



City of Seattle

DRAFT 2026 Annual Action Plan

Executive Summary

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

1. Introduction

The City of Seattle 2026 Annual Action Plan (AAP) focuses on the allocation of approximately \$18 million in anticipated 2026 grant-year funding from four U.S. Housing and Urban Development (HUD) grant programs: The Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOPWA), the Emergency Solutions Grant Program (ESG), and some program income. The 2026 Annual Action Plan continues to further the goals and milestones outlined in the City's Consolidated Plan for HUD Program Years 2024-2028. The five-year plan, referred to as the Consolidated Plan, guides the jurisdiction's financial and human capital investments, which are made possible through the expenditure of these four HUD fund sources.

Seattle has experienced many changes over the last several years, and the City's communities and households continue to recover from challenges wrought by 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 majority of the United States. While the technology and finance sectors in Seattle boost job opportunities and income for some, 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.

The City continues to leverage HUD funds to address the opioid and fentanyl overdose crisis; the loss of affordable housing units to conversion and redevelopment demand for higher income housing units; and the need for accessibility for people with disabilities across our programs and services; and other critical community needs.

2. Summarize the objectives and outcomes identified in the Plan

The 2026 Annual Action Plan continues to address the following five specific goals from the City of Seattle 2024-2028 Consolidated Plan:

1. Increase services and prevent people from experiencing homelessness with focus on:

- Accessibility of housing and services for those 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. 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.
- Prevent loss of inventory of housing units for LMI households.

3. Evaluation of past performance

The City met or exceeded many of its objectives over the last several years.

Once it is available, the City will add highlights from the 2025 Consolidated Annual Performance Evaluation Report (CAPER).

Highlights from the City of Seattle 2024 CAPER include:

- The Seattle Conservation Corps made accessibility and infrastructure improvements to seven parks, serving approximately 35,780 LMI residents.
- King County Regional Homeless Authority (KCRHA) provided homelessness shelter and rapid re-housing services to 838 people in 2024. City general funds and federal funds supported approximately 3,200 emergency shelter spaces in 2024. An additional 40 shelter spaces were added in 2024 with a focus on congregate and enhanced shelter spaces with behavioral health services. See detailed breakdown of program data in the CR-25 section below.
- HOPWA provider network served 174 clients with rent assistance
- Some projects, including the community facilities improvements, and the commercial tenant rehabilitation initiative, did not fund any activities in 2024, explaining the lack of target performance data in those areas.

4. Summary of Citizen Participation Process and consultation process

The 2026 Annual Action Plan citizen participation process consists of:

- First round of public comment on the DRAFT 2026 Annual Action Plan opened on November 7, 2025.
- An in-person public hearing is scheduled for Tuesday, December 9, 2025. The public hearing will take place in a conference room at Seattle City Hall from 4-5pm.
- The first public comment period will close on December 30, 2025.
- The City will publish the DRAFT 2026 AAP for a second round of public comments in Q2 2026, once the City receives notice of the 2026 fund allocation amounts.

5. Summary of public comments

To date, the City has not received public comments on the DRAFT 2026 AAP.

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

To date, the City has not received public comments on the DRAFT 2026 AAP.

7. Summary

Efforts on citizen participation and public input are documented in the 2024-2028 Consolidated Plan in ES-05, PR-10 and PR-15. Specifically, the City conducted a survey of agencies and government partners as required by the Citizen Participation regulations and results from that survey are included in this DRAFT 2026 AAP.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Table 1 – Responsible Agencies

Narrative (optional)

The City of Seattle's Federal Grants Management Unit, housed in the City's Human Services Department, coordinates the development of the HUD Consolidated Plan, annual action plans, CAPERs, and the Assessment of Fair Housing. The 2026 grant-year HUD funds will be used by several City departments, including but not limited to, the Human Services Department, the Office of Housing, the Office of Immigrant and Refugee Affairs, and the Parks and Recreation Department. All concerns or questions about the 2026 Annual Action Plan, which outlines the City's planned use of 2026 grant-year funds, should be directed to the City's Federal Grants Management Unit.

Consolidated Plan Public Contact Information

Visit the City of Seattle Human Services Department HUD Federal Grants page at <https://seattle.gov/human-services/reports-and-data/federal-funding-plans> for access to planning and reporting documents within public comment periods, archived documents, and for new information pertinent to the administration of the HUD federal block grant funds.

City email address for public comments: blockgrants@seattle.gov.

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The 2024-2028 Consolidated Plan relied 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. Those consultations inform the City's 2025 AAP as well.

The City conducts 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. Coordination with the 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 is also integrated.

Finally, the City conducted a survey of stakeholder organizations to better understand the community development and housing needs. The survey asked stakeholders questions regarding the housing, safety, and environments of the areas they serve.

Sections AP-10 and AP-15 reflect comments obtained through these efforts, along with analyses of local, state, and national data and local plans and reports. See attachment listing all agency consultations, other plans reviewed, and survey results conducted.

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 on 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.

In addition, the City continues to coordinate with key partners including King County/Seattle Public Health, Seattle Housing Authority, private and non-profit housing developers and a wide range of service providers to coordinate funding and programs.

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>. CoC's work benefits people 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 homelessness.

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

The City 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.

DRAFT

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Seattle Parks and Recreation
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency invited to participate in a stakeholder survey.

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

See attachment for full list of agencies consulted. The City made an effort to consult with representatives of each Agency Type.

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 Homelessness Authority	Addressing the needs of people experiencing homelessness is called out specifically in the goals of the 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.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Please see attachment in AD-25 for consultation with other agencies and plans data.

DRAFT

AP-12 Participation – 91.105, 91.200(c)

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

See Citizen Participation Process summary, attached.

DRAFT

Citizen Participation Outreach

DRAFT

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)
------------	------------------	--------------------	--------------------------------	------------------------------	--	---------------------

DRAFT

1	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Chinese, Vietnamese, Somali, Tagalog, Oromo, French, Thai, and more Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Staff in partner	To be attached.	To be attached.	To be attached.	https://www.seattle.gov/human-services/reports-and-data/federal-funding-plans
---	----------------	---	-----------------	-----------------	-----------------	---

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)
		departments and non-profit organizations.				
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Non-profit and business community outreach	Public Notice published in the Seattle Daily Journal of Commerce with link to HSD HUD Federal Grants page at https://www.seattle.gov/human-services/reports-and-data/federal-funding-plans. Notarized affidavit of publication and copy of Public Notice to be attached.	To be attached.	To be attached.	https://www.djc.com/

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Partner non-profit organizations and departments	To be attached. Internet survey closes 12/30/2025	To be attached.	To be attached.	https://forms.office.com/g/ELWvm49JCb

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Email invitation to review 2026 AAP, attend hearing, take survey, visit webpage	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Partner non-profit organizations and departments	To be attached.	To be attached.	To be attached.	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Seattle coordinates the funds described in the HUD Consolidated Plan with other City resources such as our General Fund, Families, Education, Preschool and Promise 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.

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	8,917,476.00	605,462.00	13,802,432.13	23,325,370.13	17,942,952.00	Revenue projections for remainder of ConPlan, assume consistent allocations throughout Five-Year Plan.

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	2,854,823.19	0.00	0.00	2,854,823.19	5,709,646.38	Revenue projections for remainder of ConPlan, assume consistent allocations throughout Five-Year Plan.

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: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	3,754,246.00	0.00	0.00	3,754,246.00	7,508,492.00	Revenue projections for remainder of ConPlan, assume consistent allocations across three-year grant period of HOPWA awards.

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	795,737.00	0.00	0.00	795,737.00	1,591,474.00	Revenue projections for remainder of ConPlan, assume consistent allocations across two-year grant period of ESG awards.

Table 5 - Expected Resources – Priority Table

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

Multi-Family Rental Housing and Home Repair Programs leverage 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. Since 2020, local City revenue for housing also included the Local Option Bond.

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: Mayor Harrell's proposed 2026 City Budget includes Mayoral Priorities to make new investments in four of the Mayor's priority spending areas: public safety, housing and homelessness, health, and thriving communities. The budget makes significant new investments in each of these categories. The City invests \$191.4 million in homelessness and continues the City's investments in the King County Regional Homelessness Authority (KCRHA) as it enters its fourth full year of operations. Of the City-wide total, approximately \$140 million is proposed for the Human Services Department in 2026 for homeless outreach, shelter, services, and administration representing an increase compared to 2025. Approximately \$100 million of the amount proposed for HSD will be transferred to the KCRHA.

OIRA: There continues to be high community interest and demand for the Ready to Work (RTW) program. In response, the City increased CDBG funding to RTW in 2025 to \$700,000, and proposes to maintain funding at this level in 2026.

Parks and Recreation: The 2026 City budget proposal would fund the Seattle Conservation Corps (SCC) Parks Upgrades Program with \$808,000 in grant-year 2026 CDBG funding. The City anticipates leveraging this funding with a contract for \$1.4 million with Seattle Public Utilities and an additional \$1.2 million in General Funds. Between these fund sources, the SCC will provide social services such as housing support, education, and job training to its employees, who in turn provide the labor force for completing our Capital Improvement Projects.

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. The City has also used strategies of selling land/buildings to finance new shelter beds or housing.

Seattle City Light (SCL) properties: In recent years, SCL 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 is in the process of ownership transfer 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 is in the process of ownership transfer to Homestead Community Land Trust along with a \$1.5 million funding award from the Office of Housing.

Discussion

The City of Seattle has submitted a workout plan to HUD, which includes a spend down plan for prior year HUD funding. Over the next quarter, the City anticipates obligating older HUD money to fund the Evergreen Treatment Services blighted facility demolition and site contamination clean-up project. ETS anticipates the site clean-up work will be completed in 2026. Upon completion, ETS plans to construct a new treatment facility at the location, which the City of Seattle anticipates funding as a second, separate activity from the cleanup project. Both activities are elements of the City's plan to support low-income individuals struggling with drug addiction, and to address the opioid/fentanyl crisis. For further details regarding the funding plan breakdown, please see the City of Seattle HUD workout plan.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Grant-Year 2026 Funding	Goal Outcome Indicator
1	Increase Services and Prevent Homelessness	2024	2028	Homeless		Assist Homeless Persons & Persons with Mental Heal	CDBG: \$3,178,870.00 ESG: \$795,737.00	Tenant-based rental assistance / Rapid Rehousing: 68 Households Assisted Homeless Person Overnight Shelter: 982 Persons Assisted
2	Mental Health and Substance Disorder (Opioid Epi.)	2024	2028	Non-Housing Community Development		Assist Homeless Persons & Persons with Mental Heal	CDBG: \$13,506,720.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3750 Persons Assisted
3	Equity in Infrastructure and Recreation Opp	2024	2028	Non-Housing Community Development		Invest in Underserved Areas	CDBG: \$2,830,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 450000 Persons Assisted
4	Increase Eco Dev and Job Opps for LMI people	2024	2028	Non-Housing Community Development			CDBG: \$700,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 220 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Grant-Year 2026 Funding	Goal Outcome Indicator
5	Increase Affordable Housing Options for LMI	2024	2028	Affordable Housing		Affordable Housing Opportunities Retain Affordable Housing Stock Invest in Underserved Areas	CDBG: \$766,338.00 HOPWA: \$3,754,246.00 HOME: \$2,854,823.00	Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 174 Households Assisted Homelessness Prevention: 114 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Services and Prevent Homelessness
	Goal Description	
2	Goal Name	Mental Health and Substance Disorder (Opioid Epi.)
	Goal Description	
3	Goal Name	Equity in Infrastructure and Recreation Opp
	Goal Description	
4	Goal Name	Increase Eco Dev and Job Opps for LMI people
	Goal Description	

5	Goal Name	Increase Affordable Housing Options for LMI
	Goal Description	

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Seattle operates on a modified-biennial budget cycle and 2026 is the second year of the cycle. The biennial budget proposed in 2024 estimated a projected deficit in both 2025 and 2026. In 2025, there was a deficit due to a number of factors, including General Fund revenues growing slower than the rate of growth for general government costs, the end of significant one-time federal Covid relief grants, and a plan to begin using all of the Payroll Expense Tax revenues to pay for restricted purposes rather than for ongoing general government purposes.

This HUD grant-year 2026 Annual Action Plan is developed in the context of the City of Seattle's overall 2026 proposed City budget of \$8.9 billion (currently: Mayor Bruce Harrell's 2026 Proposed Budget) in appropriations. Given all available resources and needs, the City has determined that these proposed uses of HUD 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 positive client outcomes.

Projects

#	Project Name
1	HSD 2026 Admin & Planning Total
2	2026 Homeless Services KCRHA
3	ESG26 Seattle Emergency Solutions Grant
4	2026: City of Seattle WAH26F001 (SEA) HOPWA
5	Community Facilities and Improvements
6	HSD Minor Home Repair
7	OH CDBG Admin & Planning
8	OH 2026 HOME Administration
9	OH 2026 HOME Entitlement
10	OIRA ESL for Work (Ready to Work)
11	PARKS Seattle Conservation Corp Parks Upgrades Program
12	Evergreen Treatment Services Opioid/Fentanyl Treatment Facility
13	Evergreen Treatment Services Opioid/Slum-Blight Spot Basis/Site contamination clean-up

Table 7 - 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 at 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.

- Prioritizes CDBG funds to address rehabilitation and construction of two facilities serving people who have overdosed or need treatment for opioid/fentanyl. CDBG will also be used to address site contamination clean up and remediation (under a new activity) before construction of the new Evergreen Treatment Services Opioid/Fentanyl facility.
- Maximize use of funds for public services to the extent prudent to address gaps in funding for services for homeless people (such as emergency shelter and day / hygiene services) and other low- and moderate-income households.
- Increase funding for those physical development activities (housing, community facilities, parks, economic development) that do not require on-going annual funding. To the extent possible, the City shall avoid development of a CDBG operating expense base that cannot be sustained if the federal government fails to maintain future CDBG funding at the current levels. Should 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.
- Comply with expenditure cap limitations on public services and planning and administration. The Federal Grants Manager will 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).

AP-38 Project Summary
Project Summary Information

DRAFT

1	Project Name	HSD 2026 Admin & Planning Total
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$1,378,011.00
	Description	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 people 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.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	The Consolidated Plan funds are used to benefit the 755,078 residents of the City of Seattle (2023 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). A low-income household in Seattle is one that makes less than 80% of AMI. Seattle's AMI is approximately \$116,068. According to Seattle Housing Authority, a household of one making \$77,700 or less is considered low-income. The national median income is \$74,750 as of April 2024. Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These people 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	
	Project Name	2026 Homeless Services KCRHA

2	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Heal
	Funding	CDBG: \$3,178,870.00
	Description	Programs and activities supported by these funds are specifically intended to benefit low- and moderate-income and homeless persons and families. These people and families are disproportionately underserved and from communities of color.
	Target Date	12/31/2027
	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 people and families are disproportionately underserved and from communities of color. Approximately 320 people assisted annually.
	Location Description	City-wide
	Planned Activities	
3	Project Name	ESG26 Seattle
	Target Area	
	Goals Supported	Increase Services and Prevent Homelessness
	Needs Addressed	Assist Homeless Persons & Persons with Mental Heal
	Funding	ESG: \$795,737.00
	Description	Programs and activities provided through KCRHA; programs are specifically intended to benefit low- and moderate-income and homeless persons and families. These people and families are disproportionately underserved and from communities of color. (Within a two-year period of performance from the anticipated 2026 date of the HUD award to the City of Seattle.)
	Target Date	11/1/2028
	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 people and families are disproportionately underserved and from communities of color. Approximately 400 individuals will benefit from the ESG funding annually. Includes \$62,534 in grantee admin funds.

	Location Description	City-wide
	Planned Activities	The 2026 ESG allocation will be used to fund operations at two shelter sites and fund a Rapid Re-Housing program for families. The total amount of funding that will be budgeted for street outreach and emergency shelter activities will not exceed 60% of the 2026 fiscal year grant award or the amount of fiscal year 2010 grants funds the City of Seattle committed for homeless assistance activities, which was \$502,628. These funds will be administered by King County Regional Homelessness Authority (KCRHA) as a subrecipient/subawardee of the City. KCRHA plans to subaward ESG funds to the YWCA for enhanced shelter at two locations, and for rapid re-housing; and to subaward ESG funds to the non-profit organization Africatown for rapid re-housing.
4	4. Project Name	2026: City of Seattle WAH26F001 (SEA) HOPWA
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Support Services that Provide Stability
	Funding	HOPWA: \$3,754,246.00
	Description	2026 HOPWA funds will support a range of activities including STRUMU, TBRA, outreach and prevention, and administrative costs.
	Target Date	11/1/2029
	Estimate the number and type of families that will benefit from the proposed activities	The City of Seattle estimates serving 200 Household Housing Units with 2026 HOPWA funds. The 2026 HOPWA allocation will be used to fund housing opportunities for people living with HIV/AIDS.
	Location Description	City-wide. The City of Seattle has a joint agreement with King and Snohomish Counties to fund HOPWA-eligible tenant-based rent assistance (TBRA) payments, short-term rent, mortgage, utility assistance, permanent housing placement, and supportive services for employment.
	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.
5	Project Name	Community Facilities and Improvements
	Target Area	

	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$1,692,332.00
	Description	Funds used to support eligible community facilities capital projects, including new construction, building improvements, and property acquisition projects, to support non-profit organizations that provide CDBG-eligible services to Seattle residents. City anticipates running a Request for Proposals (RFP) process in 2026 to identify CDBG-eligible capital projects.
	Target Date	12/31/2033
	Estimate the number and type of families that will benefit from the proposed activities	Funds used to support eligible community facilities capital projects, including new construction, building improvements, and property acquisition projects, to support non-profit organizations that provide CDBG-eligible services to Seattle residents. City anticipates running a Request for Proposals (RFP) process in 2026 to identify CDBG-eligible capital projects. Number and type of families that will benefit depends on the nature and locations of the successful community facilities. The City anticipates that over 1,000 individuals annually will benefit from these capital projects, once the construction and/or acquisition work is complete.
	Location Description	Seattle will run a City-wide RFP process to award CDBG-funding to eligible non-profit organizations.
	Planned Activities	Funds used to support eligible community facilities capital projects, including new construction, building improvements, and property acquisition projects, to support non-profit organizations that provide CDBG-eligible services to Seattle residents. City anticipates running a Request for Proposals (RFP) process in 2026 to identify CDBG-eligible capital projects.
6	Project Name	HSD Minor Home Repair
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Retain Affordable Housing Stock Maintain Housing Stability Support Services that Provide Stability
	Funding	CDBG: \$500,000.00

	Description	HSD selected a non-profit organization, Sound Generations, to operate the Minor Home Repair program, which addresses smaller repair needs for LMI seniors and people with disabilities who own homes in Seattle to provide housing stability.
	Target Date	12/31/2026
	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 people are disproportionately underserved and from communities of color. Sound Generations reported shifts in the unique needs and demographics of clients in the Seattle area. Almost 90% of clients fell below 50% of median income and more in that income bracket every year. Increasing numbers of young families apply to the program. Clients have a high volume of needs and to keep them safe in their homes the program provides more services per client. In 2026, Minor Home Repair anticipates serving 500 clients. Top priorities are working with local senior centers to connect directly with new clients and to build relationships with community partners to collaborate on connecting to more young families that may benefit from services.
	Location Description	City-wide
	Planned Activities	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.
7	Project Name	OH CDBG Admin & Planning
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Maintain Housing Stability
	Funding	CDBG: \$160,972.00
	Description	Funds Office of Housing staff costs associated with CDBG program planning and administration.
	Target Date	12/31/2026

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Office of Housing staff costs associated with CDBG program planning and administration.
8	Project Name	OH 2026 HOME Administration
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	HOME: \$220,000.00
	Description	Funds Office of Housing grants management and administration of HOME federal funds, including planning, monitoring, reporting, finance management, etc.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	City-wide
	Planned Activities	Funds Office of Housing grants management and administration of HOME federal funds, including planning, monitoring, reporting, finance management, etc.
9	Project Name	OH 2026 HOME Entitlement
	Target Area	
	Goals Supported	Increase Affordable Housing Options for LMI
	Needs Addressed	Affordable Housing Opportunities
	Funding	HOME: \$2,634,823.19
	Description	Funding supports increase in construction of affordable housing city-wide.
	Target Date	9/30/2034

	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 the Continuum of Care's coordinated entry program. OH estimates funding construction of 22 new units of affordable rental housing.
	Location Description	City-wide
	Planned Activities	The 2026 allocation of HOME funds will fund construction of approximately 22 units of affordable rental housing that will be developed by a CHDO.
10	Project Name	OIRA ESL for Work (Ready to Work)
	Target Area	
	Goals Supported	Increase Eco Dev and Job Opps for LMI people
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$700,000.00
	Description	Provide ESL, job skills training and placement for persons with limited English proficiency via a CBDO.
	Target Date	12/31/2026
	Estimate the number and type of families that will benefit from the proposed activities	OIRA estimates serving 220 families in 2026. 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	As a special economic development activity, OIRA contracts with a Community Based Development Organization (CBDO), which then subcontracts funds out to community-based providers. The providers conduct 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.
11	Project Name	PARKS Seattle Conservation Corp Parks Upgrades Program
	Target Area	
	Goals Supported	Equity in Infrastructure and Recreation Opp
	Needs Addressed	Invest in Underserved Areas
	Funding	CDBG: \$808,000.00
	Description	Provide capital improvements, renovation and ADA improvements in neighborhood parks serving qualifying low and moderate-income neighborhoods.
	Target Date	12/31/2026
	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 most from the improvements.
	Location Description	City-wide
	Planned Activities	City Conservation Corp staff, comprised of homeless or formerly homeless individuals, will provide the labor to make improvements to five or more parks in 2026. Construction work may include adding safety fencing, paths, ADA compliance upgrades, and improved landscaping.
12	Project Name	Evergreen Treatment Services Opioid/fentanyl Tx Facility
	Target Area	
	Goals Supported	Mental Health and Substance Disorder (Opioid Epi.)
	Needs Addressed	Support Services that Provide Stability
	Funding	CDBG: \$500,000.00

	Description	Based on a 2023 RFP, CDBG funds will support facility rehabilitation work for Evergreen Treatment Services facility rehabilitation project. When complete, the facility will serve LMI people in need of treatment for substance use disorders, including abuse of opioids/fentanyl.
	Target Date	12/1/2033
	Estimate the number and type of families that will benefit from the proposed activities	Estimate: Once construction of the new facility is complete, ETS estimates serving 1,250 individuals annually.
	Location Description	City-wide referrals. The property mailing address where the new facility will be constructed is 1740 Airport Way S, Seattle, WA. 98134
	Planned Activities	ETS staff will provide substance use disorder treatment services to individuals who are primarily low-income, struggling with opioid and fentanyl addiction.
13	Project Name	Evergreen Treatment Services Opioid/Slum-Blight Spot Basis/Site contamination clean-up
	Target Area	
	Goals Supported	Mental Health and Substance Disorder (Opioid Epi.)
	Needs Addressed	Invest in Underserved Areas
	Funding	:

	Description	Eliminate existing slum-blight on a spot basis. Supported with GY2022 CDBG funds. In construction, the best practice is to conduct the environmental cleanup of contaminated soil between demolition of old facility and construction of planned new facility. The existing facility also has contaminated materials on site. Those will be mitigated prior to demolition and treated and disposed of as hazardous materials throughout demolition. The site contamination clean-up will adhere to the mitigation plan ETS development team drafted in close consultation with City of Seattle Sr. Environmental Review Analyst. Planned cleanup actions:1) Address existing sump in north basement of existing facility. During facility demolition, will remove contaminated soil.2) Excavate approximately 3 inches deep of soil on contaminated north side of property.3) Remove toxic solvents from contaminated soil.4) Mitigate contamination in groundwater by injecting rounds of active cleanup chemicals into groundwater during demolition, then again after demolition is complete.5) Construct chemical vapor barrier at foundation of new building.6) Monitor results with goal of receiving a new Conditional No Further Actions Necessary Covenant on property from State Ecology Department.
	Target Date	12/1/2028
	Estimate the number and type of families that will benefit from the proposed activities	One facility will be cleaned of contaminated materials. This is a demolition and site contamination cleanup project conducted under the National Objective of addressing Slum and Blight on a Spot Basis.
	Location Description	1740 Airport Way S, Seattle WA 98134.
	Planned Activities	This is Phase 1, the demolition of one building and clean-up of contaminated soils on the property, in preparation for construction of a new public facility, ETS Phase 2 project. ETS anticipates beginning Phase 2 in 2026, shortly after closeout of this demolition and site clean-up activity.

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Discussion

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Office of Housing (OH) published the 2025 Notice of Funding Availability (NOFA) for affordable rental housing on August 26, 2025. The total available funding, \$170 million, includes HUD HOME funding for multifamily rental housing projects, as well as funds from the Seattle Housing Levy, and other local and state sources. The 2025 NOFA allocates funding into three categories to address diverse housing needs and support a range of projects:

1. New Production and Acquisition

2. Preservation

3. Stabilization

OH funding aims to advance several housing and community development priorities:

- Require at least 20% of the homes designated for people with incomes at 0-30% Area Median Income (AMI).
- Require up to 20% of the homes designated two or more bedrooms for family-sized housing.
- Prevent displacement of vulnerable residents, particularly in neighborhoods where displacement risk is high.
- Address historic inequities through investments addressing redlining impacts or supporting underserved communities.
- Implement sustainable building practices, including energy efficiency and environmentally friendly design.
- Provide affordable housing options near public transit, employment opportunities, and essential services.

One Year Goals for the Number of Households to be Supported	
Homeless	20
Non-Homeless	44
Special-Needs	174
Total	238

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	174
The Production of New Units	0
Rehab of Existing Units	42
Acquisition of Existing Units	22
Total	238

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The OH affordable rental housing assistance programs assist people who are experiencing homelessness and other high needs groups. OH programs provide housing in areas with access to high opportunity and areas at high risk of displacement. OH awards funding for rental housing production and preservation following the priorities and procedures adopted in OH's Housing Funding Policies. 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 preserving and increasing 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.

HSD funds a Minor Home Repair program 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 that provides affordable housing to nearly 38,300 people through a variety of opportunities including SHA owned/managed units, subsidizing collaborative units operated by non-profit partners, and providing tenant-based vouchers that subsidize individual families' rents in the private market. Over 34,000 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. Over 82 percent of households are at or below 30 percent of AMI, which is considered extremely low income. In addition, SHA serves about 14,300 seniors and/or disabled individuals, and over 11,000 children. Around 74 percent of residents are Black, Indigenous and other people of color (BIPOC) and over 55 languages are spoken by SHA residents.

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

In 2026, SHA will continue to innovate and adopt practices and policies that can increase access to affordable housing for more households in Seattle. Housing in Seattle becomes more unaffordable to people with low incomes every year, particularly for BIPOC households who are disproportionately affected by the constant increases in the cost of living. SHA plays a critical role in helping low-income households find stable, safe and affordable housing while remaining in Seattle.

In 2026, SHA will utilize the following specific interventions:

- Monitoring and evaluating the Voucher Payment Standard throughout the year and, if needed, make adjustments to provide voucher holders with the buying power needed to have choice throughout the Seattle market.
- Supporting families with children to move to High Opportunity Areas through a combination of strategies including higher payment standards, tenant education, and housing search support.
- Continuing to invest in projects under SHA's Buy-Up Program, which incentivizes partner developers to create more family sized (three bedrooms or more) units in Opportunity Areas.
- Launching a Reintegration Housing Pilot to support individuals reintegrating back into their communities, and back with their families, after concluding a period of incarceration.
- Constructing new and replacement units at Yesler Terrace, Jackson Park Village, Northgate and NewHolly, which will add hundreds of affordable units to SHA's housing stock.
- Hiring Resident Service Coordinators to help connect residents with supportive services, including behavioral health and aging in place support.

See Seattle Housing Authority's Operating Strategic Plan, 2026 Annual Plan and 2026 Annual Budget for detail regarding 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 Plan 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.

Input from residents, voucher participants and community members were integrally woven into the process and the final plan. The approach focused on identifying racism and other structural injustices and implementing equity at the individual, institutional and structural levels. The resulting Strategic Plan is unique among Public Housing Authorities. As the plan is implemented over the next five years, SHA will continue to take an equity-based approach in ensuring the goals and values embodied in the plan guide and shape all of SHA's policies and operations. SHA's 2025-2030 plan is publicly available at www.seattlehousing.org

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

Seattle Housing Authority 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 SHA serves 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)

Introduction

The City of Seattle Human Services Department Homelessness Division administers the City's Master Services Agreement with the King County Regional Homelessness Authority (KCRHA). The City is one of several local governing units that fund the work of KCRHA, and is a member of the King County Continuum of Care (CoC). Our CoC conducts a thoughtful process to determine a priority order both for programs that KCRHA operationalizes itself, and for programs operated by other non-profit organizations that KCRHA funds. The City has been funding KCRHA with CDBG and ESG funds since 2022. For 2026, the City proposes allocating \$3,178,870 in anticipated CDBG funds to KCRHA to subaward funding to organizations that operate shelters, and \$795,737 in anticipated ESG funds to KCRHA to subaward to organizations that operate shelters and provide rapid re-housing services to benefit homeless individuals, and individuals at-risk of becoming homeless.

In addition to KCRHA, the City of Seattle partners with Seattle Housing Authority to both increase the stock of affordable housing within City limits, and to offer Housing Choice Vouchers to eligible low-income individuals and families. Through the Housing Choice Voucher program (formerly known as Section 8), SHA makes it possible for individuals to rent from landlords throughout the Seattle rental market. Prospective tenants receive a housing subsidy through SHA in the form of a housing voucher. They use the vouchers to rent a unit from any Seattle landlord who meets program requirements. Households eligible for the Housing Choice Vouchers earn 50% or less AMI and pay the portion of the rent and utilities that are not covered by the voucher. This is typically 30-40% of their household monthly income. Households at 30% or less AMI and individuals who are homeless have priority in the Housing Choice Vouchers program.

Ultimately, the City's priority is to help identify individuals at risk of becoming homeless and provide them with the services they need to prevent them from falling into homelessness. Once individuals become homeless, it becomes the City's priority to work with partners to help the individuals transition into temporary shelters and then permanent housing, while providing them with supportive wrap-around social services to enable them to remain in their homes.

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 offer culturally-appropriate and population-specific programming. In addition, the City of Seattle's Community Assisted Response & Engagement (CARE) Team incorporates an innovative outreach approach with behavioral health-trained outreach workers who identify unsheltered

individuals camping in unsafe conditions and connect them to shelters or other safe spaces. The City's one-year goals and actions for reducing and ending homelessness include taking an active role in the King County CoC and adhering closely to the ten community-developed recommendations that led to the formation of KCRHA in the first place:

1. Supporting a system-wide theory of change.
2. Remaining committed to supporting KCRHA and the consolidated response.
3. Being accountable to individuals with lived experiences of homelessness.
4. Prioritizing economic stability to reduce inflow into homelessness.
5. Improving outcomes through better data.
6. Supporting the design of intake processes that are connected, person-centered, and radically accessible.
7. Expanding physical and behavioral-health options for people experiencing homelessness.
8. Engaging in a public/private partnership using a funders collaborative model.
9. Funding increased access to 0-30% AMI housing.
10. Creating and supporting long-term institutional alignment across systems

Addressing the emergency shelter and transitional housing needs of homeless persons

Both the City of Seattle and King County have invested in hundreds of new shelter beds in non-congregate shelter models in recent years, adding beds to existing facilities, and repurposing spaces to move away from the congregate shelter model. Both the City and County prioritize “enhanced” shelter models that offer 24/7 services, right of return, storage, hygiene, meals and amenities, with staffing support to assist individuals find permanent housing, and therefore exit shelters quickly, creating space for new, temporary shelter guests. The City supports peer “learning circles” to benefit homeless persons, and offers targeted technical assistance to support the success of staff at organizations operating shelter programs.

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

The City of Seattle is proud to support the important work and successful efforts of KCRHA. KCRHA uses data, proven practices, and community feedback to oversee a homelessness response system that helps people thrive. KCRHA helps homeless individuals and families through a proven, evidence-based, best-practice "Housing First" model. Housing First recognizes that housing, and the security and stability it

offers, is the necessary first step to addressing other medical, mental health, or substance use issues a person may be facing. An individual with a roof over their head, whether it is a temporary home or permanent housing, is more likely to gain stable employment, education, and other efforts towards self-sufficiency. This wrap-around service model has been KCRHA's key to helping individuals and families move past homelessness and find secure, affordable, and long-term housing, and preventing individuals and families from falling back into homelessness.

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 supports KCRHA's use of a vulnerability tool to identify households at highest risk of becoming homeless. KCRHA assists these households through culturally competent, effective homelessness prevention programs.

The City also supports Seattle Housing Authority's targeted prevention services. The Authority monitors its own housing choice vouchers waitlist to identify households who are at particularly high risk of homelessness. It offers these households services and support systems designed to prevent a drop into homelessness.

Discussion

SHA Outcomes: In 2024, Seattle Housing Authority served more than 37,000 individuals, and over 17,000 households through one or more of three touch points: SHA owned and managed housing units; Tenant-based Housing Choice Voucher subsidized rent and utilities payments; and Collaborative Housing Units owned by partner organizations. SHA owned and managed 8,777 housing units by the end of 2024, and connected tenants with over 3,500 Collaborative Housing Units owned and managed by SHA partners.

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	114
Tenant-based rental assistance	174
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	288

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

Introduction:

The City of Seattle is committed to identifying and removing public policies that serve as barriers to affordable housing opportunities. In May 2025, the City Council passed a significant, if temporary, land use policy change to eliminate areas of the City that were zoned exclusively for single-family homes. In fact, every residential lot in the City may now hold up to four homes, if the design passes the City's Department of Construction and Inspection building requirements. City Council is in the process of developing a permanent residential zoning code to allow the City to add density in all neighborhoods.

In June 2025, the City expanded upon a second significant policy change to increase residential space within City limits. The legislation makes it easier for single family homeowners to add legal Accessory Dwelling Units (ADUs) and Detached Accessory Dwelling Units (DADUs) to their property. Property owners throughout the City may now add ADUs and DADUs to any property located within a zone that allows any type of residential property. Additionally, property owners may add up to two ADU's and/or DADU's to a property that previously had only a single, primary residential unit on the lot.

Seattle is also committed to streamlining the building permit process for all types of residential construction, from single-family through large, multi-family buildings.

These policy changes, coupled with the supports Seattle offers to housing partners like the King County Regional Homelessness Authority (KCRHA) and Seattle Housing Authority (SHA), are certain to make Seattle a more livable, and affordable City for our growing population of residents.

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 Environmental Impact Statement (EIS) offers six alternative strategies to address housing, economic, environmental, and livability aspects of growth management. Community engagement included feedback on which alternative creates preferred outcomes.

Discussion:

Staff throughout the City were involved in the recent One Seattle Comprehensive Plan Update. Seattle will continue to integrate changes in City policies that impact low- and moderate-income households directly to inform future allocation priorities.

AP-85 Other Actions – 91.220(k)

Introduction:

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:

- Continued community engagement, partnerships, data analysis, and contract language for inclusive sheltering for all are bodies of work moved 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

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.

Actions planned to address obstacles to meeting underserved needs

The City of Seattle is reviewing housing options in the City and planning for densification and more creative and accessible housing solutions for our underserved populations.

Actions planned to foster and maintain affordable housing

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 lead-based paint hazards

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 reduce the number of poverty-level families

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 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 investments 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:

The City of Seattle commits to spending its CDBG program income in the coming years. No other plans for CDBG program income are contemplated for 2026.

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	0
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:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit people 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

Annual Action Plan	53
2026	

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. See 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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that

limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

**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.