



The Role of SHA in Providing Affordable Housing

March 10, 2016



About SHA

- **Over 34,000 people served annually**
- **Two main programs**
 - Housing units – 8,000+
 - Housing Choice Vouchers – 10,000+
- **Admission preference**
 - <30% AMI or homeless

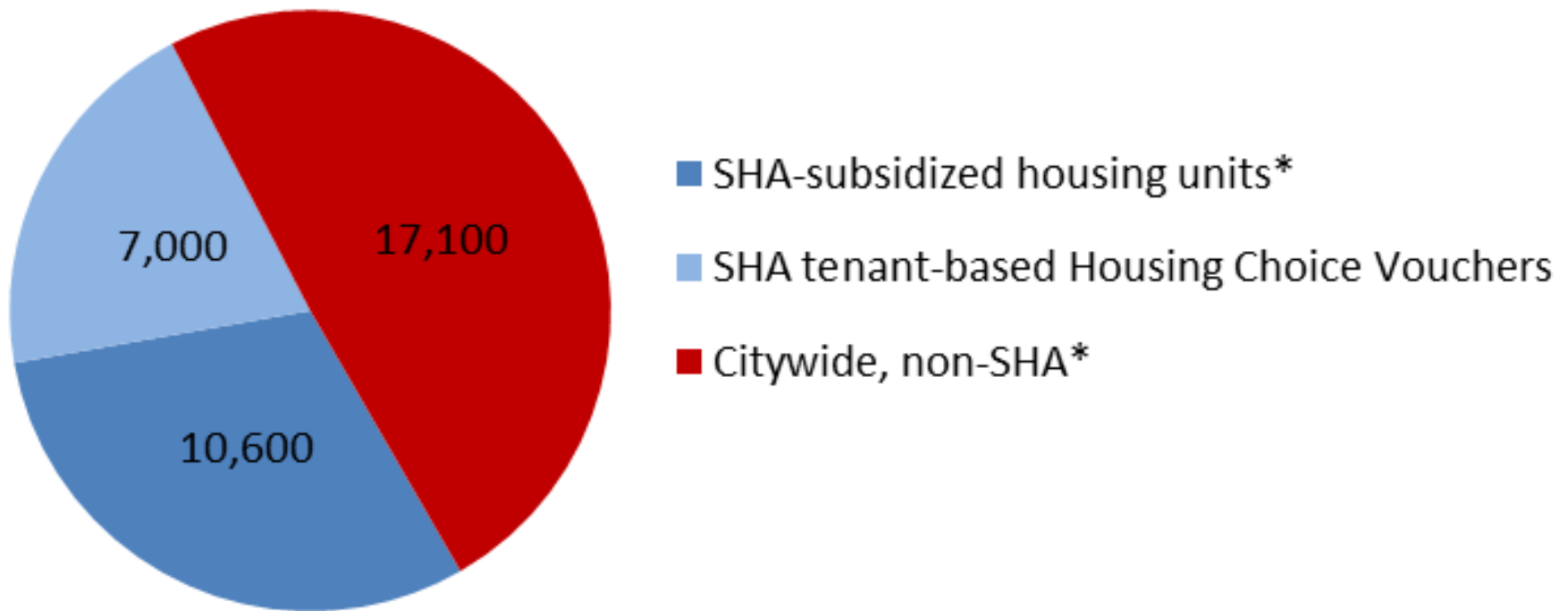




About SHA

- **Separate governmental entity**
- **Moving to Work (MTW) agency**
 - Allows for flexibility & innovation
- **Main Operating Revenues**
 - 75% HUD
 - 25% rental income

SHA Provides 51% of City's Subsidized Housing Stock

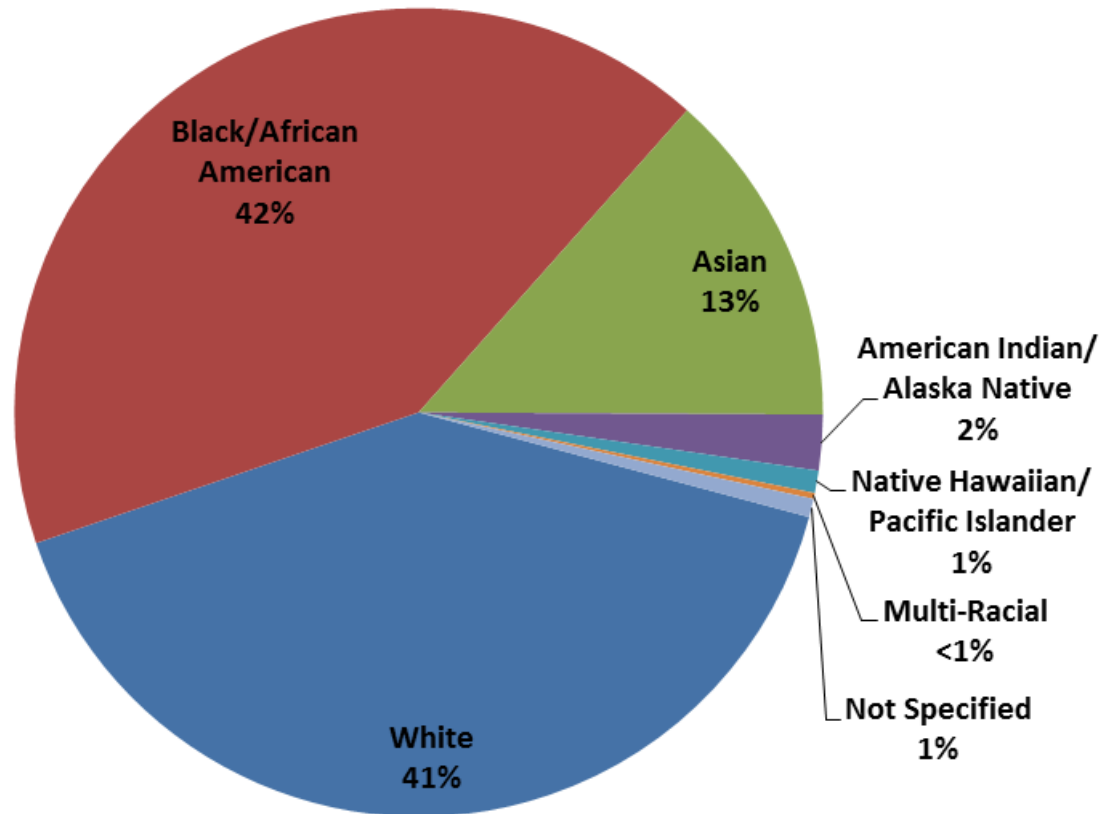


*Includes HUD, State, and locally-funded housing programs

Sources: SHA data and 2015 WA State Housing Needs Assessment (most recent data available at time of analysis in 2014)

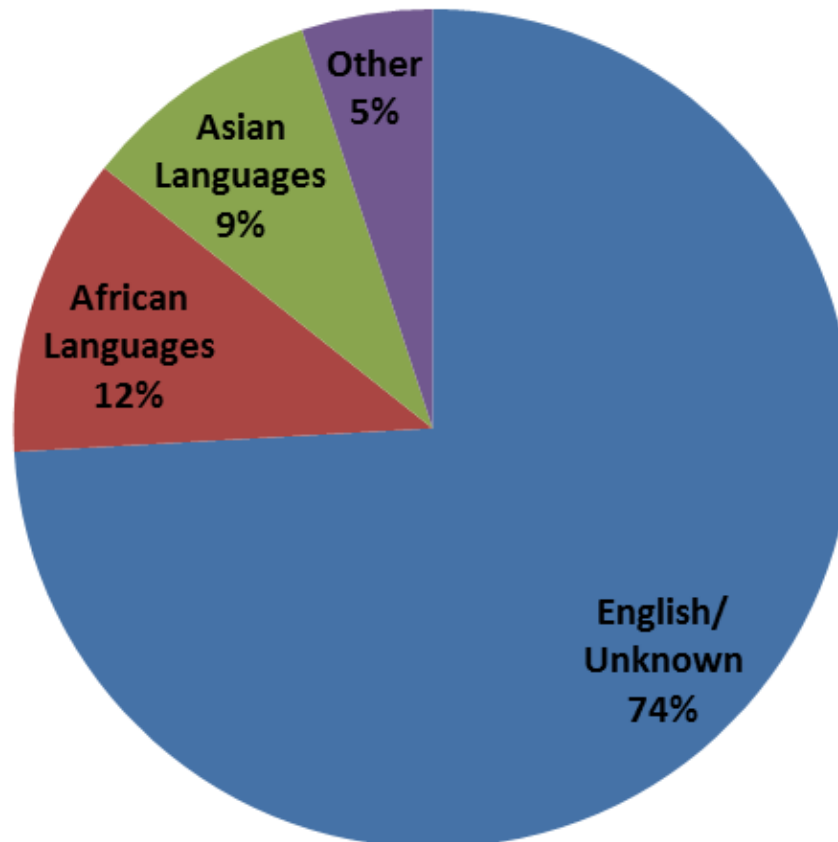
Households by Race

Race of SHA Heads of Household
(N = 16,798)



Languages

**Primary Language of SHA Heads of Household
(N = 16,798)**



Other Household Stats:

- ▶ 2/3 households served are elderly and/or disabled
- ▶ 1/3 served are headed by adults neither elderly nor disabled
- ▶ Average tenure is 7



SHA Housing Units

- ▶ Low Income Public Housing (LIPH)
 - ✓ *Senior Housing*
 - ✓ *Scattered Sites*
 - ✓ *Highrise buildings*

- ▶ Garden Communities
 - ✓ *NewHolly, Rainier Vista, High Point and Yesler*
 - ✓ *Includes a mix of LIPH, Voucher, Tax Credit units*

- ▶ Other Affordable Housing
 - ✓ *20 Multi-family and small apartment buildings*

Low Income Public Housing



Low Income Public Housing

- ▶ Rent = 30% of income
- ▶ Income reviews annually
- ▶ Waitlist time varies by property
 - ✓ *3-5 years*
 - ✓ *7,000 households waiting*

Garden Communities

- ▶ **NewHolly, Rainier Vista, High Point , Lake City Court**
- ▶ **Mixed-income**
- ▶ **Key features**
 - ✓ Service partnerships
 - ✓ Community building
 - ✓ Economic opportunities support



Yesler Redevelopment



Yesler Redevelopment

- ▶ Mixed-income community
 - ✓ *561 replacement units at <30% AMI*
 - ✓ *290 units <60% AMI*
 - ✓ *Up to 850 units <80% AMI*
 - ✓ *Up to 3,200 market-rate units*
- ▶ Relocation of residents in phases
- ▶ Services ongoing throughout redevelopment

Other Affordable Housing

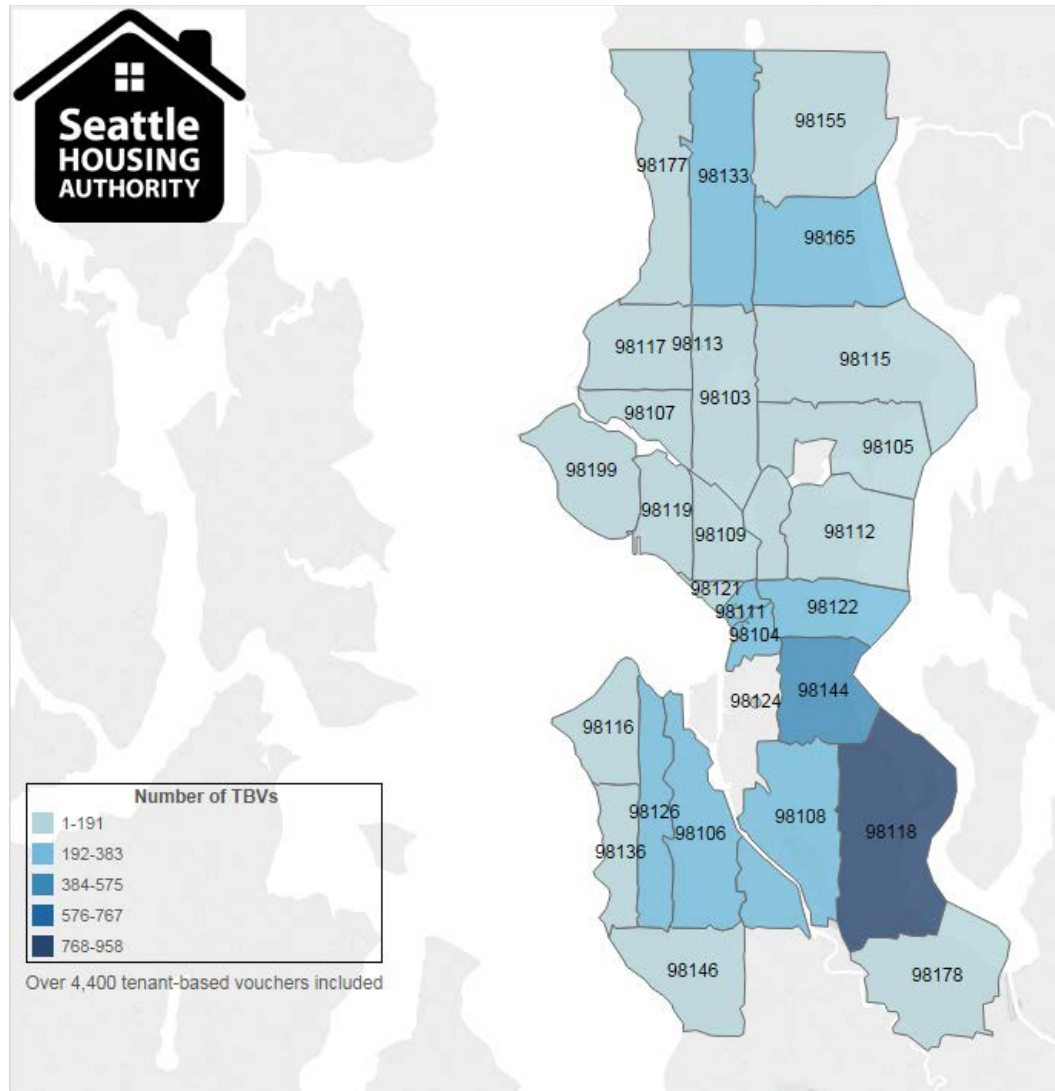


- ▶ Acquired to preserve affordable housing
- ▶ State requires half of units serve households below 80% AMI
- ▶ Some properties privately managed

Housing Choice Vouchers

- ▶ SHA administers 10,000+ vouchers
- ▶ Allows for individuals to rent on the open market
- ▶ Provides choice to rent anywhere in the City
- ▶ Waitlist is opened approximately every 3 years
 - ✓ *Last opening in 2015; 19,000 applicants for 2,500 slots*

Number of SHA Tenant-based Vouchers in Seattle as of February 2016



Housing Choice Vouchers

- ▶ Tenant-based vs Project-based vouchers
 - ✓ *Vouchers come to SHA as tenant-based*
 - ✓ *Cap on how many vouchers SHA can project-base*
- ▶ Project-basing allows use of voucher subsidy to help construct housing units with services.
- ▶ About 33% of all SHA vouchers are project-based.

History of Partnership

- ▶ Strong City support of redevelopment efforts
- ▶ Voucher contributions to past 2 housing levies
- ▶ 300 vouchers for 2016 Housing Levy renewal.

