

City of Seattle
Draft 2025 Consolidated Annual Performance Evaluation Report (CAPER)
Download: April 13, 2026

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The second year of the City of Seattle's 2024-2028 Consolidated Plan, we assess that our progress in meeting our Consolidated Plan objectives are on track and that our funds are being used for the correct purposes. This assessment is made within the context of the City's overall budget and other resources available to assist low- and moderate-income persons, such as the Families and Education Levy and the Housing Levy, the Seattle Housing Levy and general fund investments that leverage CDBG/HOME/HOPWA/ESG activities.

Highlights during 2025 include the opening of the Downtown Emergency Services Center (DESC)'s Opioid Recovery & Care Access (ORCA) Center. City investment went into having a space where individuals can safely recover from overdoses and also connect to longer-term behavioral health support, shelter and housing navigation. The city also provided substantial financial support for individuals experiencing homelessness, home repair assistance to help elders continue to live independently, rental assistance to low-income community members, and much more.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Equity in Infrastructure and Recreation Opp	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	45000	139975	311.06%	450000	57445	12.77%
Equity in Infrastructure and Recreation Opp	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3250	1015	31.23%			
Equity in Infrastructure and Recreation Opp	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0				
Increase Affordable Housing Options for LMI	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	110	0	0.00%	25	0	0.00%
Increase Affordable Housing Options for LMI	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	2600	619	23.81%	20	326	1,630.00%
Increase Affordable Housing Options for LMI	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	870	0	0.00%	174	0	0.00%

Increase Affordable Housing Options for LMI	Affordable Housing	CDBG: \$ / HOPWA: \$ / HOME: \$	Homelessness Prevention	Persons Assisted	570	0	0.00%	114	0	0.00%
Increase Eco Dev and Job Opps for LMI people	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1100	398	36.18%	220	226	102.73%
Increase Eco Dev and Job Opps for LMI people	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	45	0	0.00%	9	0	0.00%
Increase Services and Prevent Homelessness	Homeless	CDBG: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	838				
Increase Services and Prevent Homelessness	Homeless	CDBG: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	340	580	170.59%	68	340	500.00%
Increase Services and Prevent Homelessness	Homeless	CDBG: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	4910	2918	59.43%	982	1216	123.83%
Increase Services and Prevent Homelessness	Homeless	CDBG: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Mental Health and Substance Disorder (Opioid Epi.)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	7500	479	6.39%	3750	479	12.77%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The priority set by the City to address the opioid/fentanyl crisis is addressed by DESC - ORCA and Evergreen Treatment Services facilities projects. Though each project experienced legitimate construction delays, the DESC-ORCA project is now serving patients and the ETS project will soon be under contract. Both of these projects will provide services a group of Seattle residents that without assistance, are at risk of death from overdoses. The Seattle Parks and Recreation Department supports the Consolidated Plan goals of increasing services and increasing equity in access to community infrastructure and recreation opportunities by using CDBG funds to create capital improvements in LMI neighborhood parks and using a labor force of primarily homeless adults. These CDBG funded capital improvements sustain the local parks system and provide homeless adults an opportunity to earn a living wage job and improve their long-term employment and financial prospects. The King County Regional Homelessness Authority (KCRHA) supports the new Consolidated Plan goals of increasing services and preventing people from experiencing homelessness and addressing needs of people impacted by mental health and substance abuse issues by funding projects that focus on the coordination of a comprehensive and individualized array of services that promote housing stability and coordination Office of Housing programs for HOME and Home Repair for senior and people with disabilities who own homes, as well as the work of the Minor Home Repair program, address increasing and sustaining affordable housing units.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	59
Asian or Asian American	37
Black, African American, or African	341
Hispanic/Latina/e/o	50
Middle Eastern or North African	5
Native Hawaiian or Pacific Islander	41
White	334
Multiracial	160
Client doesn't know	0
Client prefers not to answer	0
Data not collected	279
Total	1,306

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG: The racial composition of the individuals and families who benefitted from CDBG funded activities in Seattle, in 2025: 43% White; 42% Black; 9% Asian; 4% American Indian/Native American; and 2% Native Hawaiian/Other Pacific Islander. Comparison of the City's 2025 CDBG beneficiaries to the 2025 U.S. Census data describing racial composition of the Seattle population (census.gov): 43% v. 60.3% White; 42% v. 6.5% Black; 9% v. 17.7% Asian; 4% v. <1% American Indian/Native American; 2% v. <1% Native Hawaiian/Other Pacific Islander. Caveat: The City and IDIS do not collect responses to the demographic category Two or More Races,

but the U.S. Census data does include this category. 11.6% of Seattle respondents to the U.S. Census identified as members of Two or More Races. If the City and IDIS offered this category, it is likely that the racial composition data that the City would collect in IDIS would have at least a slightly different breakdown. Unfortunately, Black households are overrepresented in CDBG-funded services by a significant amount.

HOME: In 2025, the City completed two HOME funded capital housing development activities, and both were new construction. In total, the two construction projects created 165 new affordable housing units, 19 of which were HOME funded. As such, the City leveraged HOME funds to complete construction on a significant number of affordable housing units in 2025, increasing safe living options for a diverse group of people. The racial composition of the families who reside in the 19 new, affordable, HOME funded housing units: 63% Black, 26% White, and 11% Asian. The caveat regarding data described in the CDBG section is also true for HOME.

HOPWA: 241 of the 275 households assisted with HOPWA funding in 2025 elected to provide the City with racial and ethnic data. In the 2025 program year, the City primarily used HOPWA funding to pay for Tenant Based Rental Assistance (TBRA): 250 households received TBRA; 19 households received Short-term rent, mortgage, and utility assistance (STRMU) during the program year; 6 households received Housing Information Services (HIS). The caveat regarding data described in the CDBG section is also true for HOPWA.

ESG: The City assisted 1,306 households with ESG in 2025. Unlike the CDBG, HOME, and HOPWA tables, the ESG table includes a Multiracial category, so the caveat is unnecessary. Unfortunately, Black households are overrepresented in shelter and rapid rehousing services by a significant amount.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	23,325,370	7,793,067
HOME	public - federal	2,854,823	7,858,359
HOPWA	public - federal	3,754,246	4,497,966
ESG	public - federal	795,737	942,082

Table 3 - Resources Made Available

Narrative

CDBG: In 2025, the City of Seattle expended \$7,793,066.72 in CDBG funds, including prior grant-year funding. A total of over 140,000 individuals benefitted from the investment of these valuable funds.

HOME: In 2025, the City of Seattle expended \$7,858,359.14 in HOME funds, including prior grant-year funding. In 2025, the City completed two HOME-funded activities, creating 19 new, affordable HOME-funded housing units. The City also expended HOME funds for four activities that remained open into 2026. These four activities are expected to create 138 new, affordable HOME-funded housing units.

HOPWA: In 2025, the City of Seattle served a total of 269 households and expended a total of \$4,497,965.74 of HOPWA funding, including prior grant-year HOPWA funds. HOPWA funded short-term rent, mortgage, and utility assistance (STRMU) to prevent 19 families from becoming homeless. The City made a direct subaward to the service provider Entre Hermanos for STRMU support. Additionally, the City used HOPWA to fund Tenant-Based Rental Assistance (TBRA) for 250 households. The service providers who provided TBRA services for the City in 2025 are Virginia Mason Bailey Boushay House, Catholic Community Services, Center for Multicultural Health, and People of Color Against Aids Network.

ESG: In 2025, the City of Seattle expended \$942,081.99 of ESG funds, including prior grant-year funding, to invest in shelter operations and Rapid Re-Housing (RRH). The City did not fund prevention services in 2025. Since 2022, the City has subawarded 100% of its annual ESG allocation to the King County Regional Homelessness Authority (KCRHA). In turn, KCRHA sub-subawards 100% of the ESG funds to service providers. For program year 2025, KCRHA made and funded sub-subawards to YWCA for RRH and to YWCA Willow Street Enhanced Shelter and YWCA Angeline's Enhanced Night Shelter.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A			

Table 4 – Identify the geographic distribution and location of investments

Narrative

100% of funds received by the City of Seattle were expended within city limits.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The Parks and Recreation Department's Seattle Conservation Corps unit uses \$808,000 in CDBG funds to leverage approximately \$1.4 million in Seattle Public Utilities contracts, \$1.3 million in General Funds, and approximately \$180,000 in CSBG funds to provide social services to its Work Training employees. These employees comprise the labor force used for completing the Capital Improvement Projects of the CDBG. For King County Regional Homelessness Authority (KCRHA), all contracts funded through ESG and CDBG resources have successfully leveraged additional funding from diverse sources, including other federal, state, and local funds. Specifically, each ESG-funded project has not only met but often significantly exceeded federal match requirements, with contributions ranging from 1.5% to over 5.8% more than the ESG amounts awarded. This demonstrates our region's support and commitment from various funding streams to amplify the impact of federal investments. Collectively, these projects have secured over \$17 million from additional federal, state, and local funding sources, showcasing the strong leverage and integration of federal funds to maximize the reach and efficacy of our programs. CDBG and HOME are often far less than half the cost of any given capital project. In 2025, the rental housing program funds awarded to new production, investment, and preservation from non-federal funding sources totaled more than \$112M from all sources. This included local, voter approved funds from the 2023 Housing Levy, which will generate \$970M over seven years. Other local funding sources managed by the Seattle Office of Housing include incentive zoning and mandatory inclusionary zoning payments, and funds from the City's Payroll Expense Tax/JumpStart proceeds. City resources are combined with other sources from the Washington State Housing Trust Fund, private bank and bond financing, owner contributions, and fundraising.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	21,347,114
2. Match contributed during current Federal fiscal year	9,997,510
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	31,344,624
4. Match liability for current Federal fiscal year	1,111,309
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	30,233,315

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation , Construction Materials, Donated labor	Bond Financing	Total Match
15th Avenue	03/05/2025	0	7,261,201	0	0	0	0	0
Freehold Apartments	04/18/2025	0	36,489	0	0	0	0	0
John Fox Place - Nesbit	01/31/2025	0	135,506	0	0	0	0	0

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Operations & Maintenance	08/08/2025	320,271	0	0	0	0	0	0
Sweetgrass Flats	04/11/2025	0	2,244,042	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at the beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
2,414,803	170,630	1,329,312	0	1,256,121

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	59,746,025	0	0	0	0	59,746,025
Number	2	0	0	0	0	2
Sub-Contracts						
Number	104	1	6	4	3	90
Dollar Amount	32,769,066	242,340	4,565,215	132,984	2,141,147	25,687,380
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	59,746,025	0	59,746,025			
Number	2	0	2			

Sub-Contracts			
Number	15	15	0
Dollar Amount	59,746,025	3,872,305	55,873,720

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	59,746,025	0	0	0	0	59,746,025

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	4	0	0	0	0	4
Cost	188,197	0	0	0	0	188,197

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	1
Number of Non-Homeless households to be provided affordable housing units	44	301
Number of Special-Needs households to be provided affordable housing units	174	44
Total	238	346

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	174	0
Number of households supported through The Production of New Units	0	19
Number of households supported through Rehab of Existing Units	42	327
Number of households supported through Acquisition of Existing Units	22	0
Total	238	346

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's 2025 one-year goal was to support a total of 238 households by providing access to and rehabilitating affordable housing units. The City exceeded its one-year goal by 145%, directly supporting 346 households through HUD program expenditures during the program year. The City Human Services Department (HSD) supported 327 households by repairing health and safety problems at homes owned by seniors or adults with disabilities, through the Minor Home Repair program. The Office of Housing (OH) directly supported 19 households and indirectly supported an additional 146 households, through the construction of 19 new HOME units in two housing developments. Together, the two housing developments, Nesbit Family Housing and Mt. Zion Senior Housing, brought 165 new, affordable housing rental units online in 2025.

Table 11: Homeless, Non-Homeless, and Special Needs Actuals

OH opened and leased 1 new HOME-unit designated for a homeless household. Additionally, OH opened and leased 18 new HOME-units to non-Homeless households, for a HOME-funded total of 19 households living in new HOME-units.

HSD's Minor Home Repair program completed life and safety repairs for 283 non-Homeless households, and for 44 households with an individual living with special needs, for a total of 327 households supported.

Together, OH and HSD did not reach their one-year goals for HOME-funded Homeless or Special Needs Households, but far exceeded its goal for non-Homeless households, by 684% of the original goal. Additionally, the HOME units leveraged the construction of non-HOME units, some of which were designated for Homeless and Special Needs Households.

Table 12: Rental Assistance, New Units, Rehab, and Acquisition

HOME: The City believes that it made an error in the 2025 Annual Action Plan when it estimated that it would use HOME funds in 2025 to provide rental assistance or to rehabilitate existing units. OH was never planning to provide rental assistance payments or rehabilitate units with HOME funds in 2025. OH did acquire 87 existing units of affordable housing in 2025, but this HOME activity #5884, Sweetgrass Flats, was still in the lease up phase at the end of 2025. OH expects lease up will be complete in Q1 2026. The City will be able to draw down the final funds, and complete the activity in IDIS. If lease up had progressed a little faster, OH could have added these 87 units of affordable housing to the 2025 acquisition figure. If this had been the case, the City would have supported 346 plus 87, a total of 433 households, which would have exceeded the one-year goals for both acquisition and total households supported.

CDBG supported 327 households through its Minor Home Repair program. As this program benefits low-income seniors and adults with disabilities who own their homes, all 327 households fall under the Rehab category.

Discuss how these outcomes will impact future annual action plans.

CDBG: The City is funding Minor Home Repair in program year 2026 and hopes to continue to fund this successful program well into the future.

HOME: Four activities utilizing HOME funding to fund capital development projects are in progress and remain open in IDIS. In 2026, the City anticipates making final draws for three of these activities, IDIS #5830, #5849, and #5884, and marking all three as complete in IDIS. Once complete, these three activities will add 108 new, affordable HOME housing units in the City. An additional 236 non-HOME affordable housing units will come online in 2026, as a result of the completion of these three activities, for a total of 344 new, affordable housing units. The City will include data for these planned new units in its 2026 Annual Action Plan.

The fourth activity, IDIS #5885, is on track for completion in 2027. Once complete, this activity will add 30 new, affordable HOME housing units in the City, and 60 non-HOME units, for a total of 90 new, affordable housing units. The City will include data for these planned new units in its 2027 Annual Action Plan.

Four open HOME activities that are expected to positively impact the 2026 and 2027 AAPs, Descriptions and Status:

1) Anticipated 2026 Success, Activity #5830: LIHI MLK Mixed Use (New Construction - Anticipated Completion 2026)

Completion Estimate and Final Draw: 2026

- Total Units: 148 (11 HOME units with 11 at the very low-income level; 137 non-HOME units)
- Tenant Units: 147
- Studios, 1-, 2-, and 3-bedroom units
- 50% and 60% AMI units for families and individuals
- Status: Completed Construction and in active lease up
- Agreement Execution Date (w HOME funds): 12/13/2023

2) Anticipated 2026 Success, Activity #5849: DESC 15th Ave W (New Construction - Anticipated Completion 2026)

Completion Estimate and Final Draw: 2026

- Total Units: 109 (85 HOME ARPA units: 42 extremely low and 43 very low-income units)

- Tenant Units: 109
- All Studios
- 30% and 50% AMI units for chronically homeless individuals
- Status: Completed construction and in active lease up
- Agreement Execution Date (w HOME funds): 4/17/2024

3) Anticipated 2026 Success, Activity #5884: Sweetgrass Flats (Acquisition - Anticipated Completion 2026)

Completion Estimate and Final Draw: 2026

- Total Units: 87 (12 HOME units: 12 extremely low-income units)
- Tenant Units: 84
- All Studios
- 30% AMI units for chronically homeless individuals
- Status: Project Close-Out Phase
- Agreement Execution Date (w HOME funds): 4/8/2025

4) Anticipated 2027 Success, Activity #5885: LIHI 125th & Aurora Senior Housing (New Construction - Anticipated Completion 2027)

Completion Estimate and Final Draw: 2027

- Total Units: 90 (30 HOME units: 9 extremely low & 21 very low-income units)
- Tenant Units: 89
- Studios & 1-bedroom units
- 30% and 50% AMI units for seniors 62+
- Status: Under Construction
- Agreement Execution Date (w HOME funds): 7/1/2025

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	173	17
Low-income	126	2
Moderate-income	28	0
Total	327	19

Table 13 – Number of Households Served

Narrative Information

CDBG Actual: The City completed minor home health and safety maintenance work for 327 homeowners in 2025, through the Human Service Department's Minor Home Repair program for adults with disabilities and low-income seniors. 173 households are extremely low-income, 126 households are low-income, and 28 are moderate-income households.

HOME Actual: The City completed two HOME capital project housing development activities in 2025, Nesbit Family Housing and Mt. Zion Senior Housing. Combined, the HOME units benefit 17 extremely low-income households, 2 low-income households, and 0 moderate-income households.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City operates the Unified Care Team (UCT) and contracts with outreach providers, fully integrating these agencies into UCT's work and coordinating outreach efforts. This outreach supports single adults, young adults, and families who are experiencing homelessness with the focus of those living unsheltered. In 2025, UCT made 4,964 referrals to shelter. In 2025, 55% of people who accepted shelter moved into shelter, 7% higher than the 48% in 2024. We believe this shows continued results from the neighborhood model which allows outreach to better match known individuals to available shelter resources. In addition to outreach services, the City funds food programs and hygiene services to assist with basic needs.

The King County Regional Homelessness Authority manages the King County CoC's Coordinated Entry for All (CEA) system. CEA's role is to ensure that people experiencing homelessness have fair and equal access to available housing resources. CEA matches the needs, strengths, and vulnerabilities of the individual or household with the corresponding available housing resources and appropriate level of service assistance. CEA trained assessors conduct assessments with single adults, young adults, and families at Regional Access Points (RAPs), shelters, day centers, and other designated sites.

Over the past year, coordinated outreach efforts through the Unified Care Team (UCT) have focused on engaging individuals and households experiencing unsheltered homelessness across King County. Outreach teams have proactively connected with people living in encampments or public spaces to assess their immediate needs and offer shelter referrals and supportive resources. These consistent efforts have strengthened collaboration between outreach partners, emergency response teams, and shelter providers to ensure timely engagement and placements into safer environments.

The King County Regional Homelessness Authority's Coordinated Entry (CE) system continues to promote fair and equitable access to homelessness services by matching the assessed needs, strengths, and vulnerabilities of each individual or household with the most appropriate housing interventions. Coordinated Entry Assessors (CEA's) actively provide assessments for single adults and families in a variety of settings, including Regional Access Points (RAPs), shelters, day centers, and other designated outreach sites. This approach supports service continuity and ensures that people experiencing homelessness can access tailored housing and

stabilization resources regardless of where they connect within the system.

Together, these combined efforts of UCT's field outreach and CE's coordinated assessment process illustrate a unified strategy for meeting individuals where they are, addressing unique barriers, and linking them to the right supports and housing pathways throughout King County.

Addressing the emergency shelter and transitional housing needs of homeless persons

In 2025, Seattle's emergency and transitional housing system operated with limited capacity while planning targeted expansion. The Housing Inventory Count identified 2,873 emergency shelter beds and 730 transitional housing beds, with the shelter bed decrease from 2024 due to program closures. Although funding was awarded to The Salvation Army for new non-congregate shelter, operations did not begin until 2026. Emergency shelters maintained high utilization, driven by direct entries from homelessness and longer stays amid limited housing availability. Transitional housing remained highly effective, with higher rates of permanent housing exits and lower returns to homelessness. Several programs illustrate these trends. The Seattle Indian Center – Roy Street Shelter, funded for 40 beds, served an average of 58 individuals nightly and 219 people annually, expanding services and housing connections to meet increased demand. The Salvation Army's Lighthouse at SoDo Shelter served 536 individuals with a 98.6% utilization rate; 33.7% exited to permanent housing despite high-acuity needs. YWCA's Angeline's Enhanced Night Shelter maintained 96.3% utilization, serving 363 individuals on average and supporting 71 permanent housing exits. YWCA's housing programs also showed strong outcomes. The Rapid Re-Housing program enrolled 90 households, achieving 16 permanent housing exits with zero returns to homelessness. The Willow Street Enhanced Emergency Program served 363 households, with 71 exits to permanent housing and no returns to homelessness. Overall, high utilization and strong outcomes underscore both the effectiveness of current programs and the ongoing need for expanded capacity.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

By the end of 2025, the Human Services Department contracted with fifteen community-based organizations to distribute over \$7M in funding for homelessness prevention in the form of emergency rental assistance to those at imminent risk of homelessness and those with incomes that do not exceed 50% of the applicable HUD PMSA Median Income. Included in this total for Homelessness Prevention was a new early intervention pilot, which targeted households showing early signs of housing instability for support. The \$7M investment of local funds represents nearly a twofold increase over the level of assistance provided in 2024. Over 2,100 individuals were served and discharged from this Homelessness Prevention program in 2025 and over 90% exited to a positive housing destination.

King County Regional Homelessness Authority (KCRHA) and community-based providers support diversion and Rapid Re-Housing (RRH) housing stabilization services for extremely low-income individuals and families at imminent risk of homelessness. In 2025, KCRHA allocated \$3.3M for Diversion and \$34.3M for RRH programs. These services prioritize households with limited income and resources, including individuals exiting publicly funded institutions and systems of care such as health care, behavioral health, foster care, and correctional systems.

ESG-funded diversion services provide client-centered problem solving and flexible assistance to help households identify safe, immediate alternatives to entering the emergency shelter system. Assistance may include mediation, short-term financial support, and connections to housing and supportive services. These strategies reduce shelter entry while stabilizing households during housing crises.

RRH is a housing first approach that quickly transitions individuals and families into permanent housing with time-limited assistance. It includes rental assistance to help cover housing costs as participants gain stability, housing Navigation to connect individuals with landlords and secure leases, supportive services such as employment assistance and financial counseling, and case management to ensure long-term housing retention and prevent returns to homelessness. By investing in Diversion and RRH, KCRHA is expanding cost-effective and scalable solutions that reduce homelessness and promote long-term stability

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

King County Regional Homelessness Authority (KCRHA) has been tracking system performance in terms of increasing exit rates to permanent housing, decreasing the length of time households spend homeless, and more for several years. The major challenge to this work is the housing affordability crisis engulfing the United States, and felt acutely in Seattle. The City's service contracts were transferred to the KCRHA starting in 2022 for their administration of the CoC projects and other housing investments, including rapid rehousing and permanent supportive housing.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The mission of the Seattle Housing Authority (SHA), a public corporation, is to enhance the Seattle community by creating and sustaining decent, safe and affordable living environments that foster stability and self-sufficiency for people with low incomes. At year end, SHA served more than 37,500 people across all housing programs with 93% living in Seattle.

Approximately 10,400 participants were children and approximately 13,200 were elderly and/or had a disability. Two-thirds of the people SHA serves are not work-able.

86% of households served had incomes below 30% area median income, with a median household income of \$15,048.

Seattle Housing Authority is a Moving to Work agency. As such, SHA concentrates its efforts, resources, strategies and partnerships on the three statutory goals of the MTW program: financial and administrative efficiency, self-sufficiency for families, and neighborhood choice.

In keeping with SHA's mission, the agency also supported employment services, housing stability supports, case management, and youth activities.

Actions taken 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 issue specific work groups to collaborate with management on issues of common interest. SHA also sponsors two resident groups, the Joint Policy Advisory Committees, made up of resident representatives. SHA regularly presents major policy changes as well as the contents of the Annual MTW Plan and Annual Budget to these committees. SHA's Board of Commissioners has two resident Commissioners who take part in decisions related to the administration, operation and management of the agency. 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 and connections to local organizations providing homeownership counseling and related services.

Actions taken to provide assistance to troubled PHAs

No actions taken. SHA is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Seattle has implemented significant changes to its land use code in 2025 to comply with Washington State's House Bill 1110. These changes include:

- **Allowing four units on every residential lot:** This change enables the construction of four homes on every residential lot, a major shift in Seattle's zoning policy.
- **Sixplexes near light rail and RapidRide stops:** This allows for the development of sixplexes near light rail and RapidRide bus stations, promoting accessibility and housing options.
- **Compliance with new housing requirements:** The changes are designed to comply with new housing requirements approved by the Washington State Legislature in 2023.
- **Interim ordinance:** The interim ordinance will expire in a year unless renewed, indicating the city's commitment to permanent residential zoning code adoption.
- **Phase 2 plans:** The city plans to add 30 new "neighborhood centers" and allow more intensive growth, including multifamily housing up to six stories in height, within one block of major transit corridors.

These updates reflect Seattle's efforts to address housing needs and adapt to new regulations, ensuring a balanced approach to land use and development.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Besides on-going programs which help stabilize and create mobility for qualifying households such as child-care subsidies, youth training programs, and homelessness job retraining programs like Seattle Conservation Corp; the City helps households rise above the poverty level through a variety of programs. The Rental Registration and Inspection Ordinance focuses on rental housing units'

compliance with safety and basic maintenance requirements. The program educates property owners, managers, and renters about their rights and responsibilities, and through a comprehensive inspection process, helps make sure that rental properties meet City housing code. Inspectors use the RRIO Checklist, a set of plain-language requirements developed in consultation with rental property owners, renters, and other community members. Seattle's history of legislation in support of stable and sustainable incomes in the community includes the passage of Seattle Paid Sick and Safe Time Ordinance in 2012 and implementing the Minimum Wage Ordinance which took effect on April 1, 2015. The Secure Scheduling requirements for hourly workers in large food and retail businesses to require predictable work schedules passed in 2017. Paid Parental Leave for City employees, many of whom would otherwise qualify as working poor. The intent of C.B. 118356 is to provide critical bonding time for employees of the City to have with their children. Via the Office of Economic Development, the City's General Funds support over \$2.6 million in contracts with nonprofit service providers for programs targeted to low-income, low-skill youth and adults to gain the training they need to join the workforce. OED staff also work with local industries facing worker shortages and with the Community College District to develop worker training certifications aligned with their workforce needs. The Seattle Conservation Corps reduces the number of poverty-level families by providing a long-term employment opportunity and on-the-job training to individuals experiencing homelessness. During the course of their employment, many individuals stabilize their financial situations and develop skills that allow them to move on to long-term careers elsewhere in the community that pay a living wage. For King County Regional Homelessness Authority (KCRHA), the need to address barriers within Emergency Solutions Grant (ESG) and Community Development Block Grant (CDBG) programs focuses on improving access and services for underserved populations, such as older women, Indigenous individuals, and those facing housing instability. Key challenges include limited access to low-barrier shelters, rental barriers imposed by landlords, language and accessibility issues, and gaps in data monitoring. To effectively serve these groups, targeted solutions have been implemented, such as enhancing case management, increasing landlord engagement, providing flexible financial assistance, expanding language services, and improving data tracking to ensure better service delivery and housing stability.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

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 OH'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

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 Xray fluorescence spectrum analyzer in order to accurately determine the presence of lead-based paint in buildings receiving OH HomeWise Program (weatherization) services. This equipment allows the identification of lead-based paint whenever it is present in a home. OH provides all HomeWise Program clients with information regarding lead poisoning prevention.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The \$808,000 in CDBG funds the Parks and Recreation Department receives are used to create infrastructure and accessibility improvements in LMI neighborhood parks. These capital improvement projects are performed with the labor of homeless adults enrolled in the Seattle Conservation Corps program. In addition to completing capital improvement projects, the availability of these CDBG funds allows the Seattle Conservation Corps to provide a living wage and skilled labor training opportunities to its homeless employees, thus improving both their current financial situation as well as their employment prospects. The Office of Housing's Home Repair Loan Program provides affordable loans to income-qualified homeowners to address critical health, safety, and structural issues. The program is designed for owner occupied, single family homes with moderate-income households. The City also offers free energy efficiency improvements to income-eligible homes that help decrease energy bills, increase health and safety in homes. These improvements are made possible using other local resources. Utility Discount Program - City utilities are offered at a discount for low-income seniors, people with disabilities and other qualifying households

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Federal Grants Management Unit, responsible for development of the CAPER, Consolidated Plan, and Annual Action Plan reports, is housed in the Human Services Department of the City of Seattle. HOPWA is administered within HSD. ESG, and public services CDBG funds are administered by HSD through its agreement with the King County Regional Homeless Authority (KCRHA). Other CDBG funds are allocated to the Office of Housing, Office of Economic Development, Parks Department, and Office of Immigrant and Refugee Affairs. Technical assistance work is done across department lines by CDBG Administration staff to ensure program and reporting compliance.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Seattle Housing Authority coordinates with local non-profits and public and private sector partners to support housing stability for residents. This includes working directly with landlords to market their units to eligible families and supporting tenants in paying fees such as security deposits and holding fees to access the private market. SHA also partners with community organizations to provide a variety of services including mediation support, financial supports, education and employment services, behavioral and mental health services, and a variety of other services that support housing stability.

The Area Agency on Aging for Seattle and King County, the City of Seattle and SHA have been partnering for three decades to bring state-funded service coordination to SHA's elderly and disabled residents in support of aging in place and maintaining community-based non-institutional housing. Other strong partnerships include Full Life Care, Southeast Youth and Family Services and Neighborhood House, who SHA contracts with to provide behavioral healthcare and general supportive services to residents. SHA has also hired a Clutter Support Coordinator who coordinates with area service provider partners, non-profit agencies and services from the City of Seattle to provide evidence-based assistance to residents with needs related to pest control and high clutter and hoarding.

SHA's Digital Initiative helps provide digital access for SHA residents. Federal funding for digital access programs has greatly advanced SHA's capacity to provide devices, connectivity and skills training to participants, both residents and Housing Choice Voucher tenants. Partnerships with The Seattle Public Library, City of Seattle and other organizations help staff with SHA's digital access efforts.

Seattle Public Schools and the Seattle Housing Authority continue to partner to support students served jointly by both agencies. Initiatives include:

- School partnerships in several Seattle schools where SHA and school staff work collaboratively to address barriers to attendance and engagement.
- Collaboration with partner organizations to host programming in SHA family communities to address the holistic needs of scholars and families, including literacy programs, leadership development and college and career readiness.

SHA works with community partners to provide voucher subsidy for nearly 4,700 affordable housing units delivered together with supportive services to meet the needs of homeless individuals and families. SHA also partners with the City of Seattle's Housing Levy to provide voucher subsidy for nonprofit developers and other housing partners. Project-based vouchers provide an operating subsidy to units that provides the security of a long-term funding source, which enables them to leverage other funding sources.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Seattle's existing Comprehensive Plan, titled "Seattle 2035," includes the goal, "Provide fair and equal access to housing for all people in Seattle" along with several policies, including the following:

- Work to overcome historical patterns of segregation, promote fair housing choices, and foster inclusive communities that are free from discrimination through actions, such as affirmative marketing and fair housing education and enforcement.
- Identify and remove, in coordination with other jurisdictions in the region, potential barriers to stable housing for individuals and families, such as housing screening practices that do not align with all applicable federal, state, and local laws in their use of criminal and civil records and that perpetuate disparate impacts of our criminal justice system and other institutions.

The City is in the process of updating its Comprehensive Plan. The Mayor's Recommended Draft of the Plan update, the "One Seattle Plan" includes a goal that "All people seeking housing in Seattle have fair and equitable access to housing." The discussion of fair housing in the draft plan update emphasizes that furthering this goal necessitates addressing barriers in the form of zoning that limits the types and location of new housing. The policies have accordingly been expanded to include the following:

- Remove zoning and building code barriers that prevent the development of comparatively lower-cost forms of housing, particularly in residential neighborhoods with a history of racial exclusion.
- Use development standards and incentives to increase the feasibility of income restricted homes in all Seattle neighborhoods, particularly to further fair housing in neighborhood residential areas where such housing is scarce today.

CR-40 - Monitoring 91.220 and 91.230

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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City's Citizen Participation Plan details the ways in which HUD required reports will be made available for public comment. See attachments. Before and after submission to HUD Annual CAPER reports, along with library of Consolidated Plans, and Annual Action Plans are available to the public for questions or comment at any time at Federal Funding and Reports at:

<https://www.seattle.gov/human-services/reports-and-data/federal-funding-plans>

Staff contacts are provided to facilitate questions and/or formal comments on any of the HUD required reporting processes.

On December 9, 2025, the City of Seattle held a public hearing, in addition to a 30-day public comment period, for the 2026 Annual Plan. This marked the first time the Human Services Department's Federal Grant Management Unit (FGMU) hosted a public event separate from City Council meetings. We believe this hearing enhanced transparency and expanded access to the planning process. It also provided the community with a clearer understanding of how the City proposed to use HUD entitlement funds and created additional opportunities for public feedback.

FGMU promoted the event through City social media channels, direct communication with partner organizations, and information posted on the City's website. Multiple avenues for submitting feedback were offered, including in-person, online, and paper submissions.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

City investments in 2025 reflect the new set of goals adopted with the 2024-2028 Consolidated Plan. However, with the emerging needs of recovery and resiliency from the pandemic, the necessity of addressing increasing climate change impacts, the goals of the new 2024-2028 Consolidated Plan reflect City decisions to invest differently in projects to address emerging needs. In general, we are focusing on the capital facilities needs for the City and non-profit providers, spending prior year funds to address capacity to serve people recovering from opioid/fentanyl overdoses, and will focus allocation on fewer project areas to increase benefit.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

28 apartment buildings that include rental HOME units were inspected in 2025. All known HOME units due for inspection in 2025 were monitored. See the results of HOME inspections conducted in 2025, below, in the following format: Project Name, Address, HOME continuing use expiration year, # HOME Units/# Total Units, Inspection Date, RESULT, Comments on issues, as IDIS field character limit allows.

1. Abbey Lincoln Court 2020 S JACKSON ST, 2037, 11/68, 10/30/2025, PASS
2. Albion Place 3512 ALBION PL N, 2025, 3/12, 10/28/2025, PASS
3. Bakhita Gardens 118 BELL ST, 2030, 11/90, 11/6/2025, Major FAIL: Several sprinklers 75% covered in debris; Some units: Roaches; Some common doors: Inoperable.
4. Brierwood 11020 Greenwood Ave N, 2030, 5/24, 10/13/2025, PASS
5. Canaday House 424 MINOR AVE N, 2032, 7/83 DESC 10/24/2025, Minor FAIL: Missing inspection report. OH following up.
6. Columbia City Station Apts 4484 M L KING JR WY S, 2033, 13/52, 11/21/2025, PASS
7. Compass Broadview 147 N 132nd St, 2037, 28/59, 10/13/2025, PASS
8. Croft Place 6701 21ST AVE SW, 2025, 4/21, 11/10/2025, Minor FAIL: Window screens missing/damaged. Some units > 50% of cabinets missing. Outlets w/in 6 feet of water.
9. Firwood 10751 2ND AVE NW, 2026, 8/28, 10/23/2025, PASS
10. Gossett Place 4719 12TH AVE NE, 2032, 11/63, 11/5/2025, Major FAIL: Missing toilet tank covers. Inoperable toilets. No hot water in bathrooms. Inoperable living room windows.
11. Hiawatha Artists' Lofts 843 HIAWATHA PL S, 2028, 11/61, 12/4/2025, PASS
12. Humphrey House 2630 1ST AVE, 2031, 11/84, 10/28/2025, PASS

13. Interbay Place 2208 15TH AVE W, 2037, 11/97, 10/14/2025, PASS
14. Katherine's Place 3512 S JUNEAU ST, 2026, 6/26, 10/29/2025, PASS
15. Kenyon Housing 3936 S KENYON ST, 2029, 11/18, 11/20/2025, PASS
16. Marion West 5019 ROOSEVELT WY NE, 2037, 19/49, 11/5/2025, Major FAIL: Gnats. Dishwasher leaks. Cracked toilets and not attached to floor. Inoperable common area doors.
17. McDermott Place 12730 33RD AVE NE, 2032, 11/76, 6/30/2025, Minor FAIL
18. Monica's Village Place I 100 23RD AVE S, 2032, 11/51, 11/4/2025, Minor FAIL: All exit signs inoperable. Fire extinguishers expired. Mold in window seals. Broken refrigerators.
19. Plaza Roberto Maesta 2524 16th Ave S, 2036, 11/112, 10/31/2025, Major FAIL: Missing inspection report. OH following up.
20. Rainier House 5270 RAINIER AVE S, 2030, 11/50, 10/29/2025 PASS
21. Santa Teresita del Nino Jesus 2427 SW HOLDEN ST, 2030, 10/26, 10/30/2025 PASS
22. Simons Senior Apts 2119 3RD AVE, 2028, 9/95, 10/17/2025, PASS
23. Stoneway Apartments 1215 N 45TH ST, 2027, 8/70, 10/23/2025, Minor FAIL: Missing inspection report. OH following up.
24. Tony Lee Apts 12705 30TH AVE NE, 2040, 10/70, 11/13/2025, Minor FAIL: Several units sprinkler heads and obstructions within 18 inches. Bathroom stoppers missing. Windows broken with sharp edges. Egress issues.
25. Ethiopian Village 8323 RAINIER AVE S, No Expiration Year, 11/90, 11/18/2025, PASS
26. George Fleming Place 7345 43RD AVE S, 2041, 11/106, 11/18/2025, PASS
27. Filipino Community Village 5727 37TH AVE S, 2041, 11/95, 11/21/2025, PASS
28. Aspen Terrace 1723 BELMONT AVE, 2040, 7/90, 11/7/2025, Major FAIL: Several units have loose toilets. Bathroom GFCI covers missing or cracked. Egress issues. Missing window screens. Refrigerator seals broken. OH following up.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The City's Office of Housing takes marketing actions to ensure that tenants in HOME-assisted housing units are placed fairly and equitably. The strategies include promoting the housing opportunities to low-income people without regard to race, color, national origin, sex, religion, familial status, or disability. The City informs the public, property owners, and potential tenants about fair housing laws. OH analyzes the demographics of the people living in Seattle's HOME units.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City of Seattle expended \$1,329,311.72 in HOME program income in 2025. Two HOME funded housing developments received program income: 125th and Aurora (IDIS #5885); and Mt. Zion (IDIS # 5750) activities. All of the tenants who will reside in the housing units created with these two activities are senior citizens, as both are senior housing developments. 125th and Aurora is still under construction. Mt. Zion was completed in 2025. The racial and ethnic backgrounds of the new households in the 11 HOME-funded units at Mt. Zion: 3 White; and 8 Black. The City will collect tenant characteristics from 125th and Aurora when construction is complete and the units are fully leased up.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Through Seattle’s housing initiatives, the City has established a solid foundation of housing resources used by thousands of households. With each year’s newly funded units, the Office of Housing’s portfolio grows, meaning even more housing in Seattle remains affordable to low- and modest income families and individuals. Asset Management specialists work with housing providers to keep these buildings financially viable and in good condition from year to year. The current housing portfolio dates back over four decades, with some of the older properties needing recapitalization. To foster and maintain affordable housing, the Office of Housing implemented a few programs, such as urgent operating support, rental assistance, and stabilization funds through debt restructuring. In addition, to extend the life of buildings, the Office of Housing has invested additional funds to address capital improvements of buildings in our portfolio. The Office of Housing will continue its stewardship of the portfolio and will work to ensure that existing properties are properly maintained and that new units come online in a timely manner.

Additionally, in 2023, Seattle voters passed Initiative 135 to create a new, innovative public development authority to develop, own, lease, and maintain mixed-income housing that is permanently affordable, owned as a public asset forever, and designed for people priced out of market-rate housing. As these new housing units become available, rent will be set to be affordable for people who are currently rent-burdened and increasingly displaced from the City. Seattle Social Housing is in the process of developing a pipeline of potential projects, which includes identifying housing properties that it might acquire: these include existing and operating housing properties, as well as identifying shovel-ready or existing multifamily construction developments that may be facing financing gaps

in today's high interest rate environment, which make have prevented the start of construction. There is no plan to use HUD funding to support this new portfolio of affordable housing in the City, but as the units become available, Seattle expects to experience an easing in the local housing affordability crisis.

CR-55 - HOPWA 91.520(e)

Identify the number of individuals assisted and the types of assistance provided

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	114	19
Tenant-based rental assistance	174	250
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0	0

Table 14 – HOPWA Number of Households Served

Narrative

In 2025, the City of Seattle served 275 households with HOPWA funding through five non-profit organizations: Virginia Mason Bailey Boushay House, Catholic Community Services, People of Color Against AIDS Network (POCAAN), Center for Multicultural Health, and Entre Hermanos.

In 2025, the City used HOPWA to fund Tenant-Based Rental Assistance (TBRA) for 250 households. The service providers who administered TBRA for the City in 2025 are Virginia Mason Bailey Boushay House, Catholic Community Services, Center for Multicultural Health, and People of Color Against Aids Network.

Additionally, Seattle used HOPWA to fund short-term rent, mortgage, and utility assistance (STRMU) to prevent 19 families from becoming homeless. The City made a direct subaward to the service provider Entre Hermanos for STRMU support.

Finally in 2025, the City used HOPWA to fund Housing Information Services (HIS) for 6 households. The service provider who administered HIS for the City in 2025 is Entre Hermanos, POCAAN, and Center for Multicultural Health.

The City notes a difference between the "Total" listed in the IDIS table above, 269, compared with the City's "Total Households Served in 2025" with HOPWA funding, 275. The HIS service is not a direct assistance payment program and is not described in the IDIS table. However, HIS is an eligible HOPWA expense.

The City is not meeting our one-year goal for STRMU because the City has only been able to contract with one provider of STRMU services. This one provider, Entre Hermanos, is very small and has limited capacity to provide the service. In fact, Entre Hermanos decided not to renew the HOPWA-funded contract with the City for program year 2026. The result will be that the City will not be funding a STRMU program in 2026.

The City lost two 2025 contracted providers and is contracted with only three providers in program year 2026. As a result, the City intends to run a Request for Proposals in 2026 to identify more eligible HOPWA providers.

The City is happy to estimate it will be able to serve the same number of TBRA clients in 2026 as it served in 2025.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	2	0	0	0
Total Labor Hours	21,072	129,569			
Total Section 3 Worker Hours	357	9,559			
Total Targeted Section 3 Worker Hours	0	0			

Table 15 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1	1			
Direct, on-the job training (including apprenticeships).	2	1			
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).		1			
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	2			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					

Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.		1			
Held one or more job fairs.		1			
Provided or connected residents with supportive services that can provide direct services or referrals.		1			
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.		2			
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	2				
Other.	1	1			

Table 16 – Qualitative Efforts - Number of Activities by Program

Narrative

In 2025, there were two City CDBG-funded activities (#5847 DESC ORCA Center and #5863 FamilyWorks Wallingford Food Bank) under construction that were being monitored for Section 3 requirements. The agencies and contractors developed Section 3 hiring plans and aimed for HUD's Section 3 benchmark goals. As of 12/31/2025, both activities were still under construction, and both agencies anticipate completing construction in 2026.

There were two City HOME-funded affordable housing development activities that were completed in 2025. Two of the activities (#5750 Mt. Zion Senior Housing and #5745 Nesbit Family Housing) were both new construction activities and were required to set, plan, and aim for HUD Section 3 benchmark goals.

There are currently five open City HOME-funded activities, and three of the five are subject to Section 3 requirements. All three have developed Section 3 plans and the City is monitoring all three for Section 3 compliance.

Unfortunately, neither of the HOME-funded activities that were completed in 2025 met the Section 3 worker benchmark goals for labor hours. It does not appear that the two open CDBG-funded activities are on track to meet the Section 3 worker benchmark goals, either. However, all agencies and general contractors that were monitored for Section 3 in 2025 developed plans and documentation to show how they attempted to meet the goals.

The City has no ESG- or HOPWA-funded activities subject to Section 3 requirements.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	SEATTLE
Organizational DUNS Number	612695425
UEI	
EIN/TIN Number	916001275
Identify the Field Office	SEATTLE
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Seattle/King County CoC

ESG Contact Name

Prefix	Ms
First Name	Kirsten
Middle Name	
Last Name	Franklin-Temple
Suffix	
Title	Federal Grants Manager

ESG Contact Address

Street Address 1	700 5th Ave
Street Address 2	
City	Seattle
State	WA

CAPER

44

ZIP Code 98124-4215
Phone Number 2067339515
Extension
Fax Number
Email Address kirsten.franklin-temple@seattle.gov

ESG Secondary Contact

Prefix Ms
First Name Danielle
Last Name Swigart
Suffix
Title Senior Grants & Contracts Specialist
Phone Number 2066773267
Extension
Email Address danielle.swigart1@seattle.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date 01/01/2025
Program Year End Date 12/31/2025

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: King County Regional Homelessness Authority

City: Seattle

State: WA

Zip Code: 98104, 2683

DUNS Number:

UEI:

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Unit of Government

ESG Subgrant or Contract Award Amount: 768747