing Authority on the Creating Moves to Opportunity program which aims to reduce rental barriers and increase neighborhood choice throughout Seattle-King County. Given that many low-income families with children reside in lower opportunity areas in the Seattle-King County area, the CMTO pilot project will evaluate strategies that support Housing Choice Voucher families in moving to higher opportunity neighborhoods. Information is available on SHA's website: https://www.seattlehousing.org/sites/default/files/CMTO_Fact_Sheet.pdf.</p>
TBRA for Non-Homeless Special Needs	Same as Tenant Based Rental Assistance (TBRA) as listed above.

Table 16 – Influence of Market Conditions

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$9,486,805		\$7,500,000	\$16,486,805	\$37,947,220	Revenue projections for remainder of ConPlan, assume 2% reduction per year for the next 5 years from 2024 allocation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,717,743	1,000,000		\$4,717,743	\$14,870,972	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next five years from 2024 allocation.
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA						Revenue projections for remainder of ConPlan, assume 4% increase per year for the next 5 years from 2024 allocation.

			\$3,716,896				\$13,867,584	
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$826,314				\$3,305,256	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 5 years from 2024 allocation.

Table 17 - Anticipated Resources

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

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

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Seattle Office of Housing	Departments and agencies	Homeowner Asst, Rental Rehab, LI housing development	Jurisdiction
King County Regional Homelessness Authority	Continuum of care	Homelessness Planning and Contracts	Region
City of Seattle Human Services Department	Departments and agencies	Grant administrator, Homelessness Non-homeless special needs Planning public facilities public services	Jurisdiction
Seattle Housing Authority	PHA	Public Housing Rental	Jurisdiction
Public Health of Seattle-King County	Government	Non-homeless special needs Planning	Region

Table 54 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Seattle is fortunate to have multiple fund sources and a wide range of public and private entities to carry-out the purposes of the four federal grants governed by this Consolidated Plan. Strong ties to both King County and regional coordinating bodies strengthens our ability to leverage resources outside the scope of the Consolidated Plan as well. The history of Seattle as a progressive leader in housing and community development and diverse public benefit and service systems demonstrates the success of past coordination of efforts. However, with great resources and depth of scope comes the challenges of multiple stakeholders, multiple administrative structures, and the complexity inherent in that institutional delivery system. A commitment to consistent quality (at program and procedural levels) review and honoring the planning and implementation expertise of our partners is critical to the continuing success and oversight of the grants' effectiveness over time. For more complete listing of consulting partners, plans integrated into the work of the Consolidated Plan and internal and external agencies and departments that are part of our delivery system please review PR-10 and PR-15 of this report.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 55 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

See answers provided in NA-40, NA-45, MA-30, MA-35, MA-40, MA-45, and MA-50. Generally, our current system, though operationally proficient on average, struggles to meet increasing demand for services by these populations. Regionally, systemic “stress” due to the “Great Recession”, growth of Seattle, and economic pressures on low and moderate-income households exceed system capacity.

Low income and homeless people with HIV/AIDS will generally access health and mental health services funded by Ryan White which are designed to specifically address the specialized needs of this population. On a different note, beginning this year, Lifelong (formerly Lifelong AIDS Alliance), created an Employment Specialist position which will be responsible for assessing the employment needs of people with HIV/AIDS and connecting/referring them to mainstream employment supports. This is based on HUD's Getting to Work concepts; expanding employment and housing in a changing HIV epidemic and incorporating employment into HIV/AIDS services provision.

The Seattle Conservation Corps, a program of Seattle Parks and Recreation, annually enrolls 80 homeless adults, as defined by HUD, into a year long work training program doing public works projects. Corps members are paid minimum wage (\$15.00/hour) + premium pay as temporary employees in the parks department. They work 40 hours/ week on a crew while receiving wrap-around supportive services including counseling, housing assistance, basics education and extensive work training.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

See answer in the Strengths and Gaps in the institutional structure question above. Seattle benefits from experienced housing organizations and service providers and the influx of emerging community-based organizations addressing unserved and emerging populations. A seasoned network of funders who collaboratively support human services, housing and community development efforts exists. Seattle enjoys a high level of local community support (volunteers, voters, elected officials, corporations, philanthropic entities) to leverage public and private funding. Sustaining the commitment to engaging and empowering people in the communities we serve and the consumers of our public benefits to identify priorities and improve delivery of programs and services is critical. Nationally recognized leadership and commitment to best practices (such as coordinated entry assessment for people experiencing homelessness), collaborative funding, and a strong partnership with our public housing authority are foundations of our system.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Constant staff training and provision of technical assistance to City staff and subrecipient staff will promote compliance with relevant federal regulations. The institutionalization of data reporting expectations and procedures will continue to ensure IDIS data is maintained in a timely manner. To the extent that “gaps” in the institutional structure and service system are driven by increasing demand for housing, community development and public services the City will continue to seek increased operating and services funding.

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
1	Increase services and prevent people from experiencing homelessness	2024	2028	Homeless		Affordable Housing Opportunities Address Housing Barriers Retain Affordable Housing Stock Maintain Housing Stability Assist Homeless Persons & Persons with Mental Health Challenges and Substance Addiction Support Services that Provide Stability		
2	Address needs of people impacted by mental health and substance abuse issues (opioid and fentanyl abuse crisis)	2024	2028	Non-Housing Community Development		Assist Homeless Persons & Persons with Mental Health Challenges and Substance Addiction Support Services that Provide Stability		

3	Equity in access to community infrastructure and recreation opportunities	2024	2028	Non-Housing Community Development		Support Services that Provide Stability Invest in Underserved Areas		
4	Increase economic development and job retraining opportunities for LMI people and those disadvantaged in recovering from recent economic instability	2024	2028	Non-Housing Community Development		Support Services that Provide Stability		
5	Increase affordable housing options	2024	2028	Affordable Housing Public Housing Homeless		Affordable Housing Opportunities Address Housing Barriers Retain Affordable Housing Stock Maintain Housing Stability		

Table 18 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Increase services and prevent people from experiencing homelessness	Accessibility of housing and services for who are unsheltered living with disabilities. Coordinate projects with King County Regional Homeless Authority (KCRHA) five-year strategic plan housing/services plan.
Address needs of people impacted by mental health and substance abuse issues (opioid and fentanyl abuse crisis)	Acknowledges two of many co-prevalent factors that increase risk of homelessness.
Equity in access to community infrastructure and recreation opportunities	Accessibility of parks and recreation to LMI neighborhoods and all access playgrounds. Support of community development projects serving neighborhoods at high risk of displacement of LMI and disadvantaged households.
Increase economic development and job retraining opportunities for LMI people and those disadvantaged in recovering from recent economic instability	Address job-retraining for people who are from refugee and immigrant communities. Support for small businesses which increase job opportunities for LMI people. Support job opportunities for formerly homeless people and those with disabilities.
Increase affordable housing options	Increase and/or preserve housing/services to seniors and people with disabilities. Address disaster planning and readiness, environmental sustainability. Prevent loss of inventory of housing units for LMI households.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)
Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary
Compliance Agreement)**

In accordance with the Voluntary Compliance Agreement signed in 2007, SHA will create 263 UFAS units and will continue to commit at least five percent of new construction to accessible units. A total of 226 UFAS units have already been certified and an additional 35 are pending certification with construction complete. Additional UFAS units are planned at multiple locations.

Activities to Increase Resident Involvements

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

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation.

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Segregation: Seattle reflects historic patterns of racial and ethnic segregation with white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census Seattle became more racially diverse as more people move to Seattle. Comparing neighborhoods, integration increased especially in areas where multi-family housing exists. Between 2010 and 2020, the city's population of people of color grew by 46%, more than three times as fast as the prior decade.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS): In May 2017 Seattle had four R/ECAPs based on HUD's definition: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. R/ECAPs change over time because of fluctuating household income, growth in immigrant and refugee resettlement, or government actions like annexations. R/ECAP issues include: 1) disproportionate rates of people of color, foreign born people, families with children and people with disabilities who tend to be lower income; 2) these neighborhoods experience lack of opportunity compared to other areas of the City for employment, school proficiency, transit, exposure to environmental hazards, and to poverty. Fair housing challenge for these areas is to create opportunities for housing mobility and protect those that wish to stay in Seattle from displacement.

Inequitable Access to Opportunity: a pattern of lack of opportunity for people in protected classes, regardless of where they live in the city. Generally, neighborhoods in the north end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty.

Disproportionate Housing Needs: Most people in Seattle experience barriers in housing affordability; that alone is not defined as a fair housing issue. Where affordability disparately impacts people in protected classes, it rises to protection under the Fair Housing Act. For example, Black and African American residents were found to face cost burden at a disproportionately higher rate than other races and ethnicities. Fifty-four percent of all Black and African American households are cost burdened, and roughly half of those households (26% of all Black/African American residents) face severe cost burden. Families in Seattle experience housing scarcity due to lack of low-cost larger housing.

Public Housing Analysis: Nearly all SHA programs serve a greater share of households of color compared to the Seattle population and compared to Seattle's low-income population. Elderly and people with disabilities and families with kids are overrepresented in public housing compared to the general population. SHA housing is integrated into both culturally similar neighborhoods as well as areas where public housing residents are a minority in majority White neighborhoods.

Disability and Access analysis: Issues of lack of access and discrimination against people with disabilities receive less attention in the public and private sector than for other protected classes. There is a misperception that fewer people with disabilities rely on public and private systems.

SP-60 Homelessness Strategy – 91.215(d)

Seattle’s total homelessness response investment for 2023 is \$153.7 million. This response reflects the City’s prioritization of helping people in need. The majority of this funding goes to provide housing, shelter, and support services to unsheltered households and those at risk of homelessness. The City is also committed to going beyond homelessness response strategies by investing \$250 million in affordable housing projects and strategies through the City’s Office of Housing in 2023.

The City of Seattle allocates the majority of its homelessness investments to the King County Regional Homelessness Authority (KCRHA). This organization originated in May 2018 when the Mayor of Seattle and the Executive of King County signed an MOU committing to deeper partnership and stronger regional coordination. KCRHA became operational in January of 2022. KCRHA manages all aspects of funding, contracting previously held by two distinct entities. Along with administering these services, KCRHA is tasked with designing and implementing a countywide system that integrates homeless services to achieve long-term goals. Until that time, the City and KCRHA continue to share goals around outcomes such as increasing permanent housing exits through housing interventions and diversion, reducing inflow, and reducing returns to homelessness.

KCRHA completed its 5- Year plan in June 2023 to provide specific measurable actions, outcomes, and goals for the entire King County region. The top priorities outlined in that plan include the following:

- Increasing temporary housing, sheltering, and outreach services.
- Developing a real-time bed availability tool inclusive of all types of shelter and emergency housing.
- Partnering with King County Behavioral Health and Recovery Division and Public Health and Healthcare for the Homeless Network to improve our homelessness response system for people with significant medical needs.
- Improving severe weather response across all sub-regions.
- Increasing capacity-building support for BIPOC organizations that are staffed by and serving disproportionately impacted communities and developing more funding for “By and For” organizations.
- Developing programs in partnership with Youth and Young Adults to cultivate a strong sense of self-efficacy and belonging.
- Expanding capacity to support population-specific services, particularly emergency housing for Trans and gender non-conforming individuals.
- Improving data collection and system-wide performance outcomes.

For more information on KCRHA's homelessness response see the full KCRHA 5- Year Plan at

<https://kcrha.org/news-the-5-year-plan-a-path-forward/#:~:text=Our%205%2DYear%20Plan%20outlines,support%20to%20implement%20best%20practices>

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

The City recognizes the need to decrease the level of lead-based paint hazards in residential units improved with City or federal funds. Contractors/workers doing repair or weatherization through one of Office of Housing's programs are required to utilize lead-safe work practices. Contractors who perform work for the home repair program are required to complete lead-safe training. The City's six primary contractors for weatherization work have pollution occurrence insurance and each contractor's field employees must possess lead-safe renovator certification. OH's property rehabilitation specialists, who specify and subsequently inspect all weatherization work, are all certified in lead-safe work practices.

OH owns an X-ray fluorescence spectrum analyzer to accurately determine the presence of lead-based paint in buildings receiving OH HomeWise Program (weatherization) services. This equipment identifies the presence of lead-based paint in a home. All OH HomeWise Program clients are provided information regarding lead poisoning prevention.

For public housing buildings, SHA did lead based paint assessments on all units during the late 1990s and early 2000s. Any unit or area with lead-based paint was either abated and cleared or put on a yearly inspection protocol. Units on the yearly inspection protocol are examined by a trained inspector who looks for deterioration. If any paint deterioration is found, trained HazMat staff stabilize the paint and remediate the risk of harm. In addition, SHA sends quarterly reports to the public health department to ensure that none of the children in SHA units match their records of citizens in the county having lead based paint poisoning. This is done using non-identifying information.

For Housing Choice Voucher households, SHA undertakes several strategies including:

- Providing to landlords, at the onset of the initial inspection request, the SHA Landlord Leasing Kit containing the HUD required Lead Based Paint Disclosure Form and a detailed Inspection Checklist listing deteriorated paint as an unacceptable condition using the HUD guidelines. The HAP contract will not be executed without receiving the signed disclosure form.
- Informing participants about lead based paint hazards at all voucher issuance orientations.
- Sending Notice of Deficiencies/Re-Inspection to owner, whenever peeling/chipping/flaking paint is identified. This correspondence has clear instructions on procedural requirements and provides a list of Washington State Lead Based Paint service providers.
- Sending quarterly reports to Public Health /Seattle & King County listing addresses of units occupied by children under six receiving assistance, which the Health Department uses to match with information about incidents of lead-based paint poisoning and notify SHA whether a match occurs.
- Ensuring that subsidized units are inspected by trained and certified HQS inspectors following HUD visual assessment procedures.

How are the actions listed above related to the extent of lead poisoning and hazards?

Both weatherization and home repair tend to provide services to older homes where chances that leadpaint could be present are high. The above actions are intended to ensure that we adequately address any hazards associated with lead paint in those homes.

For Seattle Housing Authority public housing, If there are any areas in SHA properties that test above the acceptable amount of lead-based paint according to EPA/HUD limits, it must be either abated or put on an annual inspection cycle. Partnership with King County helps us ensure we have extra layers of protection in case there are any issues with children or household members becoming sick. SHA has received no reports of any environmental intervention blood lead level child living in a tenant or project-based HCV unit.

How are the actions listed above integrated into housing policies and procedures?

The Office of Housing weatherization program is governed by the Washington State Department of Commerce, which sets all rules regarding lead paint. These rules can be found in the 2015 Weatherization Program Manual (see link in PR-10) issued by the WA State Department of Commerce. Home Repair policies regarding lead paint are in the process of being formalized into written policies and procedures. SHA is committed to practices that provide increased access to safe, decent and affordable housing free from lead-based paint (LBP) hazards.

For SHA public housing: procedures for inspecting, treating, and monitoring properties with lead-based paint is established in written procedures for housing operations, HCV, and HazMat staff.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The Needs Assessment in this plan illustrates the impact of poverty on poor and vulnerable members of Seattle communities. Along with Race and Social Justice Initiatives, many departments and partners act to empower people who are homeless or in poverty, priced out of housing, or struggle with unemployment in our region's rapidly changing job market. Examples of efforts designed to avoid homelessness, boost income and/or reduce costs for households and individuals at risk of falling deeper into poverty include:

Reducing Homelessness

KCRHA works closely with institutions and systems of care to reduce the rate of persons being exited from those programs into homelessness to

- Coordinate with the County jail system and housing providers to ensure those detained exit into housing whenever possible.
- Work with the State to support youth aging out of the foster care system to reduce exits to homelessness.
- Fund the Coordinated Entry Assessment county-wide which provides prevention assistance to those trying to maintain housing to avoid entering homelessness.

Affordable Living Programs

- The Utility Discount Program (UDP) offers eligible households a 60% discount on their Seattle City Light bill and a 50% discount on their Seattle Public Utilities bill.
- Vehicle License Fee Rebate. In 2014, voters in the City of Seattle approved a car tab increase to pay for improved transit service. Vehicle License Fees increased to \$80 per vehicle on June 1, 2015. However, the \$20 Car Tab Rebate program provides income qualified vehicle owners a \$20 rebate check.
- Child Care Nutrition Program provides meal reimbursements for approximately 160 family child care providers serving over 3,300 children birth to 13 years old in lower-income neighborhoods in the greater Seattle area.
- Farm to Table connects 80 preschools, after school, and family resource centers with over 50 farmers to purchase affordable, local produce and support cooking healthy nutritious meals. In 2015, 3,595 children were served.
- Summer Food Service Program helps provide healthy meals in the summer to approximately 4,000 low-income children and youth ages 1-18.

Employment & Education

- Mayor's Youth Employment Initiative (MYEI), which includes the Seattle Youth Employment Program (SYEP), to provide paid internship opportunities aimed at meeting the employment needs of underserved youth and young adults in our community.

- Upward Bound’s year-round academic counseling and support program for low-income youth who are the first generation in their families to attend college. UB staff work with teachers to maximize resources for students’ academic success and college preparation, as well as a 6-week Summer Academy at Seattle University.
- Office of Economic Development’s (OED) workforce development investments and business development programming. Contracts with community-based organizations and in concert with local employers, promotes work readiness and career development for low-income adults to prepare for jobs in high demand sectors. OED offers technical assistance to new, and growing entrepreneurs to increase job opportunities.
- Parks and Recreation’s Seattle Conservation Corps employs homeless adults in a year-long parks-based work training program. Participants are paid minimum wage for 40 hours/week with support services to transition from homelessness to being housed and employed full time.
- Office of Immigrant and Refugee Assistance’s Ready to Work program focuses on immigrants and refugees in the workforce and provides English language training, computer literacy and case management for job seekers.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

In addition to a significant level of resources for activities that support and reduce individuals and families to rise above poverty, the City’s planning efforts address how our actions can increase benefit to those who are struggling on our communities and reduce negative outcomes. For example:

Office of Planning and Community Development: One of the core areas of focus for the Equitable Development Initiative (EDI) is on addressing disparities in poverty rates within the City. For example, one of the measurement indicators is the percentage of population with incomes below 200% of the poverty level. The focus on disparity and displacement also leads to indicators such as census tracts that both, have median incomes less than 80% of the county area median income (AMI) and about a tract with a median income greater than 120% AMI. The EDI is coordinated with an Inter-Departmental team within the City which helps coordinate funding streams to advance housing and community development goals within in the context of community-centered, place-based strategies.

Office of Housing and Human Services Department: In 2016, voters approved the 2016 Housing Levy, which generate \$290 million over seven years to support affordable housing development, rental assistance to prevent homelessness, and support for low-income home buyers. Program activities include:

1. Investing, contracting and monitoring of funding in Homelessness Prevention programs that provide financial assistance and housing focused services, such as case management, housing advocacy, search and placement services for short-term or ongoing support to households to stabilize and move them into housing. Prevention programs assist individuals, families, youth/young adults and special needs populations, including persons with HIV/AIDS, who are at

greatest risk of becoming homeless. Projects funded by Consolidated Plan funding resources are listed in AP-38, Project Summary. City of Seattle also provides local Housing Levy funding with federal funding, such as ESG, to support these prevention programs.

2. Planning, program development and system coordination in conjunction with the All Home/Continuum of Care on implementation of initiatives that prevent homeless families with children, homeless youth/young adults, chronically homeless individuals, and households at-risk of homelessness.
3. Coordinating homelessness prevention and discharge planning programs and protocols. Discharge planning/protocols in place for health care, mental health institutions, corrections, and foster care systems are included in Section MA-35 of the 2018-2022 Consolidated Plan, Special Needs Facilities and Services.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The Federal Grants Management Unit (FGMU) administers federally funded grant programs through Memorandums of Agreement (MOA) with City Departments who then contract with community-based non-profits and housing developers as sub-recipients. MOAs identify the responsibilities of these entities regarding the monitoring, compliance and reporting required by federal, state and local regulations. Each administering department follows policy and procedures for monitoring and compliance specific to that agencies policies and fiscal management practices though all are required to meet relevant federal grant requirements.

Overall, CDBG, HOPWA, McKinney and ESG, contracts receive an on-site visit that includes comprehensive fiscal and program monitoring. Contracts are monitored annually, which averages one or more monitoring visits on site per award cycle. Monitoring visits are followed up with a written assessment and the review actions and any findings. CDBG projects are reviewed for eligibility, environmental and labor standards compliance. Protocols for CDBG emphasize IDIS reporting practices for timeliness and performance objectives. HOPWA and ESG procedures include monthly desk monitoring of performance reports, review of invoices, and periodic on-site monitoring to assess program quality and for data verification. Performance evaluation includes review of monthly, quarterly, and year end reports to verify that the target population is being served. The City is revising protocols for fiscal and contracts and conducting risk management to align with the new 2 CFR 200 grants-based accounting regulations.

- The Office of Housing monitors HOME projects under the Rental Housing Program procedures. Staff review annual reports submitted by project owners and coordinates site visits and inspections with other funders. OH evaluates compliance and performance as it relates to occupancy restrictions and affordable units, affirmative marketing, nondiscrimination, and fiscal management standards.
- Parks Department procedures include routine, desk, on-site, agency self-assessment, comprehensive on-site and financial/administrative reviews that document program accomplishments and compliance with CDBG requirements. Parks collects data and verifies the income of program beneficiaries. Details can be found in the Memorandum of Agreement between HSD's Federal Grants Management Unit, the Parks Department and the Seattle Conservation Corps.

- The Office of Immigrant and Refugee Affairs' (OIRA) contracts with a CBDO for service delivery. The contract language requires compliance with CDBG regulations. Monitoring occurs via Quarterly Dashboard and year- end report review and quarterly meetings between OIRA, the CDBO, and its subcontractors.
- The Office of Economic Development (OED) conducts annual monitoring of agencies to ensure compliance with HUD requirements using a three-level monitoring system: on-going program monitoring, on-site review and an in-depth agency review. For details regarding OED's monitoring policies see <http://bit.ly/2ybdgnn>.
- Seattle Housing Authority monitors projects monthly. Women and minority business enterprise protocols apply when subcontractors are hired which then generate annual utilization total dollars spent with WMBE's and Section 3 firms reports. For details see <https://www.seattlehousing.org/do-business-with-us><https://www.seattlehousing.org/do-business-with-us>.
- The Office of Planning and Development's Equitable Development Initiative activities will utilize the existing contract templates and best practices of the administering departments to satisfy compliance requirements.

Annual Action Plan

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

Overall resources in 2024 from the Consolidated Plan funds are expected to remain similar to recent years. The City of Seattle coordinates HUD’s Consolidated Plan funds with other City resources such as our General Fund, Families and Education Levy, Housing Levy, federal McKinney-Vento funds, and Real Estate Excise Tax (REET) to provide for human services, affordable housing, and community and economic development. Not all the needs identified in the Consolidated Plan are addressed with HUD funds. How each fund source is used depends upon the various restrictions and regulations covering the funds and the most efficient and effective mix of funds.

Additionally, CARES Act, CDBG-CV, and ESG-CV funding has been or will be reflected in amendments to the 2019 AAP depending on when the City receives these funds and according to instructions from HUD and/or CARES Act waiver instructions as released.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$9,486,805		\$7,500,000	\$16,486,805	\$37,947,220	Revenue projections for remainder of ConPlan, assume 2% reduction per year for the next 4 years from 2024 allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$3,717,743				\$14,870,972	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2024 allocation.

HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	\$3,716,896				\$13,867,584	Revenue projections for remainder of ConPlan, assume 4% increase per year for the next 4 years from 2024 allocation.
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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	\$826,314				\$3,305,256	Revenue projections for remainder of ConPlan, assume 1% reduction per year for the next 4 years from 2024 allocation.

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

OH: federal funds are leveraged in multiple ways:

- City of Seattle Housing Levy (2017-2023): Authorized in 2016, the Seattle Housing Levy (Levy) authorizes an estimated \$290 million to provide, produce, and/or preserve affordable housing and assist low-income Seattle residents. The Levy funds five programs: 1) Rental Production and Preservation, 2) Operating and Maintenance, 3) Homeownership, 4) Acquisition and Preservation, and 5) Homeless Prevention and Housing Stability Services. In total, approximately \$41 million in annual funding is available to implement these programs.

- MF Rental and Home Repair Programs leverages other local funding including the City's Incentive Zoning Program, Mandatory Housing Affordability Program, repaid loans from investments of prior City levies, investment earnings, and City surplus property sales. Beginning in 2020, local City revenue for housing will also include the Real Estate Excise Tax, which is available for housing purposes between the years of 2020 and 2025, and the Local Option Bond, which is allowable beginning in 2020 due to a State legislative change.

- Some HOME and CDBG funds leverage King County DCHS funding, estimated at approximately \$1.5 million in Vets and Human Services Levy and Document Recording Fee funding, in addition to approximately \$6 million in Transit Oriented Development bonding authority. In addition, State Housing Trust Fund, with approximately \$10 million towards Seattle projects and the Low-Income Housing Tax Credits and private debt will be used.

- To meet match requirements for HOME, the City of Seattle tracks and reports on Yield Foregone.

HSD: The 2023 Adopted Budget invests \$153.7 million in homelessness City-wide and continues the City's investments in the King County Regional Homelessness Authority (KCRHA) as it enters its second full year of operations. Of the City-wide total, \$111.4 million is allocated to the Human Services Department in 2023 for homeless outreach, shelter, services, and administration. Approximately \$97 million (87%) of the amount proposed for HSD will be transferred to the KCRHA. Excluding one-time federal funding received in 2022, this represents a \$19.4 million (25.1%) increase in the City's contribution to KCRHA over the 2022 revised amount of \$77.5 million.

FOPCD: CDBG funds designated for the EDI are leveraged with \$5 million in local government funding. Projects frequently have significant amounts of both private and public dollars from additional sources. In 2021, the EDI program spent an additional \$9.8 million in one-time funding.

OIRA: The high community interest and demand for this service, and the continuing success of the Ready to Work model led to consolidating two additional classes in economic distressed zip codes under CDBG funding in 2021. In 2022 and 2023, the City will direct an additional \$250,000 to address negative economic impacts of the pandemic on low-wage, limited-English-proficiency immigrant adults by expanding educational and training pathways.

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

The City of Seattle considers many strategies to address homelessness, including considering public land. Previous strategies used include siting emergency shelters or sanctioned encampments on public

land/buildings. Examples in the Human Services Department include the Seattle Navigation Center and permitted encampments known locally as “villages.” The City has also used strategies of selling land/buildings to finance new shelter beds or housing.

The Office of Housing is working on several projects using publicly owned land:

- K-Site: In June of 2018, the City issued a Request for Proposal for an 11,000 square foot surplus property in the Uptown neighborhood of Seattle. The city prioritized homeless housing and awarded the property and \$8 million dollars to Plymouth Housing. Plymouth proposes to develop 72 units of “graduation” housing for formerly homeless individuals and 19 permanent supportive housing units. The project includes an arts component on the ground floor, housing “Path with Arts”, a nonprofit who transforms lives of people recovering from homelessness addiction and other trauma, by harnessing the power of creative engagement as a bridge and path to stability.
- Yesler Terrace: Per a Cooperative Agreement signed by the City and SHA in 2012, the two parties continue to coordinate on the execution of housing covenants between the City, SHA, and private developers, in conjunction with sales of SHA-owned land in the Master Planned Community Yesler Terrace (MPC-YT) zone. Additionally, the City continues to track SHA’s progress toward development and affordability goals, as stated in the Cooperative Agreement and its subsequent amendments.
- SCL properties: Seattle City Light has transferred two City-light owned properties at no cost to non-profit developers for the creation of permanently affordable homes. All homes created will be available to first-time, low-income homebuyers at or below 80% AMI. One site will be transferred to Habitat for Humanity for the creation of 7 townhomes along with a \$720,000 funding award from the Office of Housing. The other site will be transferred to Homestead Community Land Trust along with a \$1.5 million funding award from the Office of Housing.
- Yakima: The City will transfer this site to Homestead Community Land Trust at no cost for the development of 10 permanently affordable homes for low-income, first-time homebuyers at or below 80% AMI. The Office of Housing is also providing a \$900,000 funding award. Construction will begin this spring.

Discussion

The City’s use of the Consolidated Plan funds is based on the purpose of the funds, eligible activities, and those of other financial resources available to the City, such as our housing levy, families and education levy, and general fund. We try to match the fund source to its best use in the context of all the other funds. Our contingency plan is found in Section AP-35. If necessary due to unanticipated revenue changes (either in the allocation or in program income) that necessitate a substantial amendment, formal City budget action will take place to adjust affected budget authorizations to departments.

AP-20 Annual Goals and Objectives

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase services and prevent people from experiencing homelessness	2024	2028	Homeless		Affordable Housing Opportunities Address Housing Barriers Retain Affordable Housing Stock Maintain Housing Stability Assist Homeless Persons & Persons with Mental Health Challenges and Substance Addiction Support Services that Provide Stability		
2	Address needs of people impacted by mental health and substance abuse issues (opioid and fentanyl abuse crisis)	2024	2028	Non-Housing Community Development		Assist Homeless Persons & Persons with Mental Health Challenges and Substance Addiction Support Services that Provide Stability		

3	Equity in access to community infrastructure and recreation opportunities	2024	2028	Non-Housing Community Development		Support Services that Provide Stability Invest in Underserved Areas		
4	Increase economic development and job retraining opportunities for LMI people and those disadvantaged in recovering from recent economic instability	2024	2028	Non-Housing Community Development		Support Services that Provide Stability		
5	Increase affordable housing options	2024	2028	Affordable Housing Public Housing Homeless		Affordable Housing Opportunities Address Housing Barriers Retain Affordable Housing Stock Maintain Housing Stability		

AP-35 Projects – 91.220(d)

Introduction

This annual action plan is developed in the context of the City of Seattle’s overall budget (2024 Adopted Budget). Given all available resources and needs, the City has determined that these proposed uses of Consolidated Plan funds give us the greatest opportunity to achieve the City’s goals, meet its responsibilities, and address the needs of low- and moderate-income residents. CDBG funded public services projects, and projects funded with ESG and HOPWA, have been or will be reviewed and selected via competitive "requests for investments" processes to ensure that the proposed services lead to the positive client outcomes.

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#	Project Name
1	HSD 2024 CDBG Administration and Planning
2	Homeless Services (KCHRA Subrecipient grants)
3	Homeless Services (KCRHA admin)
4	ESG24 Seattle
5	2023 – 2024 City of Seattle WAH22-F001 (SEA) HOPWA
6	Community Facilities Investments
7	Mt Baker
8	Minor Home Repair (HSD)
9	Home Repair Revolving Loan Program (OH)
10	Homebuyer Assistance Revolving Loan Program
11	2024 OH Admin & Planning
12	Rental Housing Preservation and Development Revolving Loan Program
13	OH HOME Admin
14	OH 2024 HOME entitlement
15	OED 2024 Tenant Based Commercial Rehab
16	OIRA ESL for Work (Ready to Work)
17	OPCD Equitable Development Initiative
18	Parks Seattle Conservation Corp. Parks Upgrades
19	2024 Opioid/fentanyl community facilities (RFQ)

Table 3 - Project Information

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

These allocations are based on needs analyses, the availability of other funds targeted to various needs, the purpose of the Consolidated Plan funds, and the availability of City General Funds to meet a wide variety of needs. Should HUD revenues (either annual allocation or program income) exceed the planned amount, the additional resources shall be allocated in accordance with these funding guidelines.

- Mitigate the funding reductions applied to various CDBG programs, grant administration, and planning efforts over the past several years in response to diminishing resources.
- Maximize use of funds for public services to the extent prudent to address gaps in funding for services for homeless persons (such as emergency shelter and day / hygiene services) and other low- and moderate-income households.
- Increase funding for those physical development activities (housing, community facilities, parks, economic development) that do not require on-going annual funding. To the extent possible, the City shall avoid development of a CDBG operating expense base that cannot be sustained if the federal government fails to maintain future CDBG funding at the current levels. CARES Act, CDBG-CV, and ESG-CV funding has been or will be reflected in amendments to the 2019 AAP and at <http://www.seattle.gov/humanservices/funding-and-reports/federal-funding-and-reports>. Should HUD revenues come in lower than planned, the City will continue its policy that the priority for managing decreases in CDBG resources will, to the extent possible, be to reduce funding allocations in physical development and/or administrative activities and not in public services.
- The HUD funding reductions shall be made in planning, administration, and/or physical development programs, including program delivery costs. One-time-only capital projects are most likely to experience reduced allocations of any HUD revenue decrease. Funding reductions may be applied across-the-board among physical development programs. Reductions in administration and planning will be done to the extent that they will not substantially impair the City's ability to manage the Consolidated Plan funds in an accountable manner.
- Comply with expenditure cap limitations on public services and planning and administration.
- The City will explore any other possible areas of savings or reductions that have a minimal impact on sustaining current levels of program operations and services. The Federal Grants Manager shall work with affected City programs in identifying and capturing prior year CDBG under-expenditures. If increases are not substantial or significant enough to enhance or fund an activity, funds may be placed in contingency for programming late in the year or in the next program year. If a local "urgent needs" event and/or a state or federally declared disaster occurs, federal grant funds which are allocated but not yet distributed and expended may be reprogrammed to address otherwise HUD eligible activities that address the disaster conditions. Such a response would not be treated as a Substantial Amendment to this Plan but would be handled according to the Citizen Participation Plan adopted as part of this Consolidated Plan (see attachments). See AP-90 for applicability of the Residential Anti-displacement and Relocation Assistance Plan (RARAP).

Project Summary

1	Project Name	HSD 2024 CDBG Administration and Planning
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$1,431,789 HSD
	Description	
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The Consolidated Plan funds are used to benefit the 704,352 residents of the City of Seattle (2016 Population Estimates, US Census Bureau), specifically targeting the needs of the 237,285 Low-Moderate-Income residents of Seattle (FY 2017 LMISD by Grantee - Summarized Block Group Data, Based on 2006-2010 American Community Survey). Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts.
	Location Description	City-wide
Planned Activities	Provide internal staffing capacity to manage and administer the CDBG program and oversight of all Consolidated Plan funds, and to review eligibility and monitor labor standards, and environmental compliance adequately and effectively. Ensure programmatic compliance with applicable federal regulation. Maintain data integrity of IDIS data. Development annual action plans, CAPER and updates; research into related issues, including fair housing, homeless response, and other topics related to homeless and low- and moderate-income persons and families. Provide CDBG program for indirect administration support of program operations, including executive leadership, communications, payroll / human resources, information technology, and accounts payable / budget management services. Charges consistent with approved indirect cost allocation plan. Allocation does not include \$280,000 prior year unexpended funds that will support consultant services in 2023.	
2	Project Name	Homeless Services (KCHRA Subrecipient grants)
	Target Area	
	Goals Supported	CPD: Increase homeless services

	Needs Addressed	
	Funding	CDBG: \$3,154,270
	Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.
	Target Date	12/21/2023
	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 7,200 persons assisted.
	Location Description	City-wide
	Planned Activities	Provide emergency shelter operations and case management to move people to permanent housing via two subrecipient agreements. These funds will be administered by King County Regional Homeless Authority as a subrecipient of the City.
3	Project Name	Homeless Services (KCRHA admin)
	Target Area	
	Goals Supported	CPD: Increase homeless services
	Needs Addressed	
	Funding	CDBG: \$24,600
	Description	Starting in 2022, King County Regional Homeless Authority is the City's CoC and responsible for homelessness response. These funds will be used by KCHRA to support the City's development of consolidated plans and other CDBG related administrative activities.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Support the administrative obligations of King County Regional Homeless Authority as a subrecipient of CDBG funds and as a participant in the consolidated planning process.
4	Project Name	ESG24 Seattle
	Target Area	
	Goals Supported	CPD: Increase homeless services
	Needs Addressed	
	Funding	\$826,314

	Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color.
	Target Date	12/31/2023 (within two-year period of performance 2021-2023)
	Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 4,802 individuals will benefit from the ESG funding in combination with CDBG entitlement funds.
	Location Description	City-wide
	Planned Activities	The 2024 ESG allocation will be used to fund operations at two shelter sites and fund a Rapid Re-Housing program for families. The amount of funds going to emergency shelter will not exceed the amount spent on emergency services in 2010 and no more than 7.5% of the 2023 allocation will be used for administration. These funds will be administered by King County Regional Homelessness Authority as a subrecipient of the City.
5	Project Name	2021 – 2023 City of Seattle WAH22-F001 (SEA) HOPWA
	Target Area	
	Goals Supported	AFH/CPD: Resources for at-risk renters/owners
	Needs Addressed	
	Funding	HOPWA: \$3,716,896
	Description	Allocate funds to project sponsors to provide the most effective mix of activities to serve persons living with AIDS and their families.
	Target Date	12/31/2024 (within period of performance 2021 to 2023)
	Estimate the number and type of families that will benefit from the proposed activities	Low and moderate-income and persons and families. These persons and families are disproportionately underserved and from communities of color. Approximately 290 households will benefit from the HOPWA housing assistance funding.
	Location Description	King and Snohomish Counties
	Planned Activities	Provide funding for housing stabilization including Tenant based Rent Assistance (TBRA) and Short-Term Rent, Mortgage, and Utility (STRMU) assistance, and Permanent Housing Placement along with Supportive Services for employment.
6	Project Name	Community Facilities and Improvements
	Target Area	
	Goals Supported	AFH/CPD: Equitable investment across communities
	Needs Addressed	

	Funding	CDBG: \$1,876,974
	Description	Funds are used to support eligible capital facilities improvements for non-profit organizations City-wide.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	Mt Baker – Family Resource Center
	Target Area	
	Goals Supported	AFH/CPD: Equitable investment across communities
	Needs Addressed	
	Funding	CDBG: \$100,000
	Description	The Paul G. Allen Foundation has provided \$30 million dollars capital support for the development of affordable housing for families. On the ground floor of the building is a Family Resource Center (FRC). This center is available to low-income families many of whom face housing instability.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Mercy Housing, Mary’s Place, Childcare Resources and Refugee Women’s Alliance will partner to provide services in the Family Resource Center. While the families in the building will be able to access the services, the FRC is intended to provide services to the surrounding community more than the families living in the building. Estimated client service numbers for 2023: <ul style="list-style-type: none"> • 900 unduplicated adults will participate in diversion, stabilization, or resiliency program services • 360 unduplicated adults will receive basic needs items from the Resource Room
	Location Description	Rainier Valley
	Planned Activities	A wide variety of family support services will be offered at the FRC including, health education, housing stability services, diversion referrals for families experiencing homelessness, Annual Action Plan childcare placement services, and play and earn groups for kids. This will be the last year for CDBG funding for this project. The project will be eligible for an RFP planned for homeless and family stability projects to be conducted in 2023 contracts.
8	Project Name	Minor Home Repair (HSD)

Target Area	
Goals Supported	AFH/CPD: Provide housing/services to seniors
Needs Addressed	
Funding	CDBG: \$500,000
Description	Provide minor home repairs to qualifying low- and moderate- income homeowners for safety and health-related repairs to their homes via sub-recipient service provider. In 2022, an additional \$145,744 was added to the Minor Home Repair program to mitigate a two-year wait list for services. Increase in base funding for 2023 anticipates continued work on the backlog of applicants for services.
Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income seniors and younger disabled adults. These persons are disproportionately underserved and from communities of color. Economic and community development activities will specifically target historically disadvantaged neighborhoods and business districts. It is estimated 500 homeowners in 2023 will be assisted with this minor home repair program, enabling the homeowner to stay in their home longer, as well as preserve older housing stock in Seattle. This program has been funded at the same level since 2014 with CDBG funding Annual Action Plan 2022 52 OMB Control No: 2506-0117 (exp. 09/30/2021) and historically assisted a majority of households of color throughout Seattle. Specifically, 67% of 556 households assisted in 2016 identified as households of color: 65% of 623 for 2015, 64% of 673 in 2014, and 65% of 682 in 2013, and 66% of 709 households in 2012. It is anticipated that a similar percentage of households assisted will also identify as households of color in 2021. Historically this program has assisted homeowners of which 85% identify as senior and of which over 60% are Female Heads of Household. Additionally, over 80% of the households have incomes that are half (50%) of Area Median Income.
Location Description	City-wide

	Planned Activities	The Minor Home Repair program serves younger disabled homeowners, low-income family homeowners, and older adult homeowners who are faced with the challenge of affording home repairs. Subrecipient staff provide parts and labor to make minor home repairs for homeowners who are on limited incomes. Subrecipient staff conduct an assessment and implementation of minor repairs on owner-occupied housing. Repairs include, but are not limited to, fixing leaking pipes, replacing broken sinks, rebuilding broken steps, replacing broken doors and windowpanes, building wheelchair ramps, and installing grab bars.
9	Project Name	Home Repair Revolving Loan Program (OH)
	Target Area	
	Goals Supported	AFH/CPD: Resources for at-risk renters/owners
	Needs Addressed	
	Funding	CDBG: \$605,462 (RLF)
	Description	Provide major home repair financial assistance to qualifying low- and moderate-income homeowners, to help them maintain their homes so that they can continue to live there. In 2023, funding will be provided from program income in the Revolving Loan Fund (RLF).
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20 homeowners will receive financial assistance for major home repair. Assisted households typically include seniors and others on low, fixed incomes. The Home Repair Loan Program helps prevent displacement of low-income homeowners by helping them remain safely in their homes. Homeowners of color are more likely than their white counterparts to be severely cost burdened, meaning that they pay more than 50% of their income towards housing. Therefore, homeowners of color may be more likely to not have access to resources needed for critical home repairs like roof replacements or side sewers.
	Location Description	City-wide
Planned Activities	Financial assistance in the form of loans to qualifying homeowners. Program development, financial management, and data reporting activities in support of the Home Repair Program.	
10	Project Name	Homebuyer Assistance Revolving Loan Program
	Target Area	
	Goals Supported	AFH/CPD: Preserve and increase affordable housing
	Needs Addressed	
	Funding	CDBG: \$222,000 (RLF)

	Description	This project will continue to provide direct assistance to low and moderate-income (LMI) households to purchase existing homes, to the extent there are funds available in this Revolving Loan Fund (RLF) It is the goal of the City Homebuyer Assistance Program to create access to housing stability and wealth building through provide access to affordable homeownership for LMI households in Seattle. 2023 funding will come from program income via the Revolving Loan Fund (RLF).
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Six households of color, or other historically disadvantaged Seattle residents will benefit from the proposed activities.
	Location Description	City-wide
	Planned Activities	
11	Project Name	2024 OH Admin & Planning
	Target Area	
	Goals Supported	AFH/CPD: Preserve and increase affordable housing
	Needs Addressed	
	Funding	CDBG: \$160,972 (entitlement)
	Description	Support OH staff costs associated with CDBG and HOME program planning and contracted services.
	Target Date	12/21/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Planning activities related to the development of affordable housing.
12	Project Name	Rental Housing Preservation and Development Revolving Loan Program
	Target Area	
	Goals Supported	AFH/CPD: Preserve and increase affordable housing
	Needs Addressed	
	Funding	CDBG: \$366,435 (RLF)
	Description	The balance remaining in the Revolving Loan Fund (RLF) rather than entitlement funds will provide financial assistance for the preservation and development of multifamily rental affordable housing.
	Target Date	12/21/2024

	Estimate the number and type of families that will benefit from the proposed activities	Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system. 22 Rental unit rehabbed: 26 Household Housing Unit
	Location Description	City-wide
	Planned Activities	The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.
13	Project Name	OH HOME Admin
	Target Area	
	Goals Supported	AFH/CPD: Preserve and increase affordable housing
	Needs Addressed	
	Funding	HOME: \$330,442
	Description	Funding supports grants management and administration of HOME federal funds.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Funding supports grants management and administration of HOME federal funds.
14	Project Name	OH 2024 HOME entitlement
	Target Area	
	Goals Supported	AFH/CPD: Preserve and increase affordable housing
	Needs Addressed	AFH: Location & Type of Affordable Housing AFH: Lack Public Investment in Specific Neighbhds. AFH: Insufficient Investment in Affordable Housing
	Funding	HOME: \$3,387,301
	Description	
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	Funded projects will serve low-income households, including formerly homeless households, for 50 years or more. These are households with incomes at or below 60% of AMI who are disproportionately people of color and disproportionately cost burdened. These households also include other protected classes, such as seniors and people with disabilities who are living on low, fixed incomes. Housing will be affirmatively marketed to ensure access by disadvantaged groups. Homeless housing will serve households assessed and referred through in the Continuum of Care's coordinated entry system. Anticipate 22 units of rental housing constructed.
	Location Description	City-wide
	Planned Activities	This year's allocation of HOME funds will likely go towards the production of approximately 20+ units of rental housing, some of which may be developed by a CHDO. The CDBG funds will be used, with other funds, for capital financing related to construction, acquisition, and rehabilitation of affordable rental housing for low-income households.
15	Project Name	OED 2024 Tenant Based Commercial Rehab
	Target Area	
	Goals Supported	CPD: Increase Small Business Assistance
	Needs Addressed	
	Funding	CDBG: \$1,257,410
	Description	The program prioritizes outreach for business technical assistance to women, minority and immigrant owned businesses with emphasis on tenant-based improvements to commercial facilities to sustain neighborhood businesses. In 2023, \$1,000,000 of entitlement and \$257,410 of unexpended 2022 funds will be used.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	<ul style="list-style-type: none"> • Approximately 100 small businesses will be supported with technical assistance. • Approximately 3 small businesses will be supported with financing for tenant improvements. • Approximately 30 small businesses will be supported with working capital grants. • Support 8 business district organizations establish and implement plans and strategies to provide resources and technical assistance to small businesses in their neighborhoods
Location Description	City-wide	

	Planned Activities	This project flexibly responds to emergent business needs multiple ways: by providing technical assistance on the stabilization and financial aspects of maintaining a business, providing working capital grants for businesses after a destabilizing event (for example, disruption of customers caused by nearby construction) and by financing necessary tenant improvements.
16	Project Name	OIRA ESL for Work (Ready to Work)
	Target Area	
	Goals Supported	AFH/CPD: Initiatives support marginalized groups
	Needs Addressed	AFH: Lack of Educational/Employment Spprt for LMI
	Funding	CDBG: \$650,200
	Description	Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	The total number of families served is estimated to be 220. Participants will be English language learners in need of stable employment and ongoing access to English language learning and digital literacy programs. Currently immigrant and refugee jobseekers who have low levels of English language proficiency succeed in college certificate, job training, and basic skills programs at a significantly lower rate than native - born English proficient individuals. The outcomes of this program will demonstrate course completion and educational advancement rates that exceed those of traditional college-based ESL programs
	Location Description	City-wide
	Planned Activities	Via a CBDO, and subcontracted community-based organizations, provide English language learning and digital literacy classes and employment services including outreach, learning assessments, classroom instruction, case management, educational and career planning, job placement and employer engagement to support the program.
17	Project Name	OPCD Equitable Development Initiative
	Target Area	
	Goals Supported	AFH/CPD: Equitable investment across communities
	Needs Addressed	AFH: Displacement due to economic pressure AFH: Lack Public Investment in Specific Neighbhds. AFH: Impediments to mobility
	Funding	CDBG: \$430,000
	Description	Provide support for community-based organizations pursuing investment strategies that will mitigate displacement within high-risk neighborhoods.

Target Date	12/31/2023
Estimate the number and type of families that will benefit from the proposed activities	<p>Funding was awarded to eligible organizations through a competitive Notice of Funds Availability (NOFA) process in early in 2022. The EDI Fund addresses displacement and the unequal distribution of opportunities to sustain a diverse Seattle. The EDI fosters community leadership and supports organizations to promote equitable access to housing, jobs, education, parks, cultural expression, healthy food and other community needs and amenities. The EDI Framework integrates people and place to create strong communities and people, as well as great places with equitable access. The Framework, with its equity drivers and outcomes, functions as an analytical tool to guide implementation to reduce disparities and achieve equitable outcomes for marginalized populations. The following are the indicators that inform the displacement Risk Index that EDI projects are focusing on:</p> <ol style="list-style-type: none"> 1. People of color: Percentage of population that is not non-Hispanic White. 2. Linguistic isolation: Percentage of households in which no one 14 and over speaks English only or no one 14 and over speaks both a language other than English and English "very well"; 3. Low educational attainment: Percentage of population 25 years or older who lack a Bachelor's degree; 4. Rental tenancy: Percentage of population in occupied housing units that are renters; 5. Housing cost-burdened households: Percentage of households with income below 80% of AMI that are cost burdened (> 30% of income on housing) and Percentage of households with income below 80% of AMI that are severely cost burdened (> 50% of income on housing); 6. Household income: Percentage of population with income below 200% of poverty level; and 7. Proximity to transit: Number of unique transit trips within 0.25-mile walking distance of a location. <p>CDBG funds will support at least 2 projects in two different neighborhoods pursuing an anti-displacement strategy. Estimated to benefit 100 persons.</p>
Location Description	City-wide though priority for areas that are impacted by the criteria listed above.

	Planned Activities	Equitable Development Projects are community-driven strategies created through an inclusive community engagement process and are prioritized in neighborhoods with high levels of chronic and recent displacement risk, history of disinvestment and community driven priorities to mitigate further displacement and increase access to opportunity. Funds will be awarded to eligible organizations through a request for proposal process.
18	Project Name	Parks Seattle Conservation Corp. Parks Upgrades
	Target Area	
	Goals Supported	CPD: Access to Nature and Physical Activities
	Needs Addressed	AFH: Inaccessible Infrastructure
	Funding	CDBG: \$808,000
	Description	Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low and moderate-income neighborhoods. Allocation includes \$150,000 for planning and Admin costs.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	Park improvements occur in parks that serve low-income neighborhoods. The neighborhoods disproportionately serve people of color and other historically disadvantaged people. The residents within an approximate 1.5-mile radius of each park benefit from the improvements.
	Location Description	City-wide
	Planned Activities	Installation of up to 6 park improvements including but not limited to safety fencing, paths, ADA compliance, and improved landscaping.
19	Project Name	2024 Opioid/fentanyl community facilities (RFQ)
	Target Area	
	Goals Supported	CPD: Address needs of people impacted by mental health and substance abuse issues (opioid and fentanyl abuse crisis)
	Needs Addressed	AFH: Assist Homeless Persons & Persons with Mental Health Challenges and Substance Addiction
	Funding	CDBG: \$7,000,000
	Description	Acknowledges two of many co-prevalent factors that increase risk of homelessness.
	Target Date	12/31/2023

Estimate the number and type of families that will benefit from the proposed activities	
Location Description	City-wide
Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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

At present, the City is not implementing HUD designated geographic based priority areas such as NRSAs, Empowerment Zone or Brownfields. Allocations and program activities are funded City-wide in accordance with eligibility and program priorities set through sub-recipient departments policies.

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Office of Housing’s 2022 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 29, 2022, and included approximately \$44 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds.

One Year Goals for the Number of Households to be Supported	
Homeless	254
Non-Homeless	583
Special-Needs	<u>109</u>
Total	946

Table 19 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	340
The Production of New Units	22
Rehab of Existing Units	584
Acquisition of Existing Units	<u>0</u>
Total	946

Table 20 - One Year Goals for Affordable Housing by Support Type

Discussion

The Office of Housing’s 2022 Notice of Funding Availability (NOFA) for the Multifamily Rental Housing Program was announced on July 29, 2022, and included approximately \$44 million for multifamily rental projects, which includes funds from the Housing Levy, other local and state sources as described here, along with federal funds. Affordable housing assistance programs implement many of the goals of the 2017 Assessment of Fair Housing and this Consolidated Plan by assisting people who are experiencing homelessness and other high needs groups, and by providing housing in areas with access to high opportunity and areas at high risk of displacement. Funding for rental housing production and preservation is awarded following the priorities and procedures adopted in OH's Housing Funding Policies (link in PR-10 of the Consolidated Plan). The funding supports housing that will serve seniors and people with disabilities; low-wage workers and their families; and adults, families and youth/young adults experiencing homelessness, including chronically homeless people with disabilities. Housing is funded throughout the city, meeting fair housing goals to increase housing options in areas that afford access to opportunity, as well as preserve and increase housing in areas where residents are at high risk of displacement. Rehabilitation funding is also available for existing low-income rental housing needing major systems upgrades to extend the life of buildings that serve extremely low-income residents. Funding for housing rehabilitation loans and grants is also made available following priorities and procedures in OH's Housing Funding Policies (see above). Assistance is available to low-income homeowners, including seniors on fixed income and other homeowners at risk of displacement. The program prioritizes repairs that address immediate health and safety issues and other urgent repairs

that will result in increased cost and unhealthy living conditions if left unaddressed.

AP-60 Public Housing – 91.220(h)

Introduction

SHA is a public corporation which provides affordable housing to more than 37,200 people through a variety of opportunities including SHA owned/managed units, subsidizing collaborative units operated by non-profit partners and tenant-based vouchers that provide subsidy to participants to rent in the private market. Over 31,500 of these residents live within the City of Seattle. About one-third of SHA's participants in Seattle are children and another one-third are seniors or adults with disabilities. More than 80 percent of SHA households have annual incomes below 30 percent area median income.

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

In 2023, SHA will continue to innovate and adopt practices and policies that can increase access to affordable housing for more households in Seattle. While the Seattle housing market has grown increasingly expensive over the years, SHA has played a critical role in helping low-income households find stable, safe and affordable housing while remaining in Seattle. See Seattle Housing Authority's 2016-2020 Strategic Plan, 2021 Annual Moving to Work Plan and 2022 Annual Budget for SHA's proposed actions to address Seattle's public housing needs, all of which are publicly available at www.seattlehousing.org.

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

Residents play an active role at SHA. SHA Community Builders support residents in becoming involved in management, working with interested residents to form and sustain elected resident councils and issues specific work groups to collaborate with management on issues of common interest. In addition, most communities send representatives to the Low-Income Public Housing Joint Policy Advisory Committee (JPAC) and the Seattle Senior Housing JPAC, which SHA regularly consults on major policy issues, the Annual MTW Report and the Annual Budget. Residents are also involved in planning for the use of HUD's Resident Participation Funds. Finally, SHA's Board of Commissioners has two resident Commissioners who provide valuable points of view in SHA's governance. SHA's JobLink program connects residents to employment, education, and resources, putting more residents on a path toward increased economic self-sufficiency. For some participants, services include financial management workshops preparing them for homeownership.

In 2022, SHA began the early stages of development for the agency's next strategic plan. In 2023, staff will begin working extensively with residents through engagement with Resident Councils, both JPACs, focus groups and other methods to get feedback on SHA's priorities for the next three-ten years. The planning process will lead with anti-racism and social justice as a critical way to operationalize the agency's equity work, guiding SHA towards becoming an anti-racist organization.

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

provided or other assistance.

Seattle is not a troubled housing authority.

Discussion

While the need for safe, decent, affordable housing has always been greater than the supply, Seattle's income inequality gap is widening and the ability for people with low incomes to live in our city without additional support grows increasingly difficult. The majority of households we serve are comprised of seniors or people with disabilities who don't have a chance to earn higher incomes to cover increasing rents and other costs of living. Those who are able to work need stable, affordable housing, as well as access to quality low-cost childcare, job training and other services as well as access to living wage jobs so they can participate in the workforce, benefit from the City's economy and stand a chance of paying market rate rents without subsidy. Thus, in addition to providing affordable housing, SHA will continue to help residents access other services to ensure residents stay housed and Seattle remains a place for people of all income levels to live.

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

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

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

The City of Seattle funds traditional street outreach services via KCRHA across several contracted service providers that have population and culturally specific focus. In addition, the City of Seattle’s Unified Care Team incorporates an innovative outreach approach with behavioral health-trained outreach workers that identify unsheltered households camping in unsafe conditions and connect them to shelters or other safe spaces.

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the City of Seattle and King County invested in hundreds of new shelter beds in 2019 and 2020, adding beds to existing facilities and repurposing spaces. Both the City and County continued to further shift to “enhanced” shelter models that offer 24/7 services, right of return, storage, hygiene, meals and amenities, with staffing support to quickly exit households to permanent housing and create space for inflow. The City continued to hold peer “learning circles” and targeted technical assistance to support grantee success. In 2020, the City worked with homeless service providers to de-intensify shelter spaces to reduce transmission of COVID-19. These changes will be maintained into 2023 and the focus will continue to be on refining the enhanced model and identifying potential new spaces to increase bed capacity as resources allow. In 2023, ESG-CV will continue to support existing and new emergency shelters with KCRHA coordination.

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

Several regional efforts are underway to help homeless households’ transition to permanent housing:

- Providing staffing at crisis centers (shelters, day centers, regional access points) to provide coordinated entry assessments, diversion, and housing support
- Expanding the Housing Connector, a public-private partnership engaging landlords in offering housing to households experiencing homelessness
- Shifting to a Dynamic Prioritization model in CE designed to move households to PH more quickly
- Adding employment and education connections and siting employment navigators sited (trained to create employment pathways) at each coordinated entry access point; Continuing weekly case conferencing to review by-name households by population type who are eligible for housing placement

Helping low-income individuals and families avoid becoming homeless, especially extremely

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

The City of Seattle uses a vulnerability tool to identify households at highest risk of becoming homeless, then supports those households through culturally competent, effective homelessness prevention program. The City will continue to target prevention services toward households on the waitlist for Seattle Housing Authority housing choice vouchers and who are at high risk of homelessness. System partners are engaged regularly in homelessness response, and partners continue to focus attention on reducing system exits into homelessness. The CoC End Youth Homelessness Now! Campaign which, ended in 2020, actively engaged child welfare and other systems to focus on reducing exits into homelessness. These system partners will continue to be involved in the shift to the new King County Regional Homelessness Authority throughout 2023. Also, in 2023, OPCD's EDI allocations will continue to prioritize CDBG funding for qualifying projects in high risk of displacement neighborhoods.

Discussion

Public Housing Impact on Homelessness: Seattle Housing Authority serves more than 18,000 households. In 2019, 49% of new households admitted into SHA's subsidized housing programs were homeless. Additionally, about 80% of all households served are extremely low-income at 30% or less of area median income. Without housing supports, many of these families and individuals could be at risk of homelessness. Specific housing supports are also targeted to individuals and families experiencing homelessness. For example, 19% of SHA's housing capacity is designated for previously homeless households, including 1,900 vouchers supporting permanent supportive housing in partnership with local government and community nonprofits. In addition, 300 vouchers were committed to the City of Seattle's 2016 Housing Levy projects, 154 vouchers are dedicated to non-elderly adults with disabilities who are homeless or at risk of homelessness and 569 Veterans Affairs Supportive Housing vouchers are designated for homeless veterans and their families.

Seattle Housing Authority believes in keeping people stably housed, working with residents and service providers to be flexible and supportive. The agency recognizes that residents may have few, if any, other options for stable affordable housing and staff strive to work with residents to remain housed. SHA meets residents where they are and works with them to be successful in housing while still holding them accountable and being mindful of impacts on the health and safety of the community. This is done by investing in services in partnership with community-based organizations that provide case management, wellness and physical and behavioral health services. SHA also invests in adult education, employment and asset-building programs.

AP-70 HOPWA Goals– 91.220 (I)(3)

One-year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	60
Tenant-based rental assistance	194
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	254

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

Introduction:

The City has identified the following factors affecting access to affordable housing:

Segregation: Seattle reflects historic patterns of racial and ethnic segregation with white households living in the north of Seattle and concentrations of people of color in the south of Seattle. Since the 1990 Census Seattle became more racially diverse as more people move to Seattle. Comparing neighborhoods, integration increased especially in areas where multi-family housing exists. Between 2010 and 2020, the city's population of people of color grew by 46%, more than three times as fast as the prior decade.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS): In May 2017 Seattle had four R/ECAPs based on HUD's definition: First Hill/Yesler Terrace, High Point, Rainier Beach, New Holly. R/ECAPs change over time because of fluctuating household income, growth in immigrant and refugee resettlement, or government actions like annexations. R/ECAP issues include: 1) disproportionate rates of people of color, foreign born people, families with children and people with disabilities who tend to be lower income; 2) these neighborhoods experience lack of opportunity compared to other areas of the City for employment, school proficiency, transit, exposure to environmental hazards, and to poverty. Fair housing challenge for these areas is to create opportunities for housing mobility and protect those that wish to stay in Seattle from displacement.

Inequitable Access to Opportunity: a pattern of lack of opportunity for people in protected classes, regardless of where they live in the city. Generally, neighborhoods in the north end of the City have fewer barriers to education, employment, and transit opportunities and less exposure to poverty.

Disproportionate Housing Needs: Most people in Seattle experience barriers in housing affordability; that alone is not defined as a fair housing issue. Where affordability disparately impacts people in protected classes, it rises to protection under the Fair Housing Act. For example, Black and African American residents were found to face cost burden at a disproportionately higher rate than other races and ethnicities. Fifty-four percent of all Black and African American households are cost burdened, and roughly half of those households (26% of all Black/African American residents) face severe cost burden. Families in Seattle experience housing scarcity due to lack of low-cost larger housing.

Public Housing Analysis: Nearly all SHA programs serve a greater share of households of color compared to the Seattle population and compared to Seattle's low-income population. Elderly and people with disabilities and families with kids are overrepresented in public housing compared to the general population. SHA housing is integrated into both culturally similar neighborhoods as well as areas where public housing residents are a minority in majority White neighborhoods.

Disability and Access analysis: Issues of lack of access and discrimination against people with disabilities receive less attention in the public and private sector than for other protected classes. There is a misperception that fewer people with disabilities rely on public and private systems.

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

return on residential investment.

The following list highlights the City's focus on addressing barriers to affordable housing.

- Access to financial services
- Access to proficient schools for persons with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- The availability of affordable housing units in a range of sizes
- The availability, type, frequency and reliability of public transportation
- Community opposition
- Displacement of residents due to economic pressures
- Inaccessible buildings, sidewalks, pedestrian crossings, or other infrastructure
- Inaccessible government facilities or services
- Lack of community revitalization strategies
- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services or amenities
- Land use and zoning laws
- Lending Discrimination
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Siting selection, policies, practices and decisions for publicly supported housing
- Source of income discrimination

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs.

The City's EDI funds (including CDBG) target areas that have historically been under-invested in and have significant disparities in positive outcomes for residents compared to more affluent areas of the City. In addition, the City plans several actions, completed or underway which have been informed by underserved homeless communities, including:

- The LGBTQ work plan was developed and implemented by the LGBTQ+ work group, which is comprised of individuals from Ingersoll Gender Center, the Pride Foundation, Seattle's LGBTQ Commission, SOCR, and HSD. Developed and launched in 2019, the plan set out to promote safe shelter for trans and non-binary people. Ingersoll Gender Center facilitated focus groups and the information gathered was used to develop a LGBTQ+ cultural competency training for shelter providers. Angeline's Women's Shelter was the first provider to receive the training. Continuing work on this project is on hold. Funding for Ingersoll Gender Center was used from performance pay underspend—a source of funding that is no longer available due to the COVID-19 crisis.
- Continued community engagement, partnerships, data analysis, and contract language for inclusive sheltering for all gender identities are bodies of work slated to move over to KCRHA.
- The City of Seattle received technical assistance from Native-serving organizations on how to best support service providers serving American Indian/Alaska Natives
- In supportive housing buildings, the City is coordinating to have the same case managers in each building, creating increased trust, referrals and service utilization and decreasing hospitalization and evictions
- The City is working with the Seattle Housing Authority to identify stability needs and reduce evictions among households receiving Housing Choice Vouchers

Actions planned to foster and maintain affordable housing.

Please see section PR-10, PR-15, and the Needs Assessment and Market Analysis elements of the 2024-2028 Consolidated Plan for detailed analysis and links to work plans that address Seattle's on-going commitment to foster and maintain affordable housing. Or visit the City Office of Housing website at <http://www.seattle.gov/housing>.

Actions planned to reduce lead-based paint hazards.

Please refer to SP-65 of Consolidated Plan for details on the scope of LBP hazard in Seattle's housing stock and for actions planned by the City Office of Housing, the Seattle Housing Authority and during our environmental reviews of federally funded capital project for LBP removal.

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

Please refer to the Consolidated Plan, SP-70, for the City's antipoverty approach to the needs of vulnerable populations, homeless and economic equity issues for all communities in Seattle including poverty-level families in general. For example, the Office of Immigrant and Refugee Assistance ESL for Work RTW program participants obtain stable employment and continue the ESL studies leading to

more family economic stability. Emphasis is on referral and placement for clients in ongoing community based social and other services for which participants are eligible. In addition, the City's Equitable Development Initiative's project selection criteria emphasize actions that support economic mobility for people living in underinvestment areas of the City as part of an effort to lift communities out of poverty. In addition, OED's business technical assistance and business financing support for low-income small business owners helps to reduce the number of families in poverty, by supporting those owners to be more successful in managing their business. OED's CDBG funded Business Stabilization Fund program prioritizes making investments in small businesses dealing with commercial affordability and displacement issues.

Actions planned to develop institutional structure.

Please refer to SP-40 in the 2024-2028 Consolidated Plan for a description and issues regarding development of institutional structure to carry-out the work of the federal grant activities funded by the City of Seattle.

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

Please refer to Consolidated Plan PR-10 and AP-10 in this report for previously provided answers to a similar question. In addition, the City's Human Services Department, the Office of Housing and Seattle Housing Authority have consistent interaction, project teams, and collaboration on RFPs, contracting, monitoring and joint reporting which sustains the commitment to our coordination.

For example, City of Seattle helped set up Housing Connector, a public-private partnership where landlords offer housing to households experiencing homelessness, and service providers deliver time limited services those households. In 2022, the City of Seattle transferred the Housing Connector contract to KCRHA.

The Office for Economic Development collaborates with the Office of Housing to include commercial space geared towards low-income small business owners and nonprofit organizations serving the community where low-income housing development investment are made by the City.

Discussion:

The City encourages HUD staff to take the Consolidated Plan as written, in its entirety with reference to multiple other major plans, as substantial evidence of a broad range of approaches, funding priorities, leveraged activities, and system efficiency toward the federally mandated goals of the CDBG/HOME/HOPWA/ESG/CoC-McKinney and all state and local funds represented in our investments. We seek to plan for all needs, seek out the high priority and eligible activities for federal funding and make that part of the "whole cloth" overall outcomes and investments the City tries to accomplish. We encourage many City departments, the Mayor's Office and Councilmembers, City Budget Office, Seattle Housing Authority and stakeholder entities and beneficiaries to see this as the City's Consolidated Plan for federal HUD grants in the context of all other plan priorities and resource management.

Program Specific Requirements

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

Introduction:

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	400,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	400,000

Other CDBG Requirements

1. The amount of urgent need activities	1
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
No other forms of investment are contemplated for the use of the HOME funds except as identified in 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:
US Department of Housing and Urban Development rules limit the maximum eligible sales price for

HOME-assisted ownership housing to \$430,000 for homes in Seattle. In Seattle's high-cost market, there is extremely limited inventory available for income-eligible buyers. The City could request a waiver to increase the maximum sales price based on a market study reflecting the higher median sales price; however, HUD requires this study to be updated on an annual basis and the City cannot justify the costs at this time. Therefore, Seattle will use HOME funds solely for rental housing activities.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds under 24 CFR 92.254(a)(4) are as follows:
Seattle does not utilize HOME funds for homeownership projects. See above.
4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:
The City does not have any plans to refinance existing debt secured by multifamily housing as described in the question, and therefore we do not have any refinancing guidelines for that activity.

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

1. Include written standards for providing ESG assistance (may include as attachment)
ESG is governed by the same requirements, priorities, and contract processes as other fund sources included in the City's Request for Proposal funding processes.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
Seattle/King County Continuum of Care (CoC) has implemented a system wide coordinated entry and assessment system (CEA) for all population groups. Managed by King County, the system has been operational under a new platform since June of 2016. Five Regional Access Points (RAPs) with assigned geographic catchment areas covering Seattle and all of King County are the front door to the CoC Coordinated Entry (CE) system. Materials are available in 12 languages and interpreters are available & accessible. If households are unable to access a RAP, staff are deployed to meet them where accessible and have auxiliary aids and services for effective communication (e.g., Braille, audio, large type, assistive listening, sign language). RAPs are responsible for outreach within their region including designated outreach workers for hard-to-reach pops (i.e., unsheltered CH, YYA, veterans) who are trained to complete assessments in the field. Young Adults, Veterans, and Victims of Domestic Violence can also access CE at population-specific sites Access to homeless housing resources is prioritized based on vulnerability to ensure households who most need assistance can receive it in a timely and consistent manner. Recently shifted to a Dynamic Prioritization model designed to move households to permanent housing more quickly.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
ESG funds in the past have been used by the City of Seattle as part of resources prioritized for homeless intervention services. Future sub-awards of ESG funding will be administered by KCRHA as allocated from the City of Seattle. KCRHA's awards will be governed by RFP processes available to all applicants,

relying heavily on community based NPOs and open to faith-based organizations within the statutory limits of use of federal funds by these types of organizations. KCRHA facilitated an open and competitive funding process for homelessness services and support in 2022 and 2023 for a range of projects including Outreach & Engagement, Non-Congregate Shelter and Safe Parking programs. Funding recommendations reflected regional priorities such as person-centered service, results/impact, and addressing racial disparities.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
The current Seattle/King County Continuum of Care (CoC) includes King County plus cities such as Seattle, Auburn, Bellevue, Federal Way, Kent, Renton, and Shoreline. The lead agency for the CoC is KCRHA, which convenes government, faith communities, non-profits, the business community and homeless and formerly homeless people working together to implement the Continuum of Care in King County. ESG funding decisions are coordinated with KCRHA and its Funders Group. For more information about KCRHA, please visit <http://kcrha.org>. KCRHA's mission is to unify and coordinate policy, funding and services for people experiencing homelessness across King County. It believes in centering those individuals who lived homelessness experience to guide homeless service investments and implementation.
5. Describe performance standards for evaluating ESG.
The City of Seattle worked in partnership with the CoC, King County, and United Way of King County to develop shared performance standards used in all contracts. These standards were included in the City's 2017 RFP. Examples of performance requirements include Exit Rate to Permanent Housing, Length of Stay (days), Return Rates to Homelessness, and Entries from Literal Homelessness. Despite transferring homelessness contracts utilizing ESG funds to KCRHA in 2022, the City will retain compliance oversight for the ESG program.