

Housing Levy Administrative and Financial Plan (A&F Plan), Program Years 2024-2026

Summary of Notable Proposed Changes from Prior Version, May 2024

Supporting Housing Providers and Workers			
Item	Description	Rationale for Proposed Change	Location in Document
Additional Eligible Uses of Administration Funds	Establishes Pre-Development costs as an eligible use for Administration funds. Eligible Pre-Development costs are defined in the Housing Funding Policies (HFP).	Responsive to Ordinance 126837 , Attachment A.	A&F Plan Levy Funding Plan section II. Housing Funding Policies (HFP) Definitions, prior version section XI.
CWA Requirement for Developments on City-Owned Sites	Adds language to the A&F Plan noting that Community Workforce Agreements (CWAs) will be employed on rental housing developments on City-owned sites.	Responsive to Ordinance 126837 . Implementation of the CWAs will be studied to assess their impact to project development.	A&F Plan Rental Production and Preservation section.
Advancing Racial Equity and Increasing Access to Affordable Housing			
Item	Description	Rationale for Proposed Change	Location in Document
Family-Size Rental Housing	Adds language to the A&F Plan and HFP to make it clear that the City seeks to fund rental housing with sufficient number of bedrooms to accommodate households of various sizes, including larger families.	Responsive to Resolution 32093 , Sections 3G and 3H.	A&F Plan Rental Production and Preservation section. HFP Rental Housing Program Objectives and Priorities Chapter II.1.A, prior version Chapter 2.I.
Exception to First-Time Homebuyer Requirement for Ownership Programs	Except where required by other funding sources, this change removes the requirement that beneficiaries of City-funded homeownership assistance be first-time homebuyers if their current/prior ownership home was resale-restricted (permanently affordable).	In Seattle's high-cost housing environment, the pool of low-income households who can feasibly participate in this affordable homeownership program is somewhat limited. The previous policy further restricted the number of eligible households by denying low-income owners of resale restricted homes (who acquire relatively little equity from their home) the opportunity to upsize or downsize within the resale-restricted portfolio. Creating this exception to the first-time homebuyer requirement reduces barriers to City-funded homeownership programs for many low-income and BIPOC households who may otherwise be displaced from the City.	A&F Plan Homeownership section. HFP Homeownership Program Chapter IV; prior version Chapter 4.

Levy Homelessness Prevention and Housing Stability Services Program and Resident Services Program	Makes minor edits to the existing Homelessness Prevention and Housing Stability Services program description, guidelines, and requirements.	The Resident Services program is a new program, established under the 2023 Housing Levy, and will be administered by OH. Minor updates were made to the Homelessness Prevention and Housing Stability Services program, which will continue to be administered by the Human Services Department.	A&F Plan Operating, Maintenance, and Services section. HFP Operating, Maintenance, and Services Chapter III.3.
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Improving Data and Reporting, Other Modernization Updates

Item	Description	Rationale for Proposed Change	Location in Document
General Updates	Updates program descriptions, funding amounts, goals, etc. Improves terminology to bring into alignment with current preferred usages. Makes some content organization and format changes.	Proposed updates satisfy requirements of 2023 Housing Levy program design, clean up use of language, and improve clarity and document usability overall.	Various locations.
Use of Program Income and Investment Earnings from Prior Levies	Updates and simplifies the description of eligible uses for Program Income and investment earnings from prior levies.	Proposed simplification is more straightforward than in previous versions of the A&F Plan.	A&F Plan Program Income and Investment Earnings section.
Providing Detail on Use of Administration Funds	Requires OH to work with Council during the annual City budget process to communicate proposed and actual uses of Administration funds.	Responsive to Resolution 32093 , Section 3F and increases transparency in use of Administration funds.	A&F Plan Levy Funding Plan section II.
Due Date for Reports to Council Now June 30	Changes due date of reports to Council to June 30.	Proposed change reflects more realistic data provision timeline by program partners to OH. Allows for more thorough and robust reporting and analysis.	A&F Plan Reporting section. HFP Market Incentives and Land Use Reporting Chapter IX; prior version Chapter 9.
General Reporting Requirements	Modifies and clarifies minimum standards for OH reporting on 2023 Housing Levy. Updates align reporting requirements with current and best policies and practices.	The reporting section in the prior A&F Plan was unclear in places, and some of the prior requirements are no longer relevant to current policies and practices. The proposed update is clearer and allows for more flexibility to update reporting format based on available data. Other program-specific requirements continue to be included in their respective HFP document sections.	A&F Plan Reporting section.