The proposed actions may involve the following: Comprehensive Plan Amendment, text amendment to the Land Use Code to allow a new zone for Yesler Terrace, street vacation, preliminary and final plat approval, adoption of a Planned Action Ordinance, Development Agreement approval, other construction and building permits, and other Federal, state and local approvals for redevelopment of the Yesler Terrace community.

For additional background information on the project, please see the SHA Web site: http://www.seattlehousing.org/redevelopment/yesler-terrace/.

Alternatives

SHA proposes to redevelop the Yesler Terrace community into a mixed-use, mixed income community. The FEIS evaluates the environmental impacts of seven alternatives, including a preferred alternative and a no-action alternative. The preferred alternative identified in the FEIS would include approximately 5,000 housing units; 900,000 square feet (SF) of office/hotel use; 88,000 SF of neighborhood commercial; 65,000 SF of neighborhood services (including the existing Yesler Terrace Community Center); 6.5 acres of public open space; 9.4 acres of semi-private and private open space; and 5,100 parking spaces within or under buildings.

The FEIS evaluates the environmental impacts of each of the alternatives based on the following environmental elements: earth; air quality; water; plants and animals; climate change and greenhouse gas emissions; environmental health; noise; land use; relationship to plans and policies; aesthetics, light and glare, and shadows; historic resources; cultural resources; transportation; utilities; public services; socioeconomics; and environmental justice.

The FEIS also responds to all comments received on the Draft EIS. To obtain a copy of the FEIS, visit http://www.seattlehousing.org/redevelopment/yesler-terrace/eis/index.html, or contact SHA or the City Human Services Department through the persons listed below.

FOR FURTHER INFORMATION CONTACT:
Stephanie Van Dyke, Development Director of the Seattle Housing Authority, YTEISComments@seattlehousing.org, P.O. Box 19028, Seattle, WA 98109–1028, (f) 206–615–3539, Kristen Larson, Project Funding and Agreements Coordinator, City of Seattle Human Services Department, CDBG Administration Unit, Kristen.Larson@seattle.gov, P.O. Box 34215, Seattle, WA 98112–4215, (f) 206–621–5003.

Dated: May 2, 2011.

Mercedes Márquez, Assistant Secretary for Community Planning and Development.

Section 8 Housing Assistance Payments Program—Renewal Funding Annual Adjustment Factors, Fiscal Year 2011

AGENCY: Office of the Assistant Secretary for Policy Development and Research, HUD.

ACTION: Notice of Renewal Funding Annual Adjustment Factors (AAF).

SUMMARY: The Consolidated Appropriations Act, 2010, directs Public and Indian Housing to “provide renewal funding for each Public Housing Agency (PHA) based on Voucher Management System (VMS) leasing and cost data for the most recent Fiscal year and by applying the most recent Annual Adjustment Factors as established by the Secretary.” The Department of Defense and Full-Year Continuing Appropriations Act, 2011, continues this requirement. This Notice announces Renewal Funding AAFs in response to that directive which was first applicable when FY2010 Renewal Funding AAFs were published.

HUD will make the table establishing Renewal Funding AAFs available electronically from the HUD data information page at http://www.huduser.org/portal/datasets/aaf/FY2011_RF_table.pdf. Renewal Funding AAFs include utility costs and only one set of AAFs is published for this purpose.

1. Methodology

Renewal Funding AAFs are derived from rent inflation factors to account for relative differences in rent inflation among different parts of the country. Two types of rent inflation factors are typically calculated for AAFs: gross rent factors and shelter rent factors; however, only the gross rent inflation factor is used for Renewal Funding AAFs. The gross rent factor accounts for inflation in the cost of both the rent of the residence and the utilities used by the unit. Renewal Funding AAFs are calculated using CPI data on “rent of primary residence” and “fuels and utilities”, 1
The CPI inflation index for rent of primary residence measures the inflation of all surveyed units regardless of whether utilities are included in the rent of the unit or not. In other words, it measures the inflation of the “contract rent” which includes units with all utilities included in the rent, units with some utilities included in the rent and units with no utilities included in the rent. In producing a gross rent inflation factor, HUD decomposes the contract rent CPI inflation factor into parts to represent the gross rent change and the shelter rent change. This is done by applying the percentage of renters who pay for heat (a proxy for the percentage renters who pay shelter rent) from the Consumer Expenditure Survey (CEX) and American Community Survey (ACS) data on the ratio of utilities to rents. The CEX data used to decompose (ACS) data on the ratio of utilities to renters who pay shelter rent) from the Consumer Expenditure Survey (CEX) and American Community Survey (ACS) data on the ratio of utilities to rents. The CEX data used to decompose (ACS) data on the ratio of utilities to rents. The CEX data used to decompose (ACS) data on the ratio of utilities to rents. The CEX data used to decompose (ACS) data on the ratio of utilities to rents.

The publication of these separate Renewal Funding AAFs for allocation of voucher funds is an interim step toward more complete reforms including using more recent data in HUD's estimations for various program parameters, including FMRs, as published in the Federal Register on October 4, 2010 (75 FR 61254).

III. Geographic Areas

Renewal Funding AAFs are produced for all Class A CPI cities (CPI cities with a population of 1.5 million or more) and for the four Census Regions. They are applied to core-based statistical areas (CBSAs), as defined by the Office of Management and Budget (OMB), according to how much of the CBSA is covered by the CPI city-survey. If more than 75 percent of the CBSA is covered by the CPI city-survey, the Renewal Funding AAF that is based on that CPI survey is applied to the whole CBSA and to any HUD-defined metropolitan area, called “HUD Metro FMR Area” (HMFA), within that CBSA. If the CBSA is not covered by a CPI city-survey, the CBSA uses the relevant regional CPI factor. Almost all non-metropolitan counties use regional CPI factors. For areas assigned the Census Region CPI factor, both metropolitan and non-metropolitan areas receive the same factor.

The Renewal Funding AAF tables list the four Census Regions first, followed by an alphabetical listing of each metropolitan area, beginning with Akron, OH, MSA. Renewal Funding AAFs are provided:

- For separate metropolitan areas, including HMFA's and counties that are currently designated as non-metropolitan, but are part of the metropolitan area defined in the local CPI survey, and
- For the four Census Regions for those metropolitan and non-metropolitan areas that are not covered by a CPI city-survey.

Renewal Funding AAFs use the same OMB metropolitan area definitions, as revised by HUD, that are used in the FY 2011 FMRs.

IV. Area Definitions

To make certain that they are referencing the correct Renewal Funding AAFs, PHAs should refer to the Area Definitions Table at http://www.huduser.org/portal/datasets/aaf/FY2011_AreaDef.pdf. For units located in metropolitan areas with a local CPI survey, Renewal Funding AAFs are listed separately. For units located in areas without a local CPI survey, the metropolitan or nonmetropolitan counties receive the regional CPI for that Census Region.

The Area Definitions Table for Renewal Funding AAFs, shown at http://www.huduser.org/portal/datasets/aaf/FY2011_AreaDef.pdf, lists areas in alphabetical order by state. The associated CPI region is shown next to each state name. Areas whose Renewal Funding AAFs are determined by local CPI surveys are listed first. All metropolitan areas with local CPI surveys have separate Renewal Funding AAF schedules and are shown with their corresponding county definitions or as metropolitan counties. In the six New England states, the listings are for counties or parts of counties as defined by towns or cities. The remaining counties use the CPI for the Census Region and are not specifically listed on the Area Definitions Table.

Puerto Rico and the Virgin Islands use the South Region Renewal Funding AAFs. All areas in Hawaii use the Renewal Funding AAFs identified in the Table as “STATE: Hawaii,” which are based on the CPI survey for the Honolulu metropolitan area. The Pacific Islands use the West Region Renewal Funding AAFs.


Raphael W. Bostic,
Assistant Secretary for Policy Development and Research.

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