



# SEATTLE CITY COUNCIL

## Housing, Arts, and Civil Rights Committee

### Agenda

Wednesday, February 11, 2026

2:00 PM

Council Chamber, City Hall  
600 4th Avenue  
Seattle, WA 98104

Dionne Foster, Chair  
Eddie Lin, Vice-Chair  
Joy Hollingsworth, Member  
Debora Juarez, Member  
Alexis Mercedes Rinck, Member

Chair Info: 206-684-8809; [Dionne.Foster@seattle.gov](mailto:Dionne.Foster@seattle.gov)

[Watch Council Meetings Live](#) [View Past Council Meetings](#)

Council Chamber Listen Line: 206-684-8566

The City of Seattle encourages everyone to participate in its programs and activities. For disability accommodations, materials in alternate formats, accessibility information, or language interpretation or translation needs, please contact the Office of the City Clerk at 206-684-8888 (TTY Relay 7-1-1), [CityClerk@Seattle.gov](mailto:CityClerk@Seattle.gov), or visit <https://seattle.gov/cityclerk/accommodations> at your earliest opportunity. Providing at least 72-hour notice will help ensure availability; sign language interpreting requests may take longer.



**SEATTLE CITY COUNCIL**  
**Housing, Arts, and Civil Rights Committee**  
**Agenda**  
**February 11, 2026 - 2:00 PM**

**Meeting Location:**

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

**Committee Website:**

<https://seattle.gov/council/housing-arts-and-civil-rights>

---

*This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.*

Members of the public may register for remote or in-person Public Comment to address the Council. Please register in advance in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at [Council@seattle.gov](mailto:Council@seattle.gov) or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Approval of the Agenda**

**C. Public Comment**

*Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.*

**D. Items of Business**

**1. Office of Housing Overview**

*Supporting Documents:* [Presentation](#)

Briefing and Discussion (40 minutes)

**Presenters:** Kelli Larsen and Rosey Zhou, Office of Housing

**2. Seattle Social Housing Developer Update**

*Supporting Documents:* [Seattle Social Housing Developer Presentation](#)  
[Council Central Staff Presentation](#)

**Briefing and Discussion** (60 minutes)

**Presenters:** Tiffani McCoy, Interim CEO, Ginger Segel, and James Mayton, Seattle Social Housing Developer; Jennifer LaBrecque, Council Central Staff

**E. Adjournment**



Legislation Text

---

**File #:** Inf 2832, **Version:** 1

---

Office of Housing Overview

# Introduction to the Office of Housing

Housing, Arts, and Civil Rights Committee

Kelli Larsen, Director of Policy & Planning

Rosey Zhou, Director of Capital Investments



# Agenda

1. Agency Overview
2. Top Priorities for 2026
3. 2026 Calendar
4. Affordable Housing Landscape
5. Permanent Supportive Housing (PSH)
6. Area Median Incomes, Rents, and Cost Burden

# Agency Overview



## **Vision**

Everyone has a healthy and affordable home

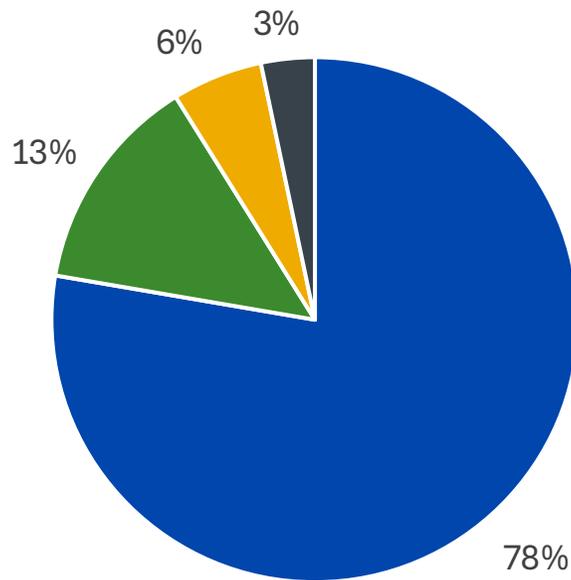
## **Mission**

We partner to create affordable housing by equitably investing to prevent displacement and increase opportunities for people to live in Seattle

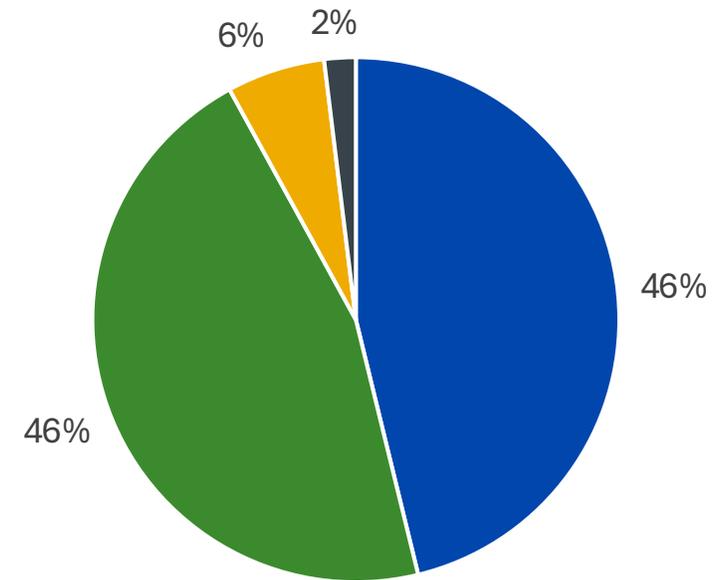


# OH Primary Funding Sources and Uses, 2024-2030

**Housing Levy  
(\$138M annual)**



**Payroll Expense Tax  
(\$142M annual)**



- Rental Production
- OMS
- Homeownership
- Prevention

**2026 Projections**

MHA: \$19.6M

Other sources: \$43M



# Bodies of Work



Create and Preserve  
Affordable Housing



Operations,  
Maintenance, and  
Services



Energy Efficiency and  
Weatherization

# Create and Preserve Affordable Housing



- Redesigned NOFA with new production, stabilization, and preservation categories
- 2025 NOFA supported 2,116 homes with \$155M in funding
- For new production, 39% are 2+ BR and at least 20% of units serve people with lowest incomes (0-30% AMI)
- Since November, 34 affordable homeownership homes have opened

# Operations, Maintenance, and Services (OMS)



Source: DESC

- Short-term investments
  - 2024: \$14M operating stabilization
  - 2026: \$28M urgent operating stabilization
- Long-term investments
  - Redesigned 2025 NOFA
  - \$130M in capital stabilization
- Redesign underwriting
- Holistic review of organizations

# Energy Efficiency and Weatherization



- Over 1,150 single family and multi-family homes weatherized
- Converted 263 low-income homes from oil/gas to electric heat through Clean Heat Program
- Over 85 home repair loans and grants

# Top Priorities for 2026



# 2026 Priorities: Affordable Housing and Homelessness

## Protect and Preserve Affordable Homes

### Problem

Existing affordable housing stock is aging, and long-term sustainability requires investment

### Solution

Continue near- and long-term support of affordable housing investments

## Support the City's Response to Homelessness

### Problem

Maintain investments in new homes for people with very low incomes (0-50% AMI) and for families

### Solution

Ensure city, state, and regional partners are working together to maintain and increase investments and improve development processes

# Protect and Preserve Affordable Homes

- Reaffirm OH's long-term commitment to existing housing investments
- Respond to rising operating costs as federal funding is withdrawn to ensure long-term sustainability
- Develop strategies for buildings with expiring affordability terms to remain affordable housing



# Support the City's Response to Homelessness

- Maintain current investments in PSH Operating, Services, and Workforce
- Proceed with existing PSH pipeline and investments
- Work with community partners to identify resources for new PSH
- Improve underwriting to respond to current conditions and focus on apartments serving families with extremely low incomes



# 2026 Calendar



# 2026 OH Council Reports Calendar

Q1	Q2	Q3	Q4
<b>OH-004S:</b> Stabilization Information, Sections 1 & 2 (March)	<b>Annual Reports:</b> OH, MFTE, MHA, religious lands (June) <b>OH-003S:</b> Seattle Housing Investment Plan Updates (June) <b>OH-004S:</b> Stabilization Information, Sections 3 & 4 (June) <b>HSD-049:</b> Map/Inventory of Human Services and Affordable Housing (July)	<b>OH-005S:</b> Vacancies and barriers for people with very low-incomes (September)	<b>Proviso OH-002-B:</b> \$6M for rental assistance

# 2026 OH Council Legislation Calendar

Q1	Q2	Q3	Q4
	Montlake 520 homeownership site acceptance <i>(pending 2026 state budget)</i>	2026 Fort Lawton Redevelopment Plan update Mount Baker Redevelopment Sites ground lease 2026-2028 Housing Funding Policies update SHA Northgate Commons \$5M capital award	South Della Street homeownership site transfer  TBD: Acceptance/transfer of up to five homeownership sites

# Affordable Housing Landscape



# A National Systemic Challenge

- No metro area has an adequate supply of affordable and available homes for renters with extremely low incomes – this is the greatest need
- Legacy of optimistic underwriting to stretch public dollars with a focus on new production
- Increasing income inequity, pandemic, labor shortage, increasing operating and construction costs, federal funding cuts



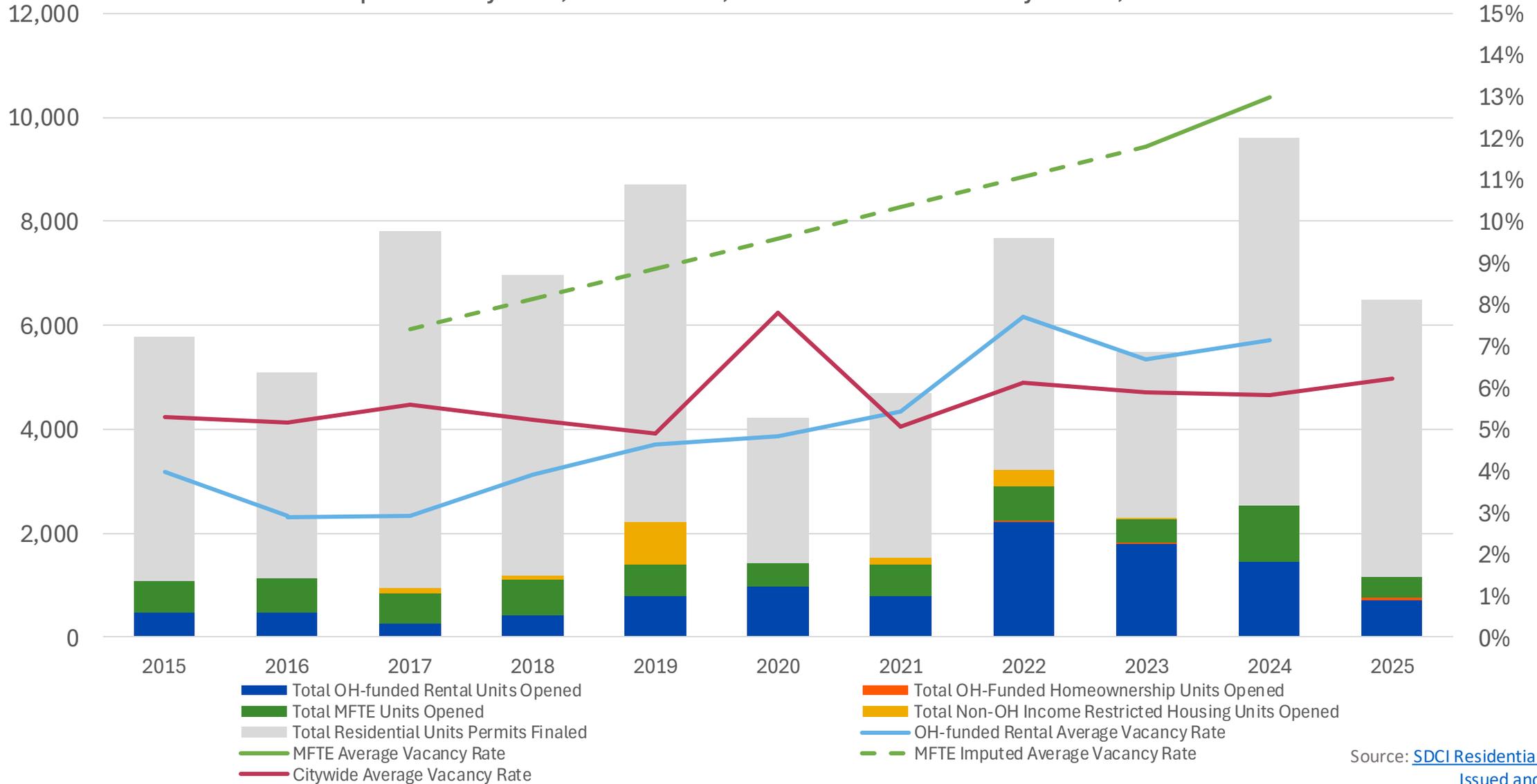
# Seattle Housing Market Production



- For years, production focused on studios and 1-bedrooms
- This slowed rent growth and increased vacancy for these unit sizes
- AMI and income-restricted rents have increased significantly for the region
- In Seattle, studio, 1-bedroom, and 2-bedroom private market units rent at 60-70% AMI. This is less, or equal to, income-restricted rents.

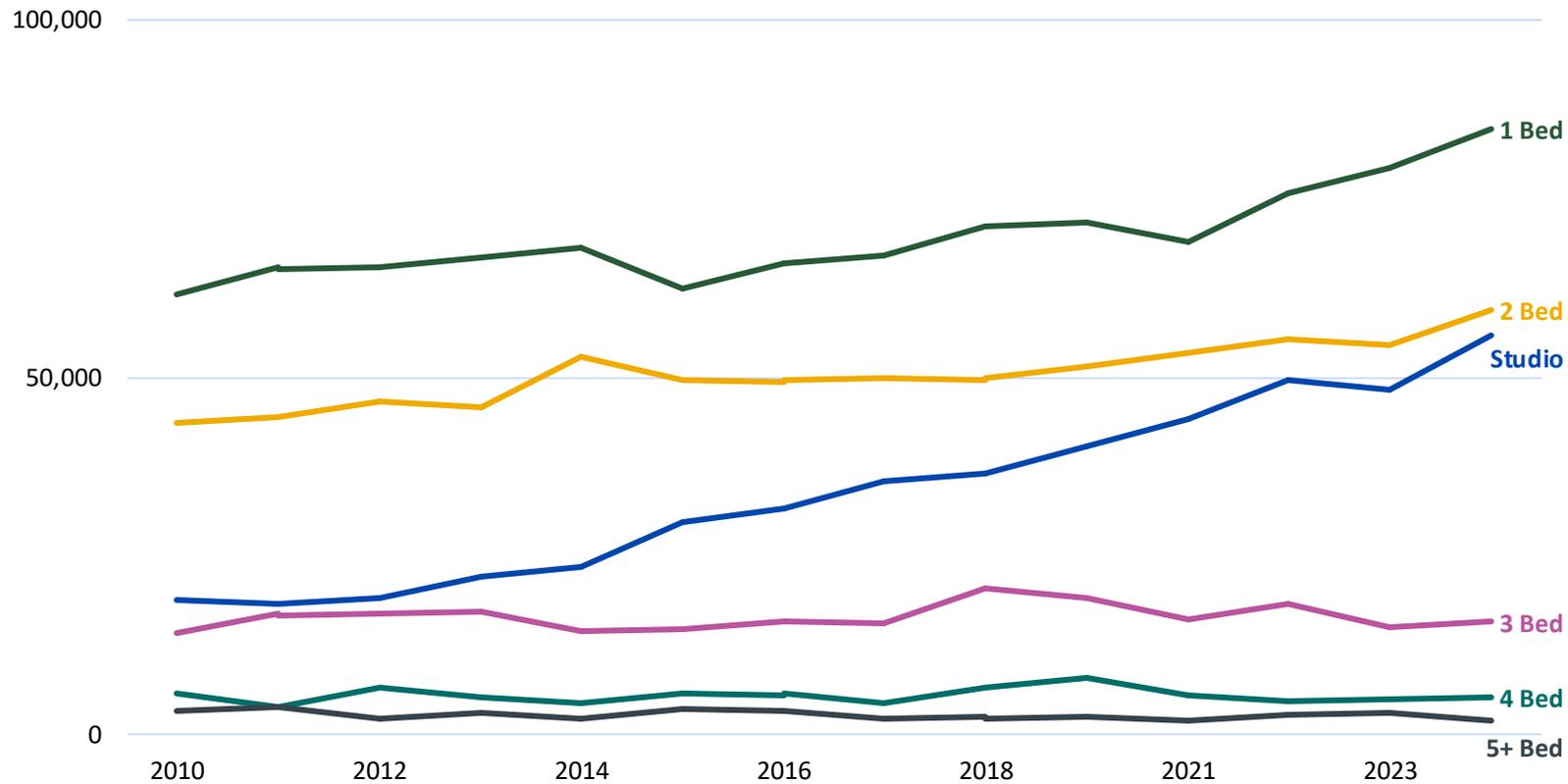
# High Multifamily Production in Seattle

Units Opened Citywide, OH-funded, and MFTE and Vacancy Rates, 2015-2024



# Increased Production of Smaller Apartments

Total Number of On-line Rental Units by Unit Size in Seattle, 2010-2024



Source: 1-year ACS, 2010-2024



# Permanent Supportive Housing (PSH)

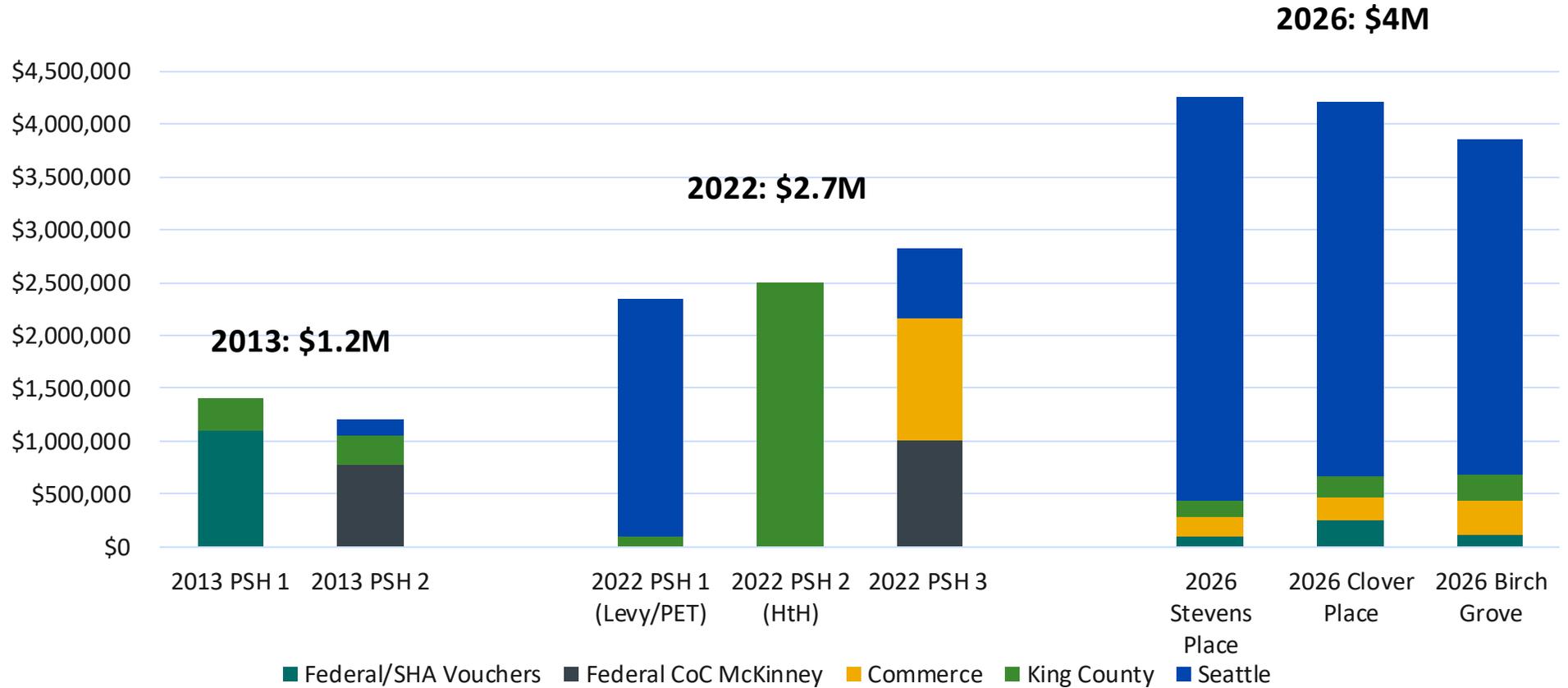
# Permanent Supportive Housing (PSH)

- PSH combines affordable housing with services to serve people with the most complex challenges (behavioral, physical health conditions, chronically homeless)
- OH has developed over 4,000 PSH apartments and provides OMS support to 1,100 PSH apartments annually
- PSH and non-PSH construction costs are similar. PSH requires deeper and longer OMS subsidies.



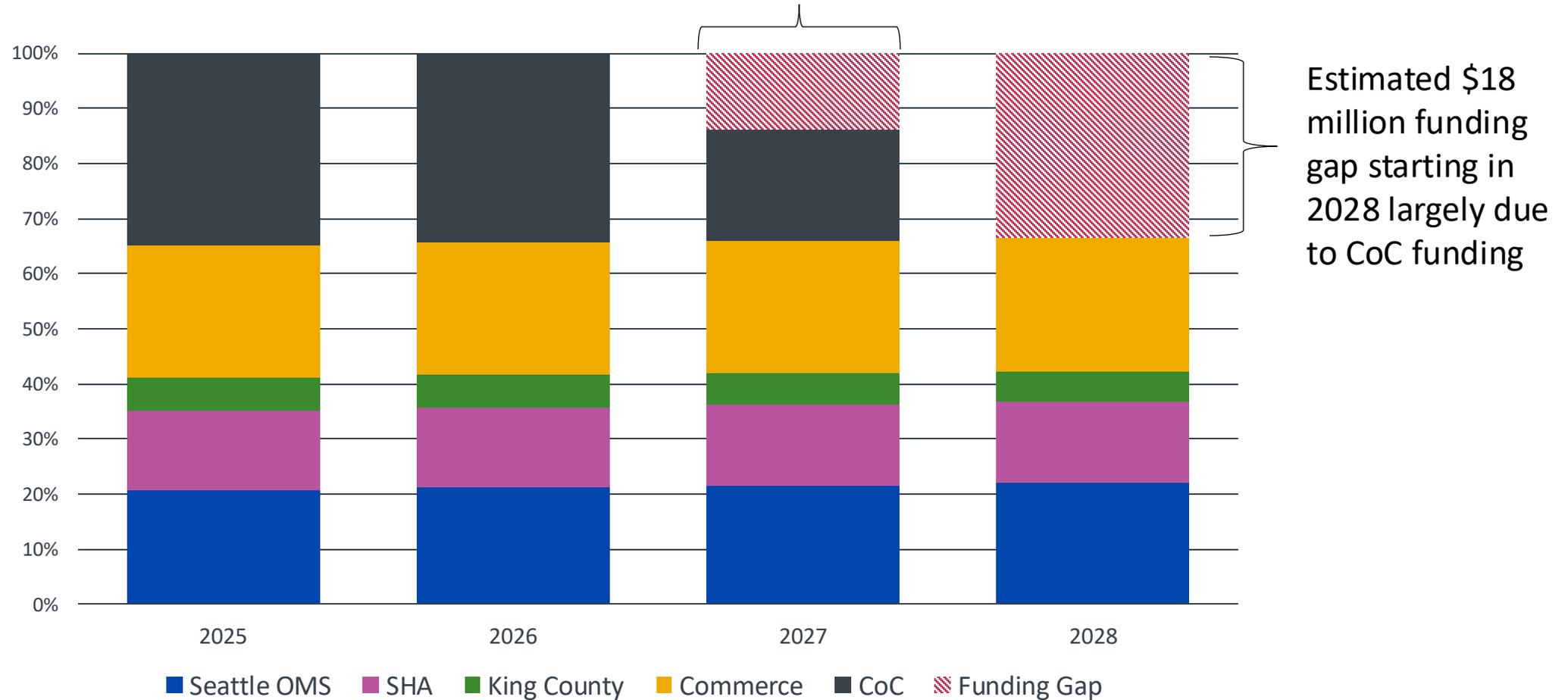
Source: Chief Seattle Club

# Increasing OMS Costs and Reliance on Local Funds



# Uncertainty in Future OMS Funding

40% cut in CoC funding



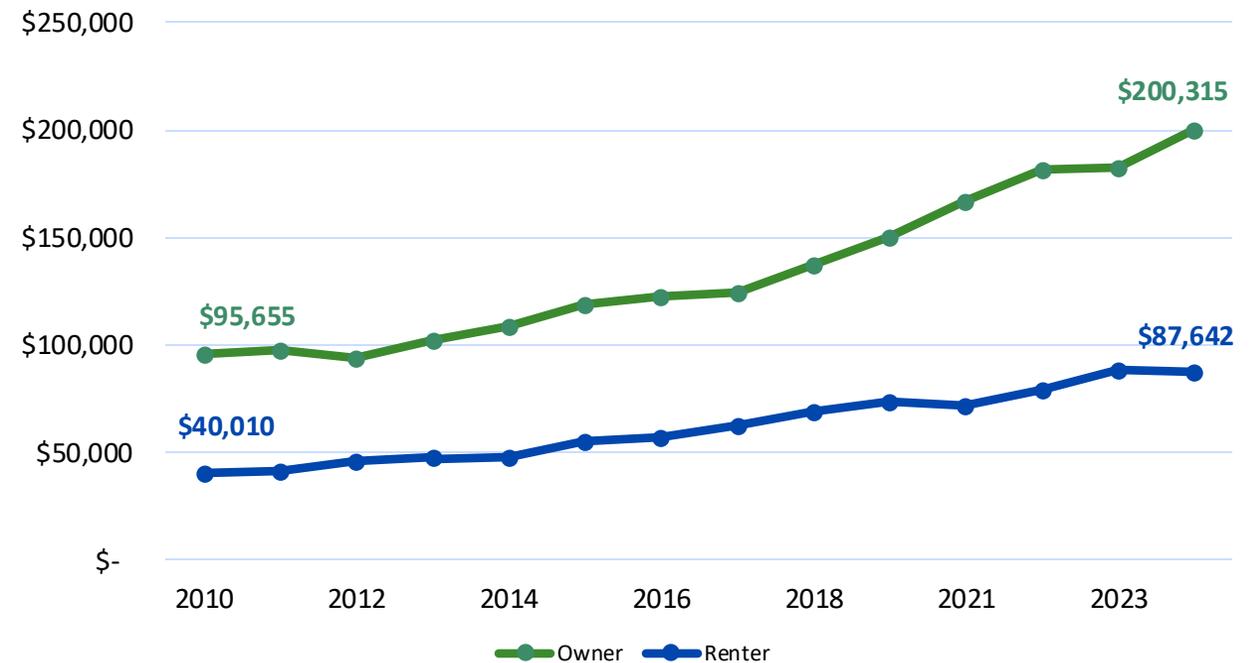
# Area Median Income, Rents, and Cost Burden



# Median Income is High due to Homeowners

- Homeowners make much more than renters. This income gap is twice as large as it was in 2010.
- Seattle's AMI has rapidly increased due to growth in the highest quintile of incomes
- This increased AMI, which increased the income-restricted rents set by HUD

Seattle Median Household Income by Tenure, 2010-2024



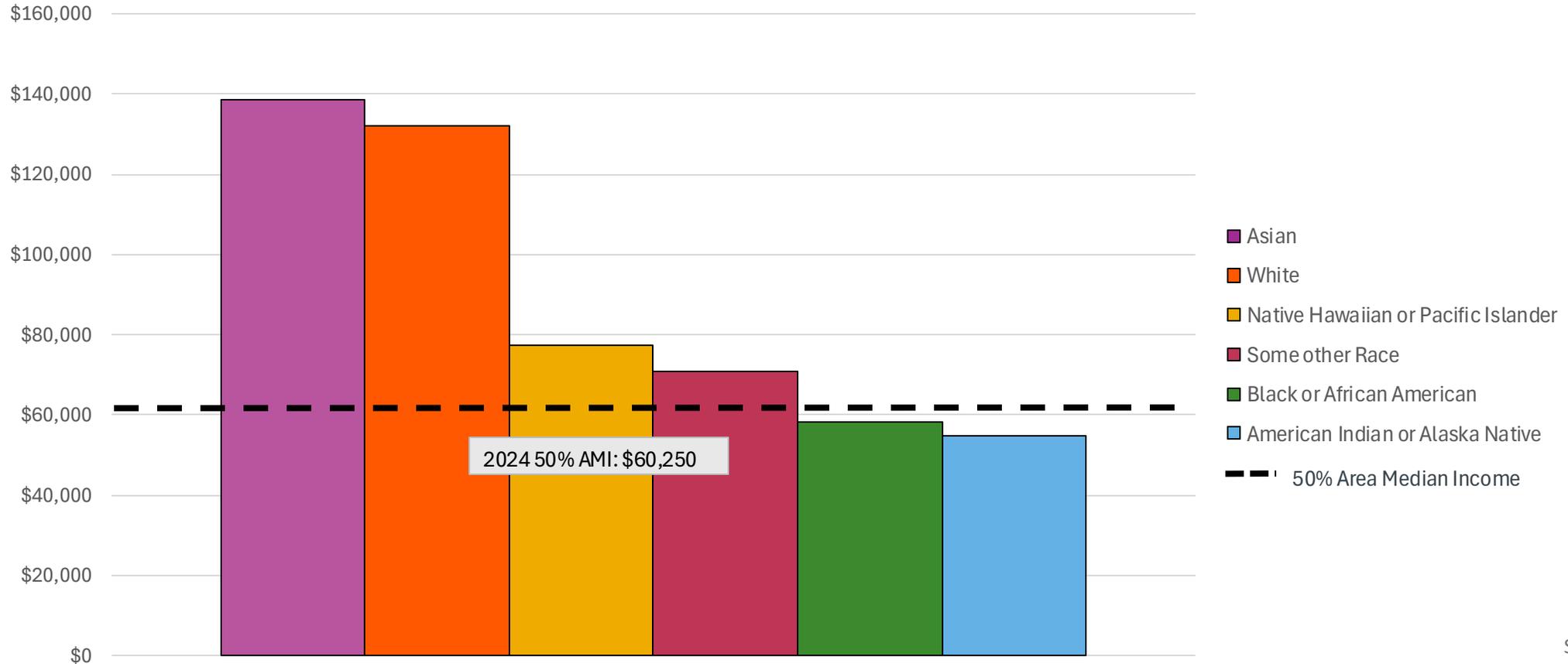
Source: ACS, 1-year, 2010-2024

# People at Each AMI Level

	Extremely Low Income	Very Low Income	Low Income
Household size	<b>30% AMI</b>	<b>50% AMI</b>	<b>80% AMI</b>
	<b>Childcare worker</b> (\$37,000 at 35 hrs/week) or <b>Unemployed</b> (\$0)	<b>Substitute teacher</b> (\$59,000)	<b>Transit driver</b> (\$77,000) or <b>Retired couple</b> (\$95,000)
	<b>Physical therapy aide</b> (\$31,000 at 30 hrs/week) plus <b>part-time retail worker</b> (\$16,000 at 15 hrs/week)	<b>Cashier</b> (\$32,000 at 30 hrs/week) plus <b>veterinary assistant</b> (\$45,000)	<b>Nursing assistant</b> (\$52,000) plus <b>construction worker</b> (\$65,000)

Source: HUD Income & Rent Limits (2025), Bureau on Labor Statistics Occupational Employment and Wage Estimates for Seattle-Tacoma-Bellevue MSA (2024)  
 Affordable Housing Committee of the King County Growth Management Planning Council, 2025

# Median Household Incomes for Black and Indigenous households below 50% AMI



Source: ACS, 5-year, 2024

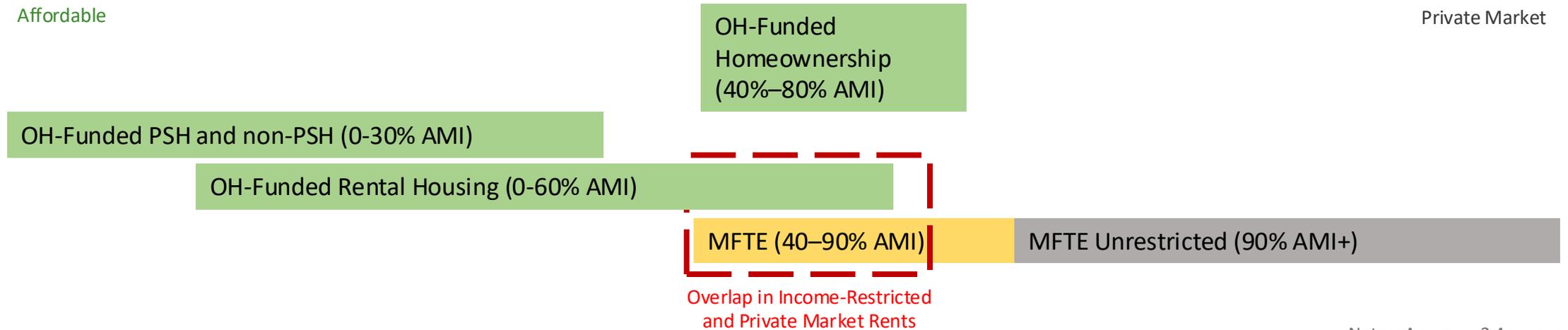
# Seattle Needs 112,000 Homes by 2044

Housing Unit Needs by AMI and Funding Source

0-30% AMI PSH	0-30% AMI non-PSH	30-50% AMI	50-80% AMI	80-120% AMI	120% AMI+
15,024	28,572	19,144	7,986	11,572	29,702

Affordable

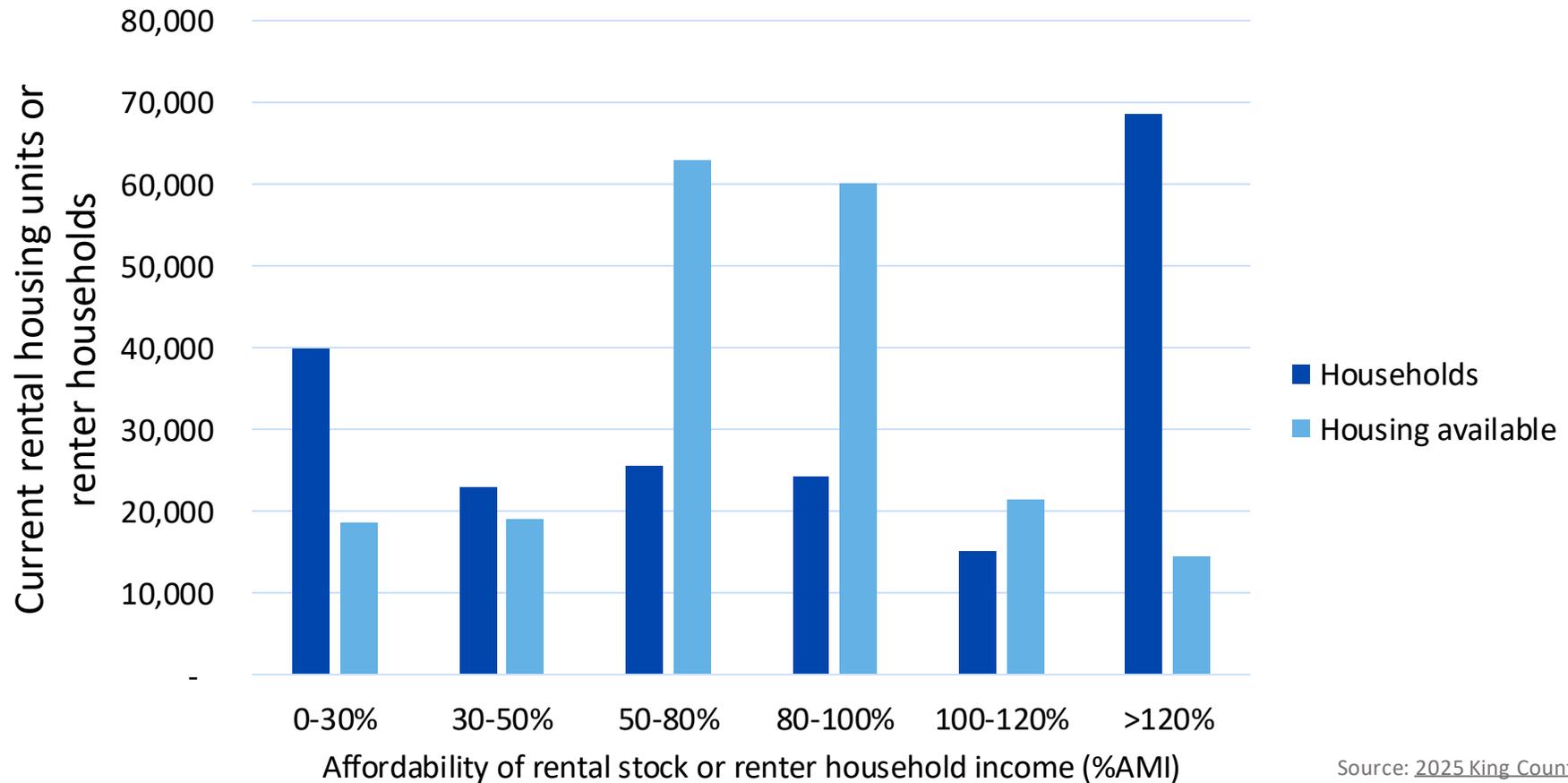
Private Market



Notes: Assumes 2.4 person household  
 Source: Countywide Planning Policies, King County Growth Management Planning Council, 2023

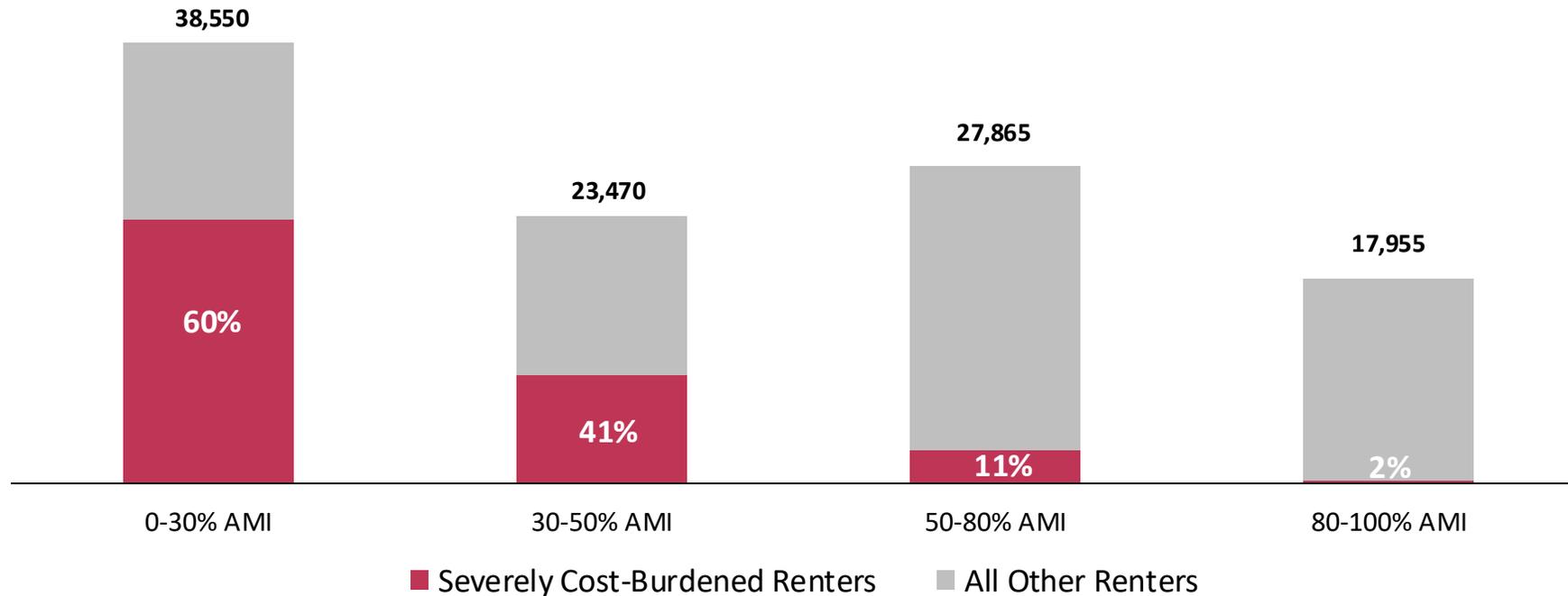
# Mismatched Rents/Income in Seattle

Comparing Rental Unit Affordability to Resident Incomes in Seattle, 2023



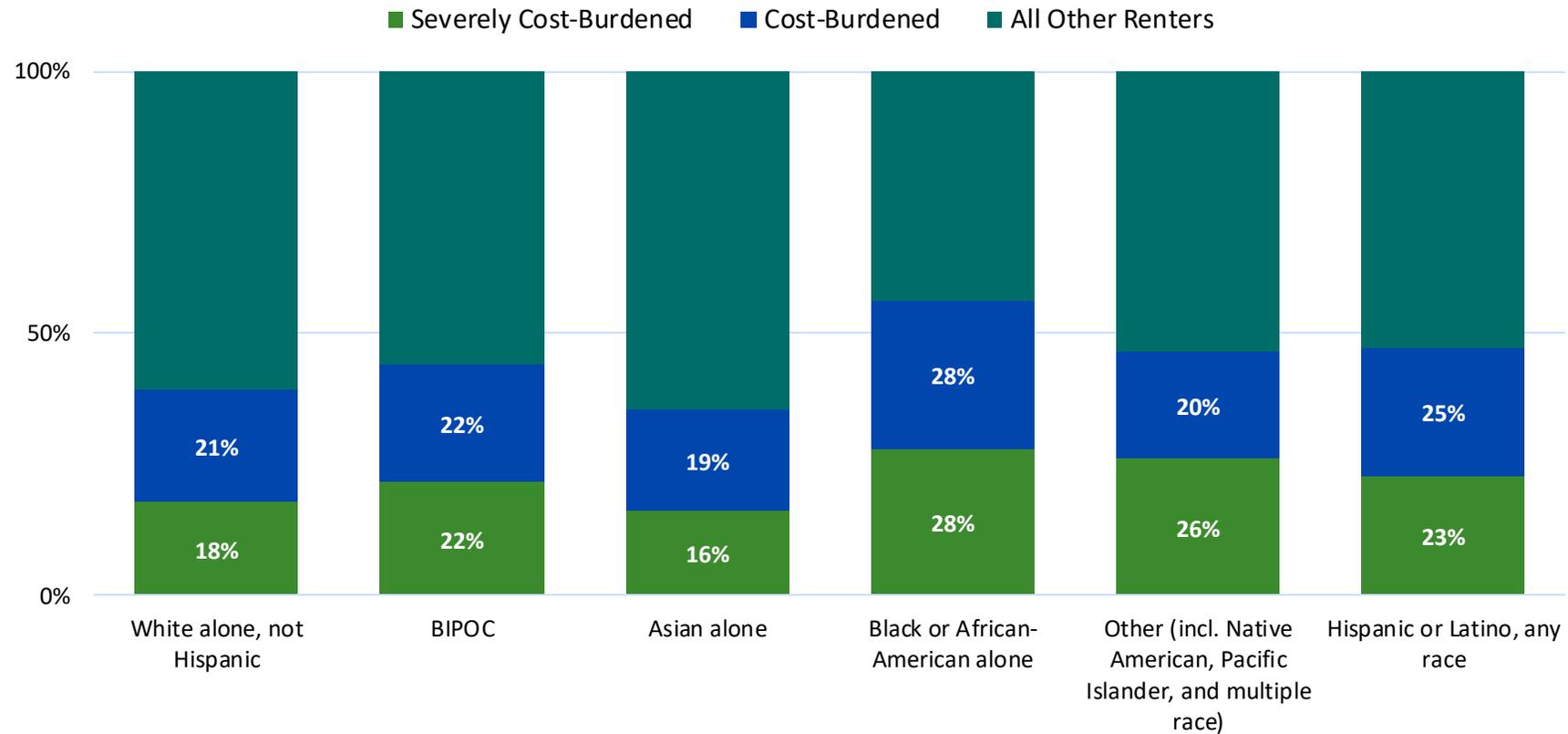
Source: [2025 King County Countywide Housing Needs Assessment](#), King County DCHS & ECO Northwest

# 60% of People with the Lowest Incomes are Severely Cost Burdened



Source: HUD, CHAS 2018-2022, ACS 5-Year Estimates, Seattle

# BIPOC Households are More Cost Burdened Than White Households



Source: HUD, CHAS 2018-2022, ACS 5-Year Estimates, Seattle

# Thank you

Kelli Larsen, [kelli.larsen@seattle.gov](mailto:kelli.larsen@seattle.gov)

Rosey Zhou, [rosey.zhou@seattle.gov](mailto:rosey.zhou@seattle.gov)





Legislation Text

---

**File #:** Inf 2831, **Version:** 1

---

Seattle Social Housing Developer Update

# Seattle Social Housing

The City's innovative public housing development



# What We'll Cover



- What is Social Housing?
- Who We Are
  - Board Chart
  - Staff
- Progress To Date
- Budget
  - Property Purchases
- Moving Forward

# What is Social Housing?

## Seattle Social Housing Developer Mission

To develop, own, lease, and maintain mixed-income housing to people priced out of market-rate housing

# What is the Social Housing Model?

Social housing adds to current affordable housing efforts:

- **Publicly owned, financed, and managed in perpetuity** to ensure it remains in the public hands for public use
- **Funding received from excess compensation tax on employers** of employees receiving >\$1 million in salary, **in excess of \$50 million annually**
  - **No other jurisdiction** adopting social housing in the US is doing it the Seattle way
- **Part of national movement**, one of many cities adopting social housing:
  - Chicago, Michigan, Chattanooga, Atlanta, Boston, Montgomery County

# What is the Social Housing Model?

Social housing adds to current affordable housing efforts:

- **Permanently affordable**, rent used to fund **operations, future repairs, and acquisitions**
  - Not profit driven, Social Housing exists for and by the public
- Our model **does not rely on state or federal government funds** to provide affordable and social housing
- **Housing that ensures protection from the volatility** of the private market

# Building Stable Communities & Neighborhoods

- Building a future **permanently affordable homes are a public asset, forever**
- **A community where people can live, grow, and age in place** for as long as they want
- **A community where rents are affordable** to a variety of different income levels, from very low income to moderate income households



Seattle Renters Commission

Mayor's Office

Seattle City Council

MLK Labor

# Seattle Social Housing Board



**Kaileah Baldwin**  
Term ends 5/27



**Tom Barnard**  
Term end 5/27



**Katie LeBret**  
Term ends 5/27



**Ryan Driscoll**  
Term ends 5/29



**Carl F. Nelson**  
Term ends 5/26



**ChrisTiana ObeySumner**  
Term ends 5/26



**Lean Salerno**  
Term ends 5/29



**Joshua Nadel**  
Term ends 5/26



**Becca Book**  
Term ends 5/29



**Karen Estevenin**  
Term ends 5/27

## Board Positions Currently Open:

- **1 seat:** Green New Deal Oversight Board
- **1 seat:** Community Organization that provides housing to marginalized communities
- **1 seat:** Seattle City Council

# Seattle Social Housing Staff



**Tiffani McCoy**  
CEO (interim)



**Mizan Howard**  
Executive Business Partner and  
Board Liaison



**Ginger Segel**  
Chief Real Estate  
Development Officer



**James Mayton**  
Director of Acquisitions



**Lilly Ana Fowler**  
Director of Communications



**Mike Eliason**  
Director of Design &  
Policy



**Koll Husemoen**  
Chief Financial Officer  
(interim)



# Progress to Date

## Progress to Date

- Formed a **Real Estate Committee (REC)** made up of board members and staff with real estate and finance experience in Seattle
- Created a **Design Standard Protocol**—leads the nation in green sustainable design and saves residents money
- In active negotiations with building trades and moving towards a **Project Labor Agreement**
- **Negotiated Inter-local agreement**, the process for transferring tax revenue to SSH at the beginning Q1 of 2026 has begun
  - Timeline for funding to be released is at the beginning of March

# Progress to Date

- **Secured office space** in Pioneer Square
- Negotiating for **financial audits**
- **Engaging the expertise of a solid team, including:** Foster Garvey, Pyramid Communications, KeyBank, Tony Yuchasz, Barnard Iglitzen, Besunder Consulting, Loughrin and Company
- **Seeking investments** from the AFL-CIO Housing Investment Trust
- **Exploring property management companies** to have under contract in alignment with the acquisition of the first property
- Brought on **Interim Chief Financial Officer** while accelerating permanent Chief Financial Office search

# Progress to Date

- Developed the **2025–2028 Strategic Plan** and began implementation
- **Continuing implementation of the 2025–2028 Strategic Plan**, with four key areas of focus:
  - Secure properties and prepare for growth
  - Forge connections and build community
  - Build a strong, experienced staff and board
  - Build a diverse and sustainable financial foundation

# Seattle Social Housing Budget and Financial Goals

# Outcomes from Incubation Funds

- **The Seattle City Council unanimously approved a \$2 million bridge loan on July 8** to fund operations through January and was used for...
  - Hiring five new staff members (Chief Real Estate Development Officer, Director of Acquisitions, Director of Design and Policy, Director of Communications and Public Relations, Strategic Business Partner)
  - Hired contract lobbyist
  - Developing key internal infrastructure and resources
    - E.g. office space, technology, et cetera
  - Conducting community outreach with over 100 community, civic, business, and government leaders
  - Exploring properties for acquisition through the RFI

# Cash Availability Projections

Fund Sources	2025 Tax Revenue, Received in 2026	2026 Year 1	2027 Year 2 <i>New housing construction*</i>	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6
<b>Social Housing Payroll Tax</b>	\$50,000,000	\$51,500,000	\$53,045,000	\$54,636,350	\$56,275,441	\$57,963,704	\$59,702,615
<b>Leveraged Debt (Bond Loan)</b>		\$165,000,000					
<b>Grants/Deferred Loan Sources</b>			\$16,200,000	\$18,000,000	\$18,000,000	\$18,000,000	\$18,000,000
<b>Net Operating Income from Projects</b>			\$5,800,000	\$8,056,640	\$12,427,688	\$19,902,729	\$26,332,849
<b>Year End Totals</b>	<b>\$50,000,000</b>	<b>\$216,500,000</b>	<b>\$75,045,000</b>	<b>\$80,692,000</b>	<b>\$86,703,129</b>	<b>\$95,866,433</b>	<b>\$104,035,467</b>

# Long Term Debt Assumptions

- Special tax revenue bond, 3.5% interest rate, **10 year term, generates \$165,000,000 in cash in year 1, \$20,000,000 annual payments**
- **Additional debt needed for productions goals, starting in 2028**, year 3 options:
  - Debt secured by property – bank or CDFI loans or impact investments
  - Bond against tax revenue or rental income, original issue only using 1/3 of agency capacity in 2028

# Production Goals Financed in First 5 Years

*Projects that start development in first 5 years, are to be completed in year 8*

	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6
Acquisition of Units	300	280	280	180		
New Construction Units			50	180	200	200

Total # of acquired units by 2031: **1,040**

Total # of newly construction units by 2031: **630**

# Financial Projections Up To 5 Years

*New Capital/Debt for Projects Needed Starting in 2028*

Revenue	2025 Tax Revenue, Received in 2026	2026 Year 1	2027 Year 2	2028 Year 3	2029 Year 4	2030 Year 5	2031 Year 6
<b>SSHD New Cash Available</b>	\$50,000,000	\$216,500,000	\$75,045,000	\$80,692,000	\$86,703,129	\$95,866,433	\$104,035,463
<b>Total Development Expenses</b>		\$179,725,000	\$126,028,500	\$201,534,385	\$146,975,433	\$129,282,343	\$44,503,594
<b>Other Expenses:</b>							
<b>P &amp; I on Bond Loan</b>			\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000
<b>Agency Operating Costs</b>		\$3,800,000	\$4,560,000	\$5,472,000	\$6,566,400	\$7,879,680	\$8,194,867
<b>Total Expenses</b>		\$181,725,000	\$150,588,500	\$224,414,385	\$170,431,433	\$153,429,543	\$68,816,682
<b>Ending Cash Balance (cumulative)</b>	\$50,000,000	\$84,775,000	\$9,231,500	\$(134,489,895)*	\$(218,218,1991)	\$(275,781,309)	\$(204,562,52)

# Next Steps

# Moving Forward: Goals for Year 1

- **Acquire 300+ units** of high-quality rental housing
  - Market rate residents encouraged to stay, initially fill vacancies with low income residents until income mix achieved
- **Offer existing low income residents rent reduction** if they qualify
- **Identify 2-4 new construction projects** for development, in order to **create ~180 units of family housing**
- **Issue special tax revenue bond**, encumbering **\$20,000,000** per year for 10 years
  - Generating \$165,000,000 of Capital
- Stand up **asset management** division

## Moving Forward: Results by End of 2028

- Cumulatively, **acquire 800+ units** of high-quality housing
- Establish pipeline for **630 units of new construction family housing**
- **Complete 50+ units of new construction family housing**
- Stand up **property management division**
- Add **resident representatives** to SSHD Board of Directors
- **Issue bonds** to fund next round of social housing creation
- **Begun evaluation** of social housing success metrics
- **Streamlined Climate Adaptive Standards** for cost and climate

# SSH Charter Change Considerations

## **ARTICLE II. PURPOSE, DIRECTIVES, AND GOALS.**

(2) (6) Developments MUST be permanently protected from being sold or transferred to a private entity or public-private partnership;

**Concern:** We cannot use our buildings as collateral for bank debt

**Potential Addition:** adding “unless involuntary transfer” to end of this section

# Thank you. Any Questions?



To stay updated, please scan the QR code to sign up for our newsletter

***[seattlesocialhousing.org](https://seattlesocialhousing.org)***



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Seattle Social Housing Developer

---

JENNIFER LABRECQUE, ANALYST

HOUSING, ARTS & CIVIL RIGHTS COMMITTEE

2/11/26

# Initiative 135 (I-135)

---

- Approved by voters in February 2023
- Established the Seattle Social Housing Developer (SSHD), a public development authority to develop, own, and maintain publicly financed mixed-income social housing developments.
- Per I-135, social housing must:
  - Be owned by the SSHD
  - To the extent possible, be mixed income, with units affordable to households earning 0% to 120% of Area Median Income
  - Allow tenants to remain in housing even if household income changes
  - Establish rental rates based on operations, maintenance, and loan payments
  - Allow residents opportunities for restorative justice conflict resolution prior to eviction proceedings
  - Not be sold or transferred to a private entity or public-private partnership
  - Allow residents have opportunities to participate in decision-making
  - Meet passive housing standards for new developments.

# Initiative 137 (I-137)

---

- Approved by voters in February 2024
- Imposes a five percent tax on compensation paid in Seattle to any employee above \$1,000,000 a year.
- At least 95 percent of such tax revenue must be allocated and promptly transferred to the SSHD; up to five percent can be retained by the City to administer the tax, not to exceed \$2,000,000 per year.
- Tax went into effect on January 1, 2025. First tax payments were made on January 31, 2026.

# Prior Grants and Loans to SSHD

---

- Under I-135, the City was obligated to fund start-up costs for eighteen months along with limited in-kind support. City provided:
  - \$20,000 in initial funding in 2023 (did not count towards 18 months of start up support)
  - \$850,000 in the 2024 Adopted Budget
- In 2024, Washington State Department of Commerce provided a \$200,000 grant for SSHD for start-up costs
- In 2025, Council approved a \$2 million bridge loan to SSHD to sustain operations until I-137 proceeds were transferred in Q1 2026.

# SSHD Interlocal Agreement (ILA)

---

- CB 121153, authorizing the Executive to execute an ILA with SSHD, will be voted on by City Council on February 10, 2026.
- Under I-137, the City is responsible for administering and collecting the tax imposed by I-137 and then transferring it promptly to the SSHD.
- Council must approve an Interlocal Agreement between the City and SSHD prior to the transfer of any I-137 proceeds to the SSHD.
- ILA establishes terms such as the process by which the City will be compensated for administrative costs associated with I-137, the process for distributing I-137 tax proceeds collected in 2025, which reflect a full year's worth of proceeds; the process for collecting and distributing tax proceeds beginning in 2026 on a quarterly basis; process for handling refunds and appeals of refund denials; process for refund and credit adjustments; dispute resolution process, which includes mediation as an option.
- Under the ILA, 2025 tax proceeds must be transferred to SSHD by March 2, 2026.

# Questions?