

# City of Seattle

# Affordable Housing Programs

Presentation to Seattle City Council  
Committee on  
Housing, Health, Energy and Workers' Rights

Steve Walker, Director  
January 4, 2018



**Seattle**  
Office of Housing

# Seattle Office of Housing: The Basics

**Director: Steve Walker**  
**Deputy: Miriam Roskin**  
**Finance Director: Becky Guerra**  
Staff: 45 positions  
Location: SMT57, 206-684-0345  
[www.seattle.gov/housing](http://www.seattle.gov/housing)

**2017 adopted operating budget: \$8.5 M**  
**2017 adopted capital budget: \$89.0 M**

- Seattle Housing Levy
- Developer payments
- Federal and state funds
- Seattle City Light (weatherization)

## Policy and Equitable Development

## Rental Housing Investment

## Asset Management

## Homeownership, Home Repair, and Weatherization

### Emily Alvarado

- Policy and Program Development
- Community Engagement
- Real Estate Analysis
- Place-based Projects
- Affordable Market-Based Production
- State & Federal Policy

### Laurie Olson

- Rental Underwriting and Production
- Real Estate Acquisition
- Construction Monitoring
- Development Partnerships
- Financial Partnerships

### Dan Foley

- Compliance
- Capital Reinvestment
- Recapitalization
- Project Operations and Maintenance
- Demographic Analysis and Reporting
- Operator Partnerships

### Jennifer LaBrecque

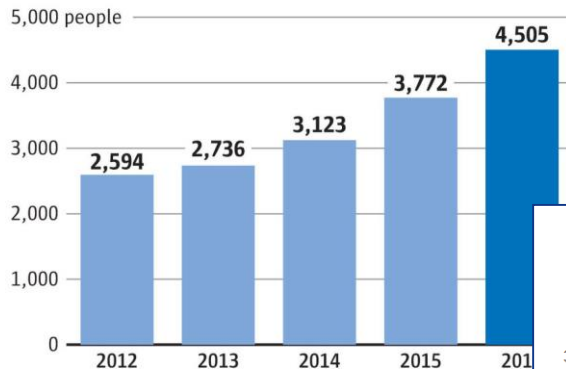
- Homeownership Underwriting and Production
- Foreclosure Prevention
- Weatherization (multifamily and single-family)
- Home Repair Loans and Grants

# Spiraling Rents, Displacement, and Homelessness

## Increases in annual homeless count

The number of people sleeping outdoors in Seattle and across King County as tallied by the annual One Night Count has increased in recent years. The number is a point-in-time estimate and not a definitive count of all those without shelter.

ONE NIGHT COUNT IN SEATTLE AND KING COUNTY



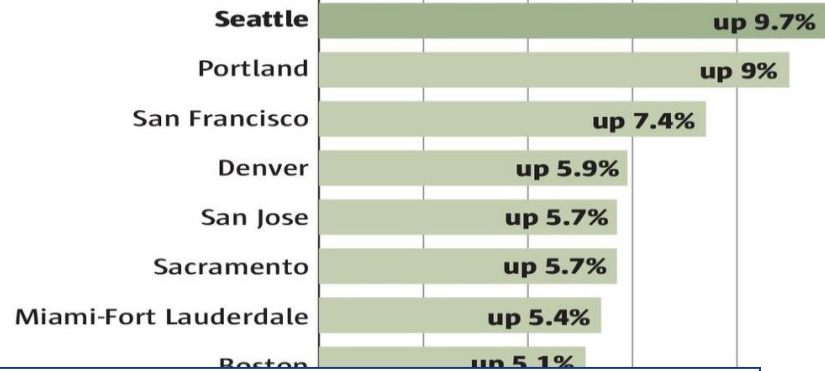
Source: Seattle/King County Coalition on Homelessness

GARLAND POTTS / THE SEATTLE TIMES

## Seattle leads the nation in rent growth

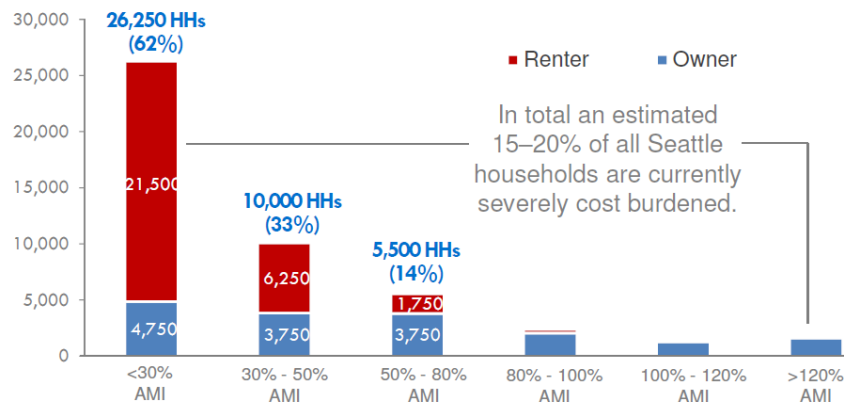
From June 2015 to June 2016, monthly rents in Seattle soared four times faster than the national average.

TOP TEN CITIES FOR RENT GROWTH IN PAST YEAR



## Severely Cost Burdened Households

About 26,250 very low-income households (or 62% of the households in the 0-30% of AMI income bracket) spend more than half of their income on housing.

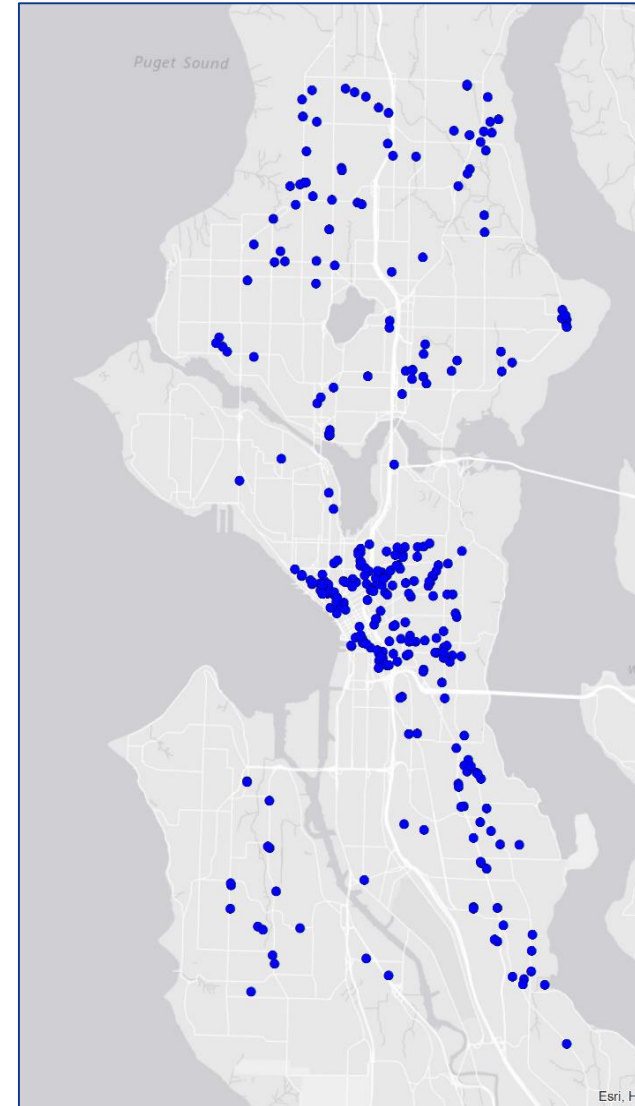


In total an estimated 15-20% of all Seattle households are currently severely cost burdened.

Source: U.S. Department of Housing & Urban Development, CHAS, 2006-2010 5-Year American Community Survey, Seattle city. Note: these are rough estimates.

# Rental Production: 14,500 units and

- More than 13,000 rental units in service and 1,500 in development
- Accounts for about half of all restricted units in Seattle
- Awarded via competitive process (NOFA or RFP)
- Funded mostly by Seattle Housing Levy and developer payments (incentive zoning and MHA) with 3:1 match from other sources





# An Infrastructure of Equity

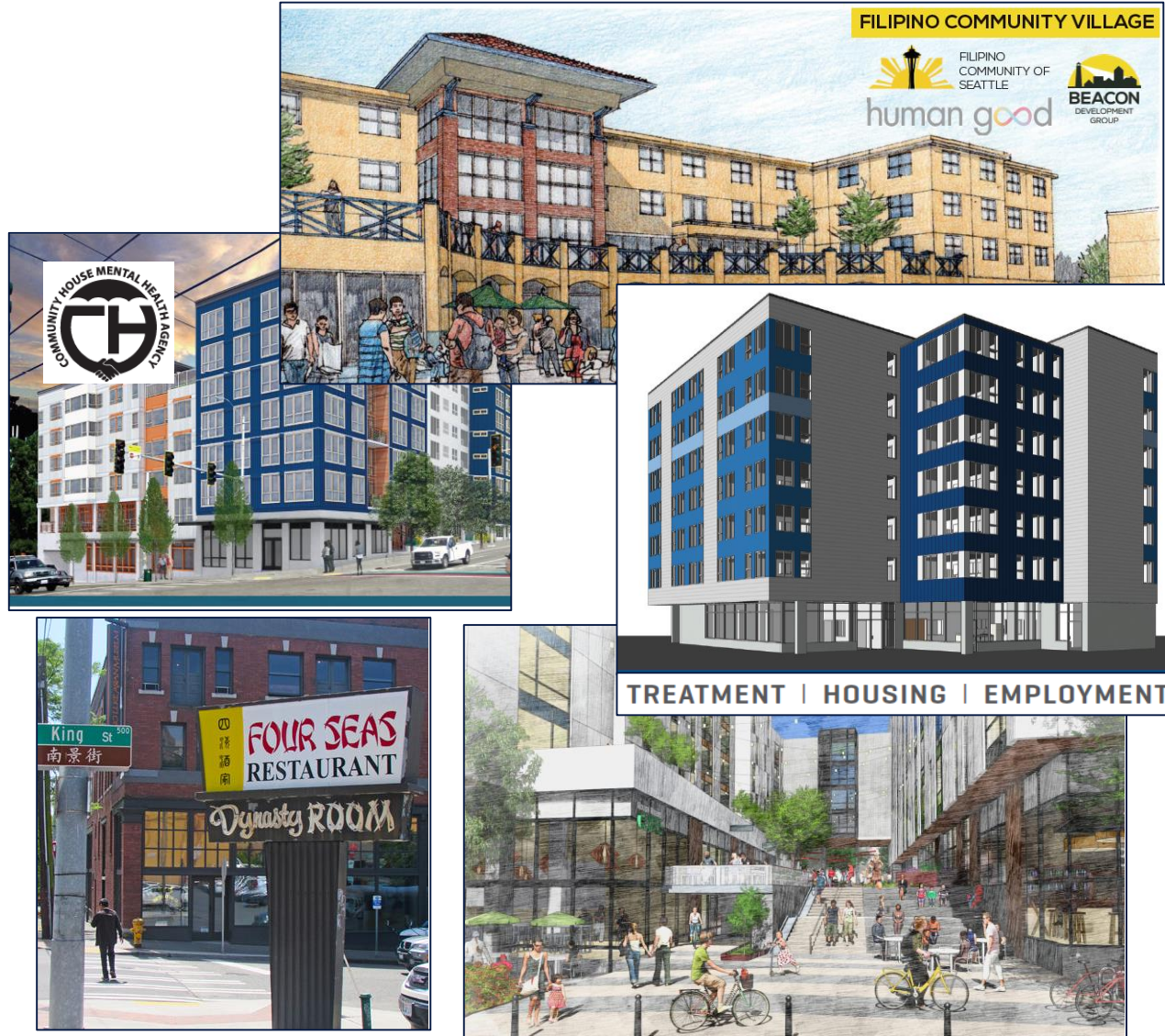
A 2017 snapshot view:  
expressions of  
City policy  
priorities that  
deliver diverse  
community

## 2016-17 Production Tally

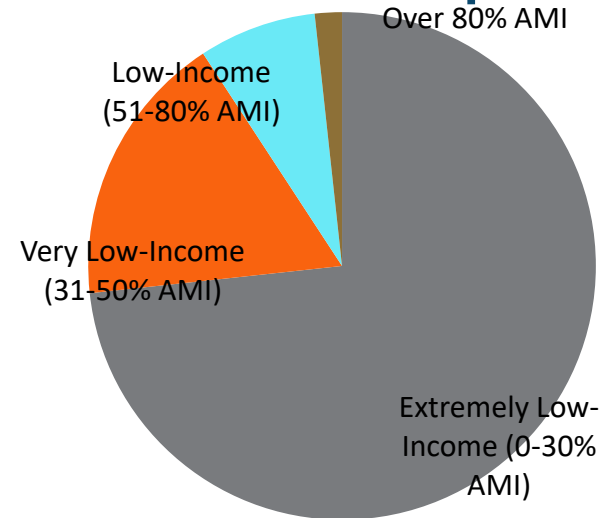
Awards: 1,521  
apartments

Completions: 689  
apartments

Excludes portfolio  
preservation projects



# Asset Management and Stewardship



Race / Ethnicity	Number of Households	Percent of Total
White, non-Hispanic	5,869	43%
Black / African American, non-Hispanic	4,050	30%
Asian / Pacific Islander, non-Hispanic	1,713	13%
American Indian or Alaska Native, non-Hispanic	363	3%
Multi-Racial, non-Hispanic	860	6%
Hispanic	660	5%
<b>Total Households Reporting Race/Ethnicity in 2015</b>	<b>13,515</b>	<b>100%</b>



# Homeownership: Supports for First-Time Buyers and Long-Time

## Levy-funded Homebuyer Programs

- Downpayment assistance
- Acquisition and development subsidy for permanent affordability (190 homes)

## Direct Service Programs

- Foreclosure prevention pilot
- Home repair: loans and grants for critical home repairs that promote safety and preserve structural integrity
- Weatherization: grants for insulation, ventilation, new efficient heating systems (100+ single family homes each year)



# Market-Rate Development Programs

## Multifamily Property Tax Exemption Program (MFTE)

- 12-year property tax exemption
- Below-market rents (20-25% of units)
- Available in all multifamily zones

## Mandatory Housing Affordability (MHA-R)

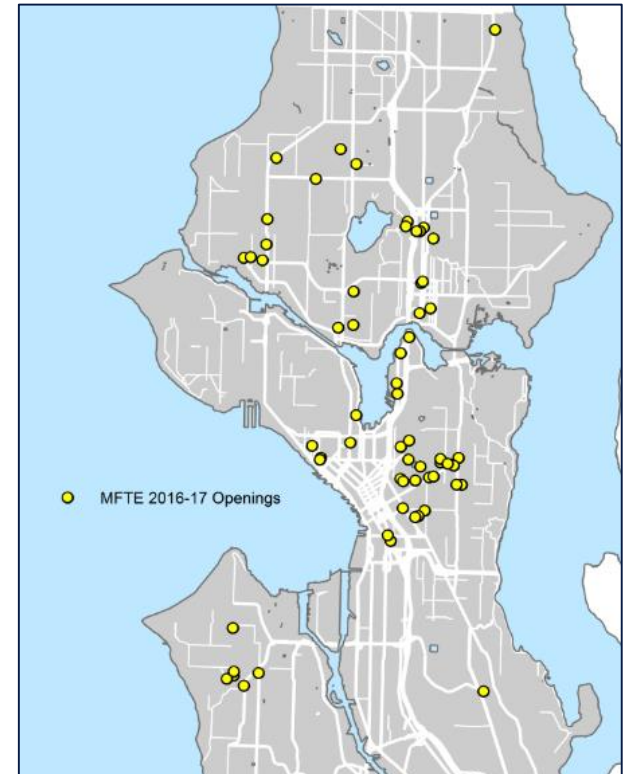
- Ties affordability to development
- Rents restricted at 60%AMI
- 75 year covenant

### **MFTE Production Tally**

Restricted Units Placed in Service, 2016-17: 1,279

Total Restricted Units in Service: 3,782

Excludes units in subsidized projects that are otherwise subject to rent restrictions.



2016-17: 63 MFTE market-rate projects opened. They offer over 6,000 apartments -- 1,279 of which provide below-market rents for income-qualified tenants.



# Values-based policy and program development to shape equitable outcomes

- **Real Estate Analysis**

- Publicly owned site evaluation
- Interjurisdictional partnerships and negotiations
- Strategic site acquisition

- **Place-Based Projects (e.g., RFPs)**

- Substantial sites that can achieve multiple policy objectives
- Predevelopment services and RFP issuance

- **Policies and partnerships to strengthen housing to advance diversity and community**

- Best practice research and analysis
- Affirmative marketing
- Fair housing
- Community convenings



# Seattle Office of Housing

