

2021 Seattle Housing Levy Report

Office of Housing Presentation to Finance & Housing Committee
May 18, 2022



City of Seattle

2016 Seattle Housing Levy Programs

1. Rental Production and Preservation
2. Acquisition & Preservation
3. Operating & Maintenance
4. Homeownership and Home Repair
5. Homelessness Prevention & Housing Stability Services



2016 Housing Levy Outcomes (2017-2021)

Rental Production and Preservation Program: New Production

Exceeded goal of 2,150 units of rental housing produced (126%)

Rental Production and Preservation Program: Reinvestment

Exceeded goal of 350 units of rental housing preserved (127%)

Operating and Maintenance Program

481 of 510 rental housing units supported with operating and maintenance funds (94%)

Homelessness Prevention and Housing Stability Services Program

3,312 of 4,500 individuals and families assisted (74%)

Homeownership Program

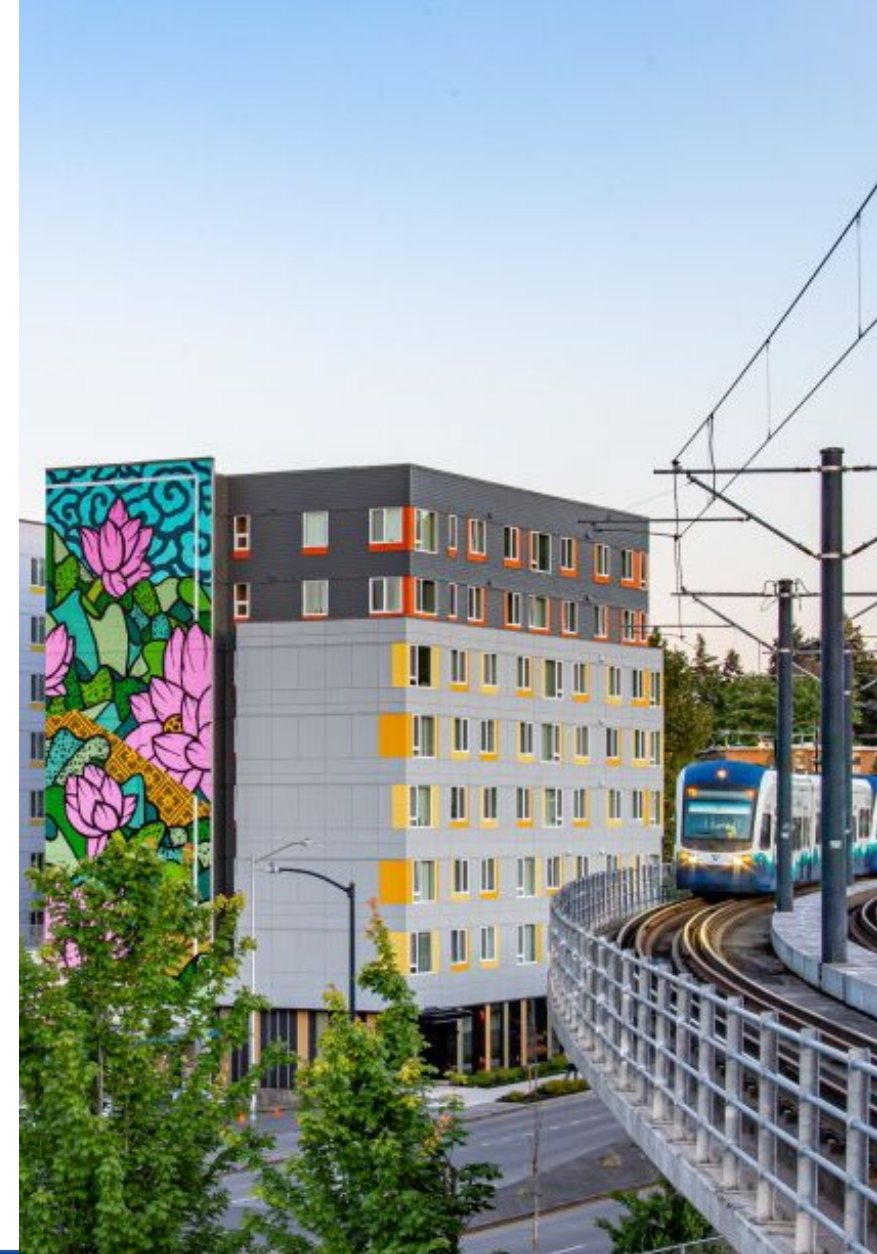
Exceeded goal of 280 low-income homeowners assisted (112%)

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%



2016 Housing Levy Outcomes (2017-2021)

Levy Program	Funding		Housing Outcomes	
	7-year Funds Allocated 2017-23	5-year Funds Committed 2017-21	7-year Goals 2017-23	5-year Outcomes 2017-21
Rental Housing Production	\$201 M	\$152.2 M	2,150 homes added	2,709 homes added
Rental Housing Preservation			350 homes preserved	445 homes preserved
Operating and Maintenance	\$42 M	\$35.4 M	510 homes	481 homes
Homelessness Prevention / Housing Stability Services	\$11.5 M	\$7.5 M	4,500 households	3,312 households
Homeownership	\$14.3 M	\$16.4 M	280 homeownership opportunities added or maintained	314 homeownership opportunities added or maintained
Acquisition and Preservation	N/A	\$77.7 M total / \$20.5 M loans repaid	N/A	1,802 added or preserved



Rental Production & Preservation

2016 Housing Levy-supported buildings that opened in 2021



Rise at Yancy Street

- **Neighborhood:** West Seattle
- **Developer:** Transitional Resources
- **Number of Homes:** 44
- **Population:** Homeless and low-income individuals with a focus on mental health



Kristin Benson Place

- **Neighborhood:** Uptown
- **Developer:** Plymouth Housing
- **Number of Homes:** 91
- **Population:** Adults experiencing homelessness



Filipino Community Village

- **Neighborhood:** Rainier Valley
- **Developer:** Filipino Community of Seattle/HumanGood
- **Number of Homes:** 94
- **Population:** Low-income seniors

Rental Production & Preservation

- 2021 investments:
 - \$14.2 M to support the creation of 213 affordable homes across two buildings
 - \$1 M to support rehabilitation and repair at two buildings, preserving 172 affordable homes
- Progress toward 7-year Goals:
 - Exceeded goals at 126% for Rental Production and 127% for Rental Preservation



Pacific Apartments (Plymouth Housing) in Downtown

Acquisition & Preservation (A&P)

A&P loans closed in 2021:

- Aurora Heights Housing
 - Acquisition of a site in Bitter Lake for future development
- Clay Apartments (pictured)
 - Acquisition of newly constructed 75-unit building in Capitol Hill
- Thunderbird Site
 - Acquisition of a transit-oriented site in Rainier Beach for future development

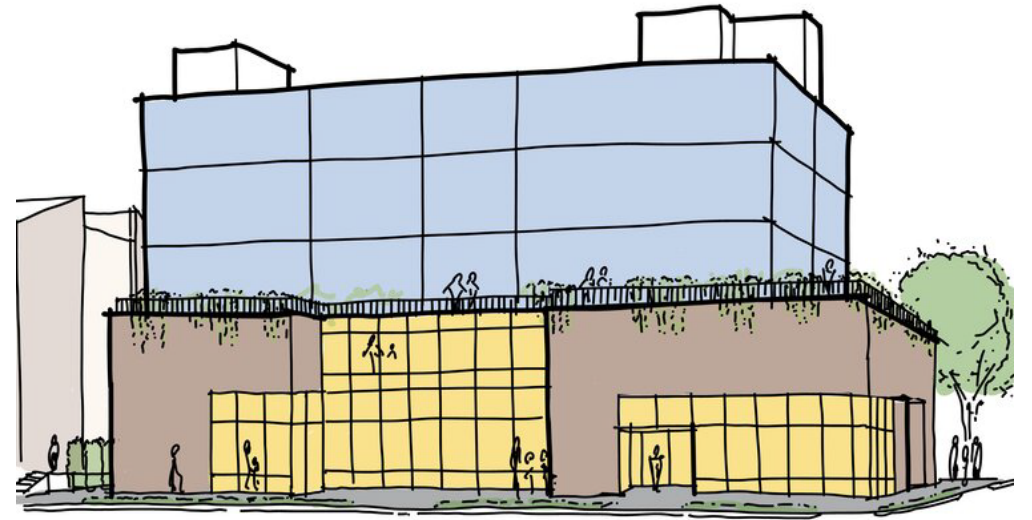


Operating & Maintenance (O&M)

- O&M contracts executed in 2021:
 - \$14.3 M to support up to 195 units of permanent supportive housing across three buildings for 20 years
- O&M contracts anticipated to be executed by 2023:
 - \$10.8 M to support up to 148 units of permanent supportive housing across two buildings for 20 years
- 300 SHA vouchers will support operations in 8 buildings
- Progress toward 7-year Goals:
 - 94% complete

Homeownership

- 2021 investments in new permanently affordable for-sale homes:
 - \$3.4 M for creation of 33 new homes across 3 developments
- Low-income homebuyers and homeowners assisted in 2021:
 - 9 new homebuyers purchased homes through affordable resales or purchase assistance loans
 - 26 current homeowners stayed in their homes through home repair grants or foreclosure prevention loans
- Progress toward 7-year Goals:
 - Exceeded goals at 112%



Rendering of PAHO (Homestead Community Land Trust) by Schemata Workshop

Homeownership

2016 Housing Levy-supported buildings that opened in 2021



South Park Cottages

- **Developer:** Habitat for Humanity
- **Number of Homes:** 13



Lake City Townhomes, Phase 1

- **Developer:** Habitat for Humanity
- **Number of Homes:** 8

Homelessness Prevention & Housing Stability Services

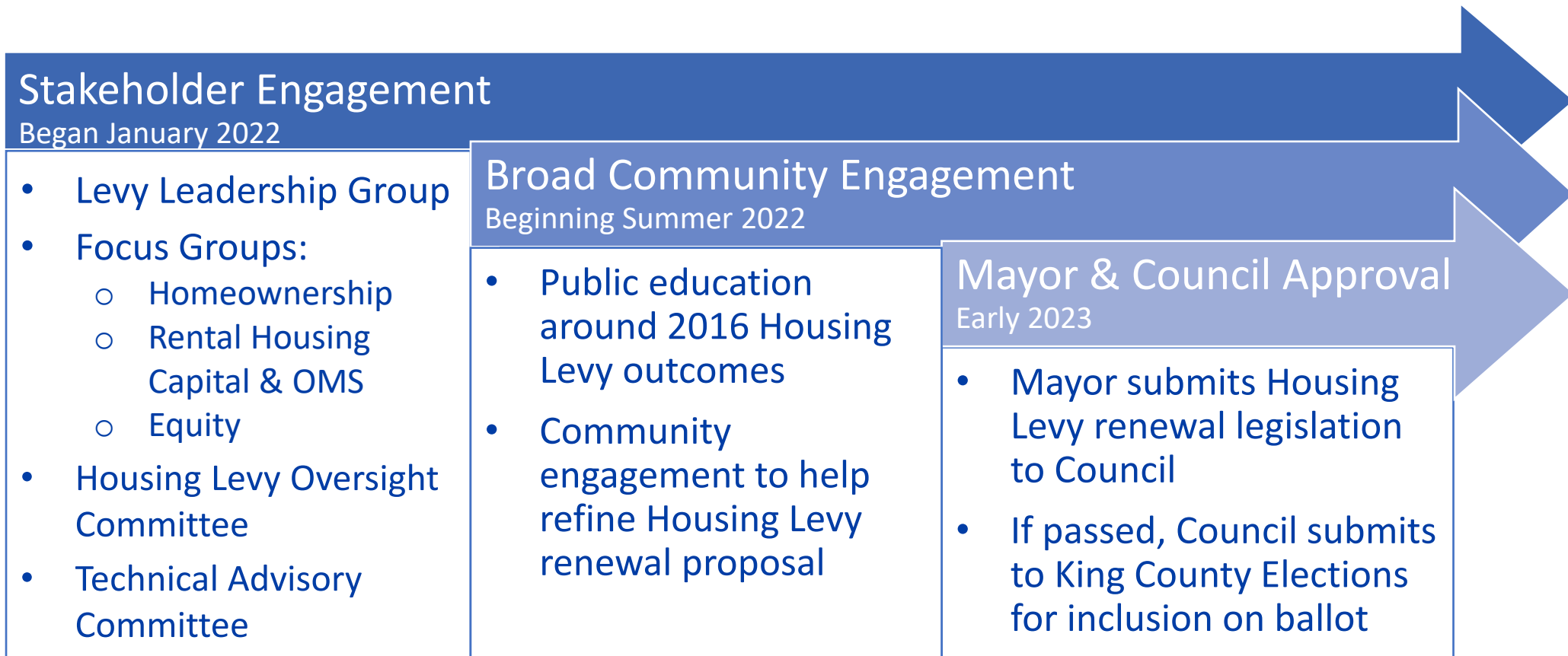
Homelessness Prevention

- \$1.57 M of Housing Levy funds supported 352 households at imminent risk of homelessness

Rapid Rehousing

- \$497,000 of Housing Levy funds supported 120 households to move into stable housing from homelessness
- Progress toward 7-year Goals:
 - 74% complete

Housing Levy Engagement Timeline



2021 Housing Investments Report

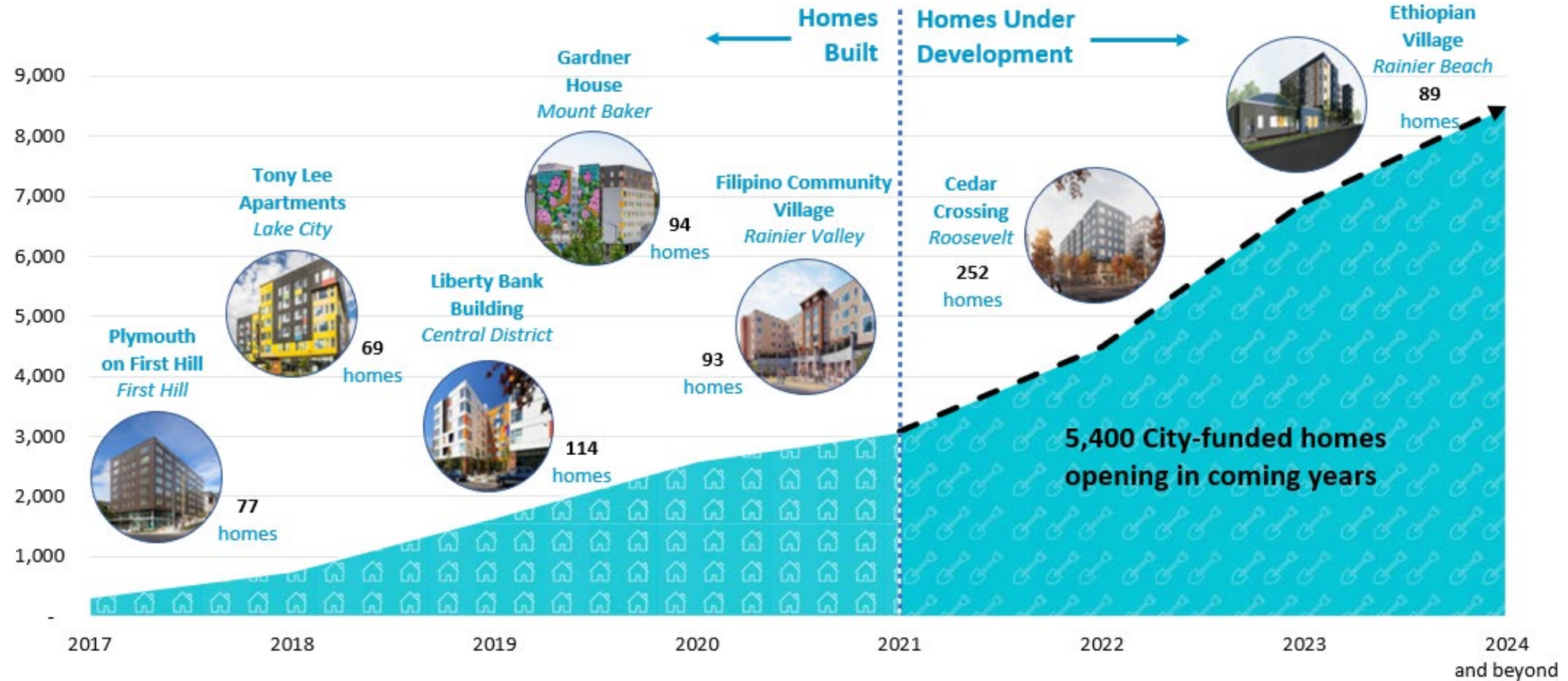
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City of Seattle

City-Funded Affordable Rental Housing

Recently Opened (2017-2021) and Under Development



City-Funded Affordable Rental Housing

Opened in 2021 - supported by funds other than Housing Levy



Encore Apartments

- **Address:** 3010 1st Ave
- **Neighborhood:** Belltown
- **Developer:** GMD Development
- **Units:** 60
- **Population:** Low-income individuals



George Fleming Place

- **Address:** 7357 43rd Ave S
- **Neighborhood:** Othello
- **Developer:** Low Income Housing Institute
- **Units:** 106
- **Population:** Low-income individuals and families



Broadway Hall Apartments

- **Address:** 506 10th Ave E
- **Neighborhood:** Capitol Hill
- **Developer:** Low Income Housing Institute
- **Units:** 36
- **Population:** Individuals experiencing homelessness

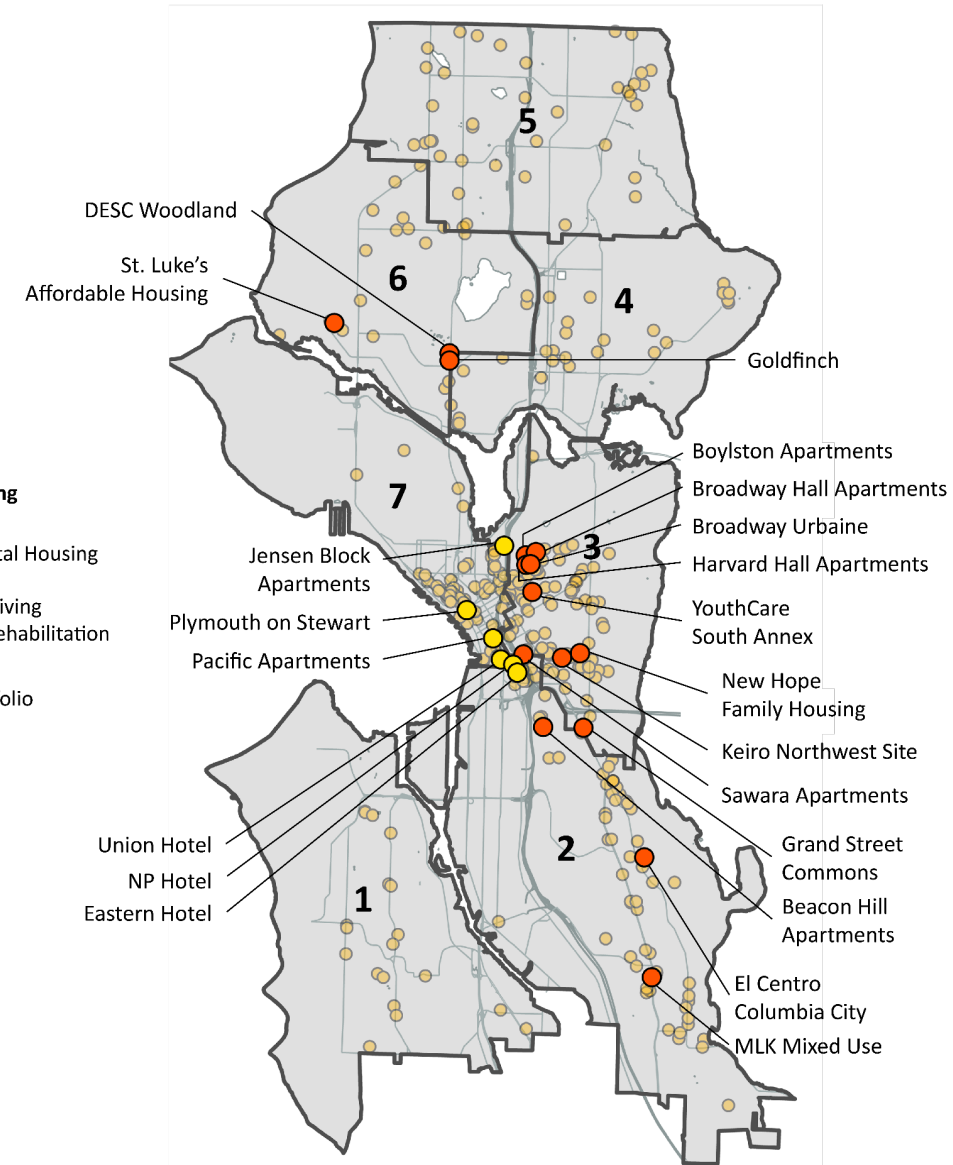
2021 Rental Housing Investments

- Creation of 1,551 new affordable rental units
 - 9 new construction projects
 - 5 newly constructed buildings
 - 1 site acquired for future development
- Preservation of 339 existing affordable rental units
 - Rehabilitation and necessary updates to 6 affordable housing buildings

2021 Investments in Affordable Rental Housing

- New Affordable Rental Housing
- Rental Housing Receiving Reinvestment and Rehabilitation
- Previously Funded Rental Housing Portfolio

Source: Office of Housing (2022)



2021 Funds Awarded

Rental Housing

Fund Source	2021 Funding Awarded
Seattle Housing Levy	\$15.2 M
Mandatory Housing Affordability (MHA) payments	\$50.0 M
Incentive Zoning / Bonus payments	\$0.4 M
Other local funds, including Payroll Expense Tax	\$71.4 M
Federal funds, which may include HOME, CLFR, or other fund sources	\$16.0 M
TOTAL	\$153.0 M



Eastern Hotel (InterIm CDA) in Chinatown-International District

Rental Housing Funded in 2021

Rapid Acquisition to quickly house individuals experiencing homelessness



Beacon Hill Apartments

- **Neighborhood:** Beacon Hill
- **Developer:** Sea Mar Community Health
- **Homes:** 39

Partnerships with faith-based institutions in neighborhoods throughout the city



St. Luke's Affordable Housing

- **Neighborhood:** Ballard
- **Developer:** Bridge Housing Corporation
- **Homes:** 85

Coordination of housing, services, and programming to support broader community well-being



YouthCare South Annex

- **Neighborhood:** Capitol Hill
- **Developer:** Community Roots Housing
- **Homes:** 84

Rental Housing Funded in 2021

Support for projects and developers grounded in BIPOC communities



BUILDING HOPE
AND A FUTURE



**CHIEF
SEATTLE
CLUB**



2021 Homeownership Development

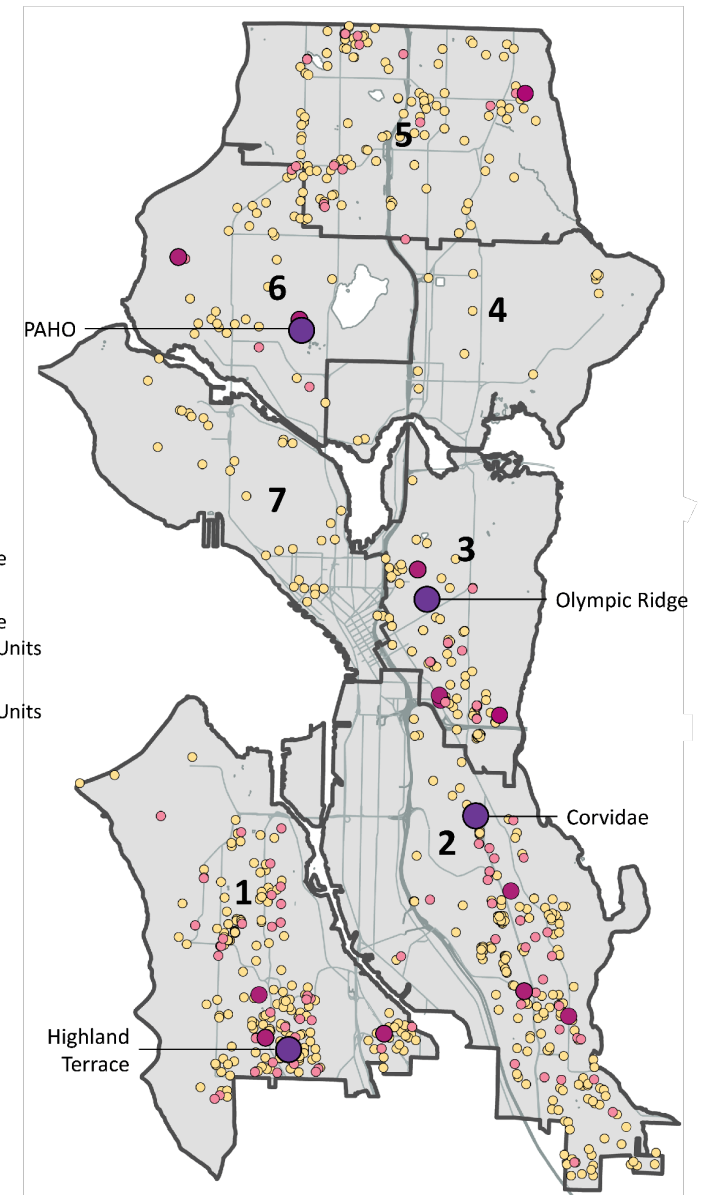
4 developments creating a total of 50 new permanently affordable for-sale homes

- 36 condo units
- 2 limited equity cooperative homes
- 12 cottages

City-Funded Affordable Homeownership

- 2021 Permanently Affordable Multi-Unit Homeownership Projects
- Previously Funded Permanently Affordable Multi-Unit Homeownership Projects
- Previously Funded Permanently Affordable Single-Family Homes or Individual Condo Units
- Downpayment Assistance Loans for Single-Family Homes or Individual Condo Units

Source: Office of Housing (2022)



2021 Funds Awarded

Homeownership

Fund Source	2021 Funding Awarded
Seattle Housing Levy	\$4.08 M
Mandatory Housing Affordability (MHA) payments	\$1.70 M
TOTAL	\$5.78 M



Highland Terrace (Habitat for Humanity) in Delridge

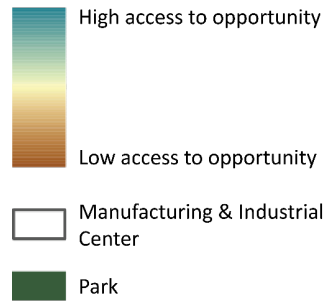
Locations of Housing Investments

- Geographic distribution throughout Seattle
- Access to reliable public transit, jobs, schools, other amenities
- Areas with high access to opportunity
- Areas with high risk of displacement



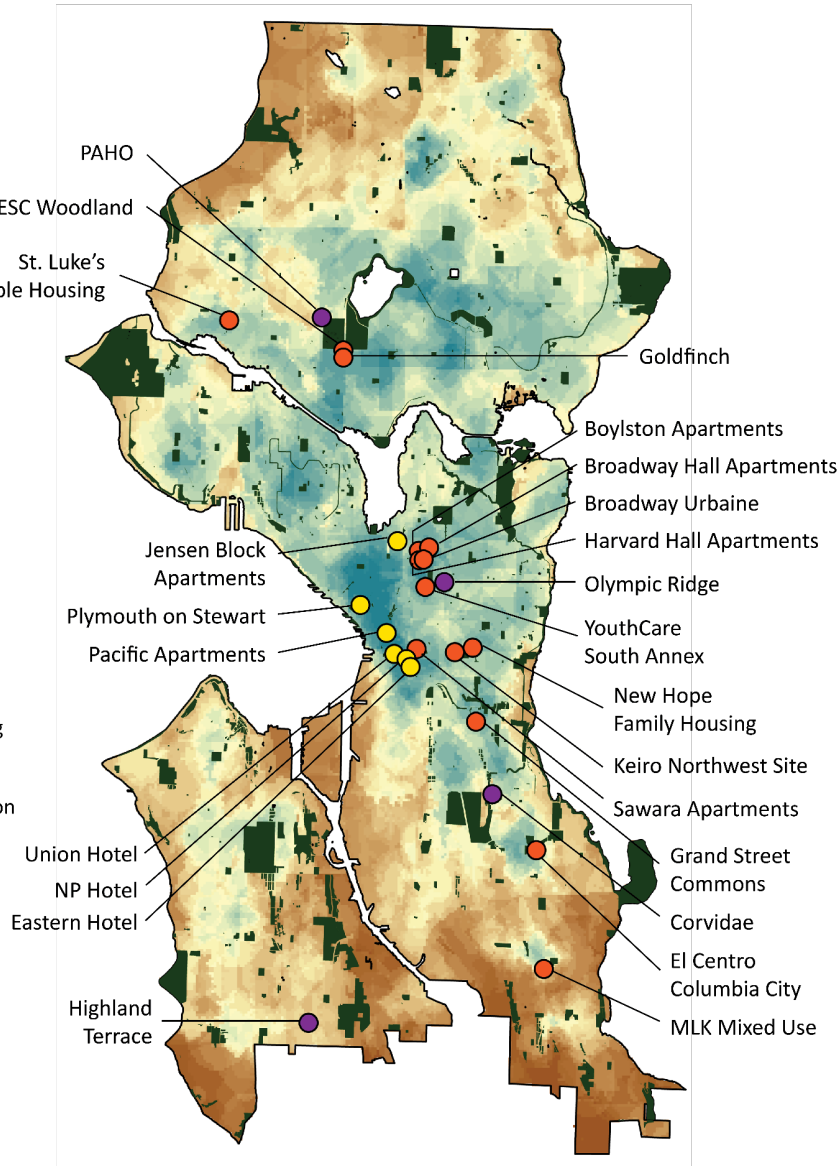
Rendering of Grand Street Commons (Mount Baker Housing)
near future Judkins Park light rail station

Access to Opportunity Index

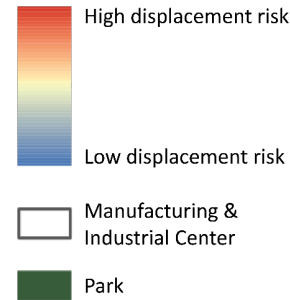


- New Affordable Rental Housing
- Rental Housing Receiving Reinvestment and Rehabilitation
- New Affordable Multi-Unit Homeownership Project

Sources: Office of Planning and Community Development (2016), Office of Housing (2022)

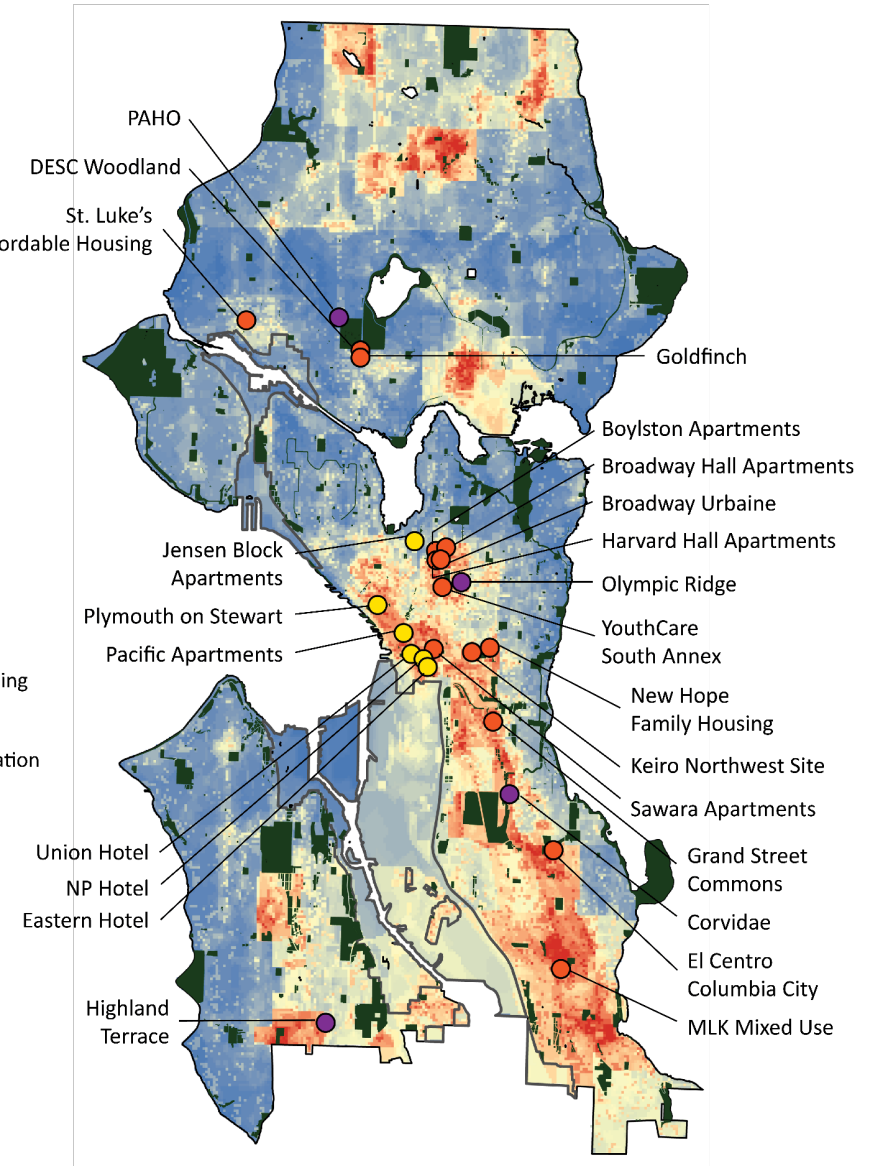


Displacement Risk Index



- New Affordable Rental Housing
- Rental Housing Receiving Reinvestment and Rehabilitation
- New Affordable Multi-Unit Homeownership Project

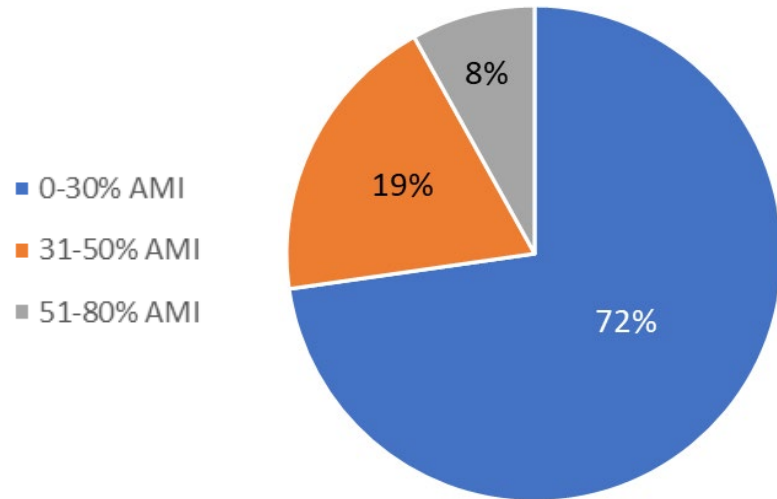
Sources: Office of Planning and Community Development (2016), Office of Housing (2020)



Demographics of Households Served

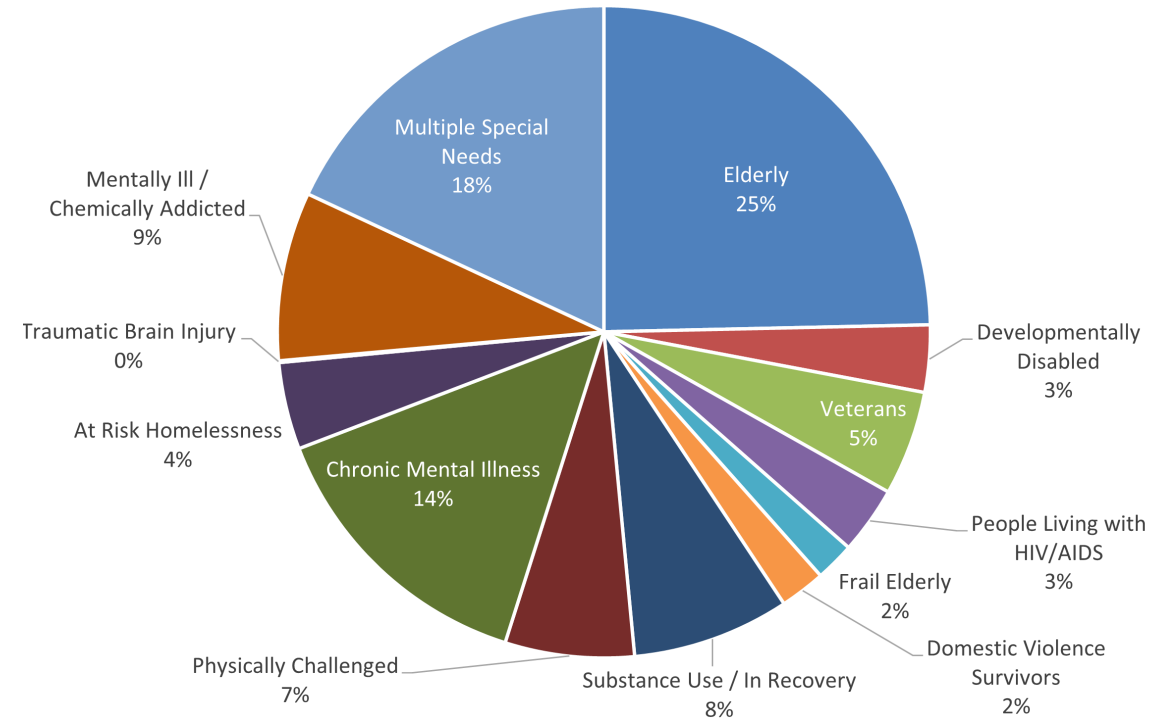
Incomes of Renter Households

15,819 total renter households, 2020



Special Needs Households Served

6,708 households (of 15,819 total renter households), 2020



Selected 2021 Income Levels | AMI = Area Median Income

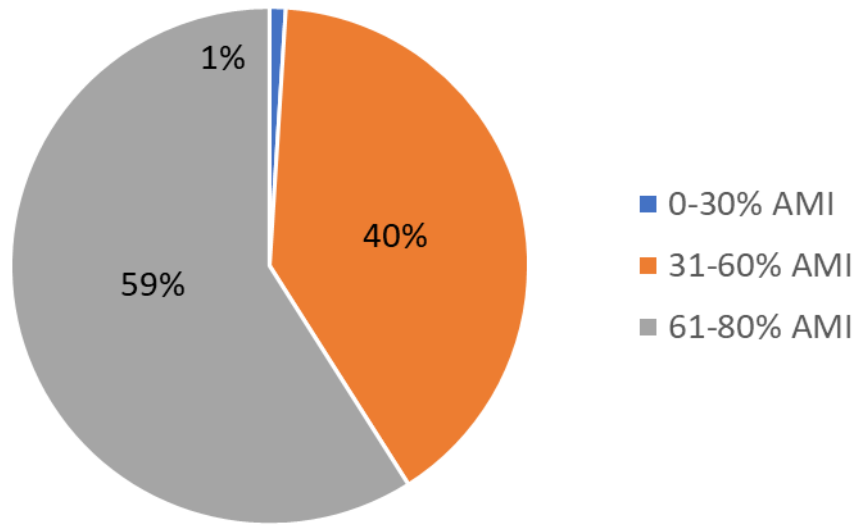
	30% AMI	50% AMI	80% AMI
Single Person	\$24,300	\$40,500	\$64,790
3-Person Household	\$31,250	\$52,100	\$83,300



Demographics of Households Served

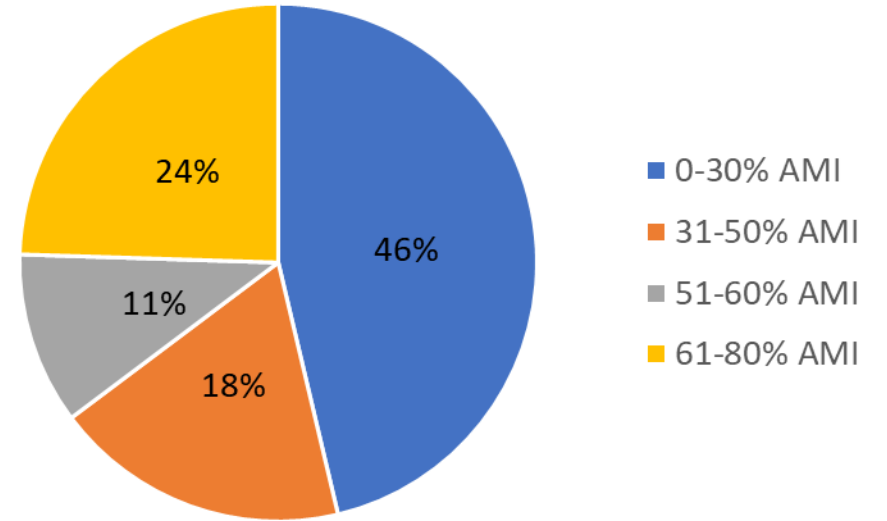
Incomes of Homebuyers Assisted

347 first-time homebuyers assisted, 2010-2021



Home Repair & Weatherization Programs

111 homeowners assisted, 2021



Selected 2021 Income Levels | AMI = Area Median Income

	30% AMI	50% AMI	60% AMI	80% AMI
Single Person	\$24,300	\$40,500	\$48,590	\$64,790
3-Person Household	\$31,250	\$52,100	\$62,480	\$83,300



Demographics of Households Served

- 57% of renter households and 46% of homebuyers and homeowners assisted are led by a person of color.
- More detailed information on race/ethnicity of households served will be shared at June 1 presentation to this committee.



Seattle Office of Housing Staffing to support our mission

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City of Seattle

2022 Budget Ordinance

- CB 120318 authorizes 12.5 new FTE in the Office of Housing funded by the PET
- Funding was authorized during 2022 Budget
- OH conducted detailed analysis to determine ongoing staffing needs
- This legislation assigns the appropriation to the correct BSL



OH Workload Increasing

- Additional position authority responds to the substantial increase in workload associated with the new investments from PET
- PET added approximately \$100 million to the OH budget in 2022, and is an ongoing funding source

OH Workload Impacts - Lending and Assets

- Increased number of loans for new development, preservation and acquisition of affordable housing – both rental and homeownership
- Compliance monitoring and asset management for completed projects
- Transactional work, including approval and implementation of new projects

OH Workload Impacts - Community Engagement

- Increasing equitable community outreach and neighborhood engagement
- Technical assistance for BIPOC organizations and developers exploring housing projects
- Thoughtful equity work and stakeholder process in policy and program development



OH Workload Impacts - Policy and Program

- Performance measurement and metrics
- Intentional racial equity analysis and monitoring
- Climate resiliency
- Equitable place-based development
- Key policy and program development



OH Partnership With Other Departments

- Financial support to FAS for wage monitoring
- Financial support to LAW for loan document preparation and closings
- FAS and LAW not currently requesting additional position authority



Cost of Proposal

- Total annual cost for proposed 12.5 FTEs is \$2.1 million
- Represents 2.3% of the 5% allowed for OH administrative costs for PET
- Unused administrative funds will be deployed as program loans for new rental housing and homeownership projects

Cost to Develop 2023 Housing Levy Proposal

This legislation also proposes to use existing Housing Levy fund balance of \$392,000 for costs related to the development of the 2023 Housing Levy proposal, including:

- Evaluating 2016 Housing Levy outcomes
- Developing and proposing 2023 Housing Levy legislation
- Convening stakeholder and community conversations to inform 2023 Housing Levy proposal
- Developing in-language communication tools about the Housing Levy

