

2023 Annual Reporting

Annual Investments Report

Seattle Housing Levy (2016)

Multifamily Tax Exemption

Mandatory Housing Affordability



2023 Annual Investments Report



Affordable Housing Openings and Constructions



Opened in 2023

13 rental buildings (1,750 apartments)

3 homeownership developments (20 homes)



Under Development and Under Construction

16 rental buildings (1,888 apartments)

11 homeownership developments (260 homes)

Investment Totals



Rental Housing Program: \$57 million for production and preservation committed to five developments, which will create 542 new homes.
Short-Term Loans: \$18 million for securing sites for future 528 homes.



Homeownership Program: \$12.3 million for 115 new permanently affordable homes.

Investment Totals



Home Repair Program

\$595 k for 38 low-income homeowners' critical repairs.



Weatherization Program

\$2.7 million for upgrades in 143 homes and 17 apartment buildings.



Clean Heat Program

\$1.8 million converting 84 homes from oil-to-electric heating systems.

Investment Totals



Emergency Rental Assistance:
\$51.9 million to 11,181 low-income renters since 2021.

2023 Housing Investments by Urban Center/Village

12th Avenue, Capitol Hill, Eastlake, First Hill

Juniper Apartments

23rd & Union-Jackson, Madison-Miller

Bryant Manor Phase II

Admiral, Morgan Junction, South Park, West Seattle

Junction, Westwood-Highland Park

Admiral UCC, Yarrow Cottages

Aurora-Licton Springs, Bitter Lake Village

LIHI 125th & Aurora, Scattered Site 1

Ballard, Crown Hill, Greenwood-Phinney Ridge

Scattered Site 2

Columbia City, Mt. Baker, North Beacon Hill, Othello,

Rainier Beach

Beacon Hill TOD, RVAHI Sites 5, 6, 7, 9

Lake City, Northgate

DESC Lake City

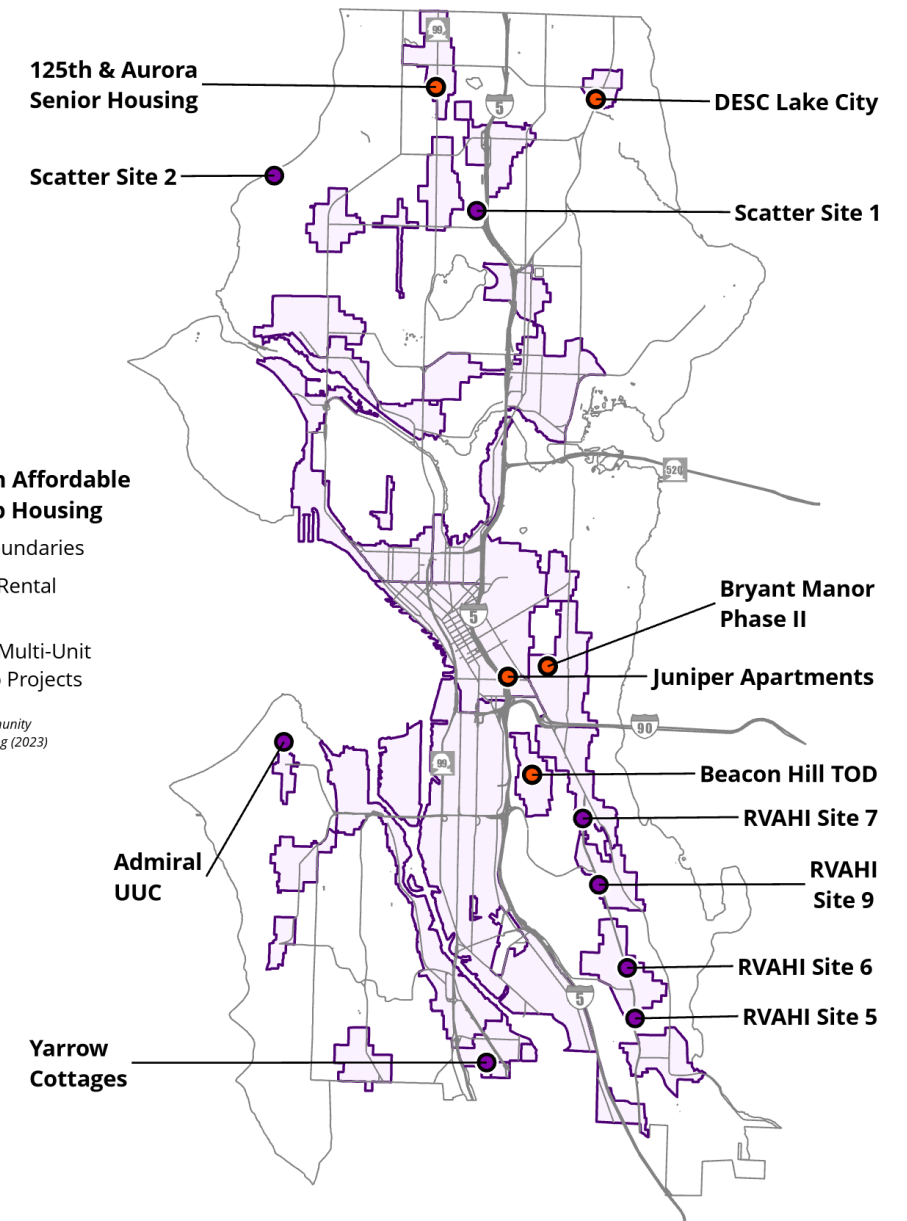
2023 Investments in Affordable Rental & Ownership Housing

Urban Village Boundaries

New Affordable Rental Housing

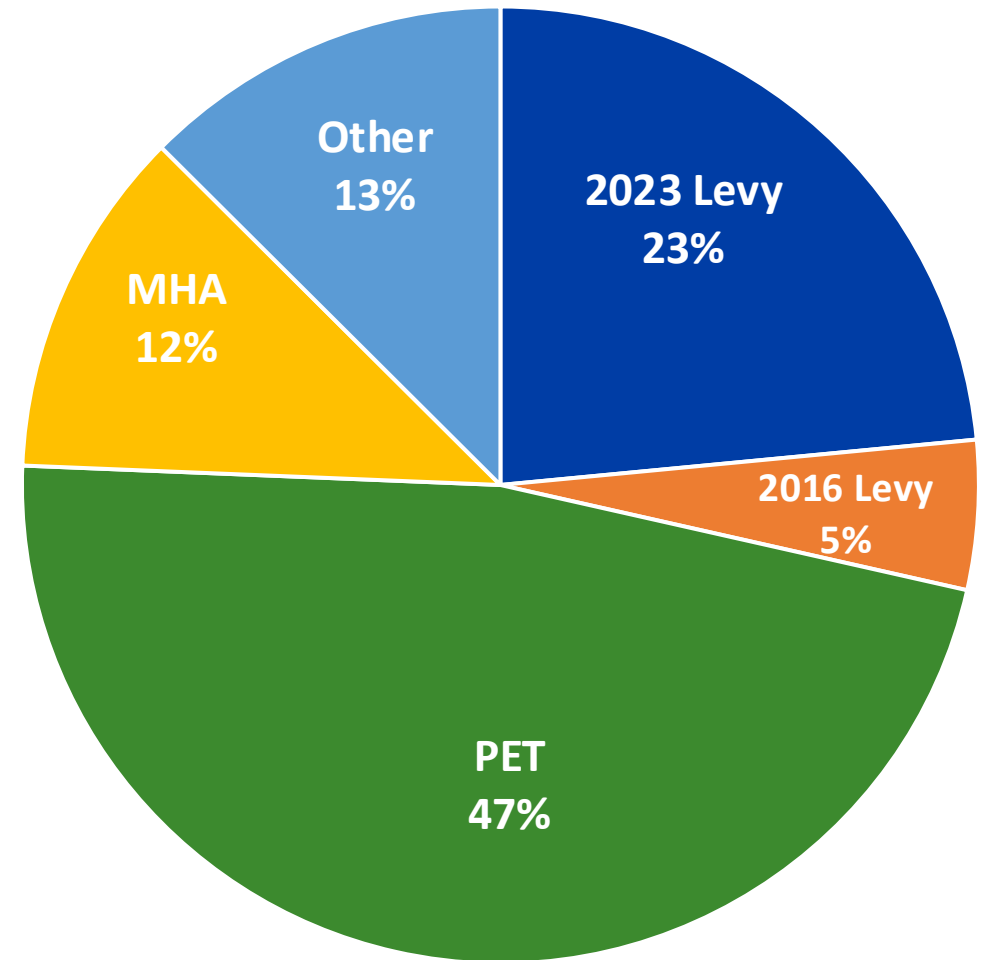
New Affordable Multi-Unit Homeownership Projects

Source: Office of Planning and Community Development (2023), Office of Housing (2023)



2023 Housing Investments by Fund Source

- **2023 Housing Levy:** \$16.3M
- **2016 Housing Levy:** \$3.5M
- **Payroll Expense Tax:** \$32.7M
- **Mandatory Housing Affordability:** \$8.2M
- **Other:** \$8.7M



2016 Seattle Housing Levy Annual Report for 2023 Activity



Rental Housing Production and Preservation

- **Exceeded Goals:** Achieved 139% of the 7-year goal with 2,864 new units and 621 reinvested units.
- **2023 Highlight:** \$3.5 million awarded to Juniper Apartments, creating 113 affordable apartment homes.



Homeownership Program

- **Exceeded Goals:** Reached 135% of the 7-year goal, supporting 379 households.
- **2023 Highlight:** Issued over \$110,000 in home repair grants and \$355,000 in purchase assistance loans.



Copper Pines, Habitat for Humanity SKC

Operating, Maintenance, and Services

- **Exceeded Goals:** Supported 526 homes, achieving 103% of the goal.
- **2023 Summary:** Preliminary commitment for up to 45 new homes at DESC 15th Avenue.



DESC Hobson Place

Homelessness Prevention and Housing Stability Services

- **Near Goal:** Served 4,364 households, achieving 97% of the goal.
- **2023 Summary:** Assisted 510 households with \$1.8 million.



2023 MFTE Annual Report



What is MFTE's Purpose?

The Multifamily Tax Exemption (MFTE) program provides a tax exemption on eligible multifamily housing in exchange for income- and rent-restricted units.



Washington State RCW

- Encourage increased residential opportunities, including affordable housing.
- Stimulate the construction of new multifamily housing and rehab of vacant or underutilized buildings.



Seattle Municipal Code

- Increase and maintain affordable housing.
- Affirmatively further fair housing.

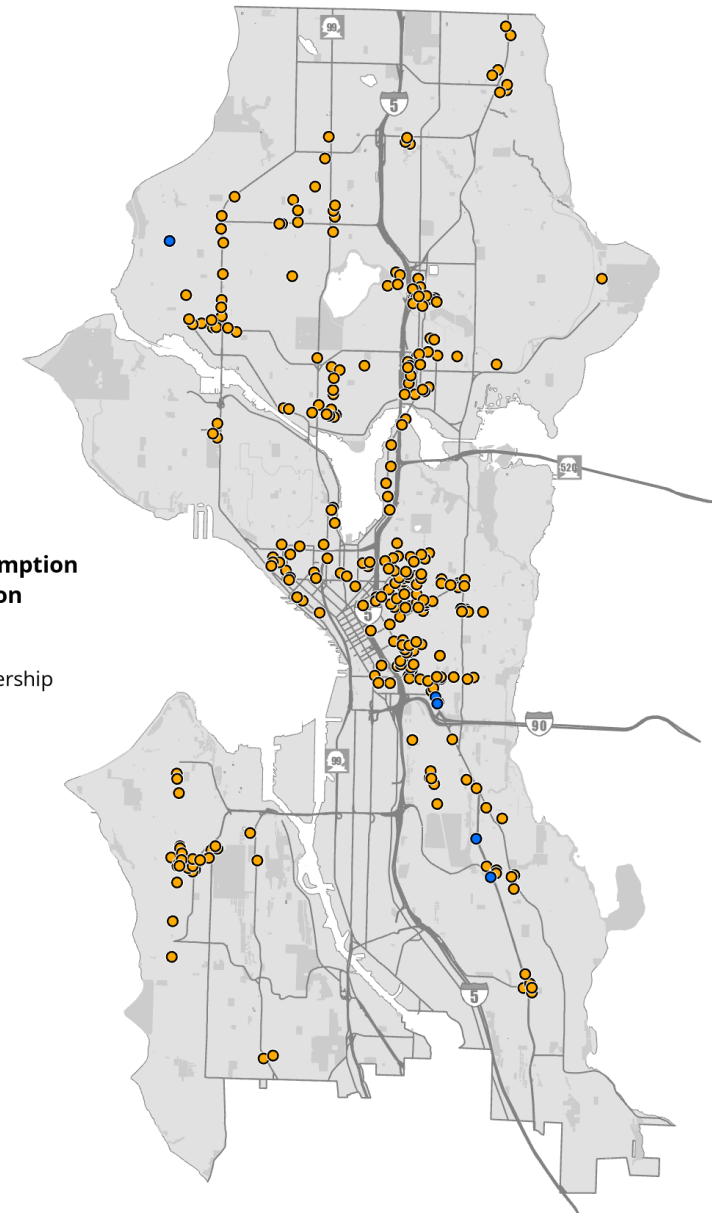
MFTE Participation

- **Rental properties:** 352 properties with approved applications since 1998
 - **Active:** 286 properties (6,636 homes)
 - **Pipeline:** 49 properties (1,945 homes)
 - **Expired/opt out:** 17 properties (411 homes)

Multifamily Tax Exemption (MFTE) Tax Exemption

- MFTE Rental
- MFTE Homeownership

Source: Office of Housing (2023)



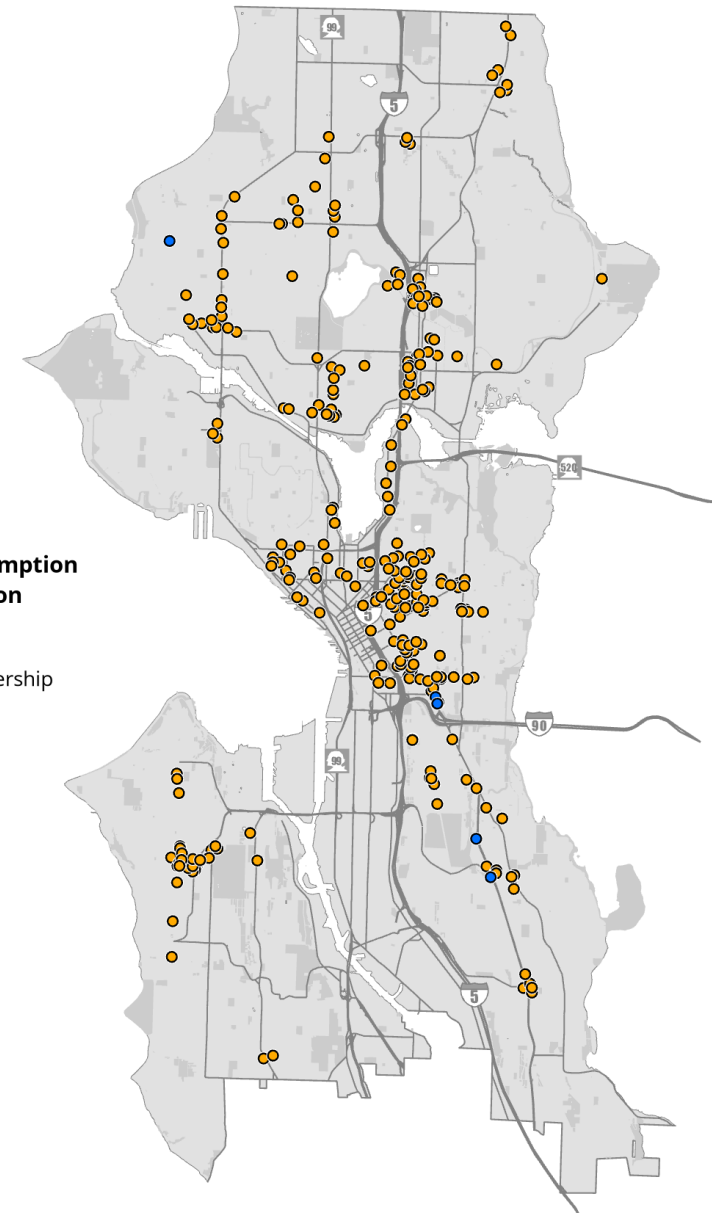
MFTE Participation

- **Homeownership:** 217 OH-funded homes for low-income buyers with approved applications since 1998
 - **Active exemptions:** 54 homes
 - **Pipeline:** 68 homes under construction
 - **Expired/opt out:** 95 homes

Multifamily Tax Exemption (MFTE) Tax Exemption

- MFTE Rental
- MFTE Homeownership

Source: Office of Housing (2023)



2023 MHA Annual Report



What is MHA's Purpose?

Mandatory Housing Affordability (MHA) makes sure that new commercial and multifamily residential buildings either include affordable homes (**performance**) or pay fees to help the City build affordable housing for people with low incomes (**payment**).



Key Components of MHA

- Development capacity
- Inclusionary zoning
- Increase affordable housing
- Performance vs Payment
- Tiered system
- Mitigation and legal commitments
- Broader strategies for affordable housing



Equinox Apartments, Eastlake

MHA Overview



Developments

Building permits issued for **227** projects meeting MHA requirements in 2023.



MHA Funds

MHA payments decreased by **15%** to **\$63.3** million in 2023.



MHA Performance

Increased by **60%**, resulting in 2023 commitments for **123** new MHA units.

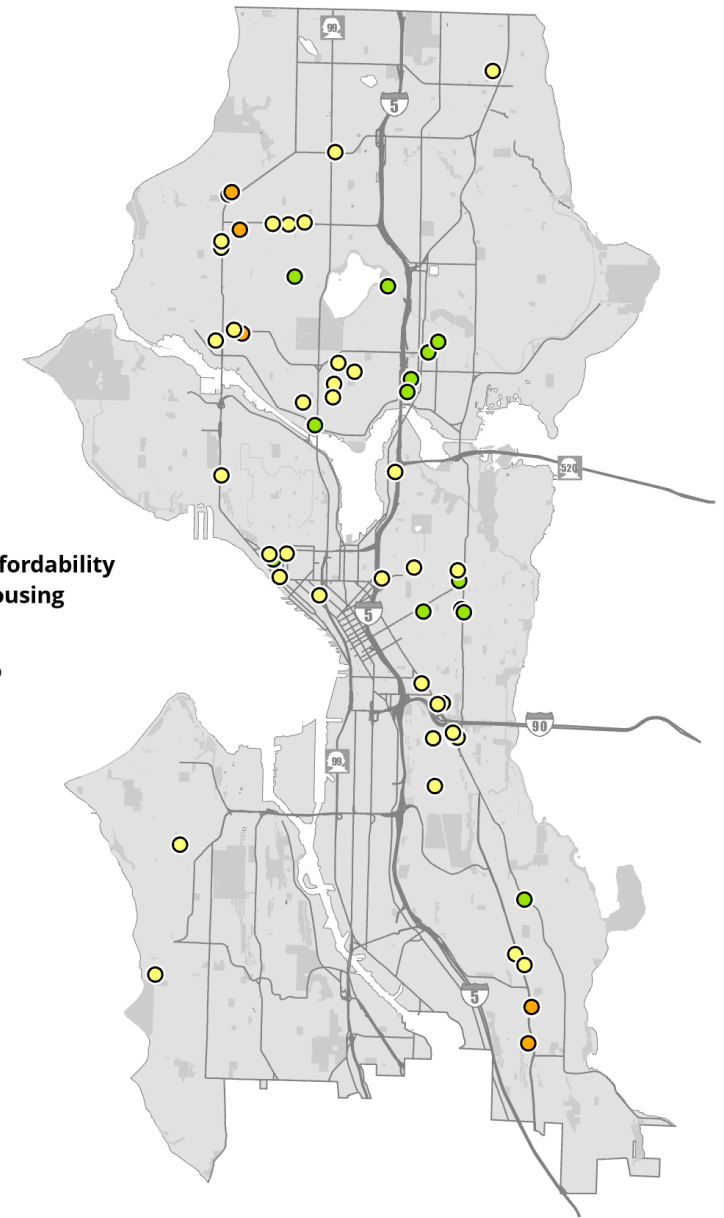
MHA Performance Option

- **Homes:**
 - **To Date Commitments:** 396 affordable apartments and 8 homes for low-income buyers in 56 developments.
 - **2023 Commitments:** 14 developments to include 123 affordable homes.
- **Affordability:**
 - **Rental:** Up to 60% of the area median income (AMI)
 - **Ownership:** Up to 80% of AMI

Mandatory Housing Affordability (MHA) Performance Housing

- In service - Rental
- Pipeline - Ownership
- Pipeline - Rental

Source: Office of Housing (2023)



MHA Payment Option

- **Homes:**
 - **To Date:** 4,393 affordable apartments and 105 permanently affordable for-sale homes awarded \$252.2 million of MHA funds.
 - **2023:** Two apartment buildings with 232 affordable rental homes plus 26 permanently affordable homes.
- **Affordability:**
 - **Rental:** Up to 30% and 60% of the area median income (AMI)
 - **Ownership:** Up to 80% of AMI for ownership.



2023 Annual Reports

Questions?

July 24, 2024

Seattle Office of Housing



City of Seattle