

2009 Seattle Housing Levy Final Report and 2016 Report of Accomplishments



Seattle
Office of Housing

2009 Levy - Funding and Production

All Programs Exceeding Goals

Levy Program	Funding		Housing Produced	
	Total Levy Funding	Funding Committed	Levy Goals	Housing Outcomes
Rental Production & Preservation	\$104 M	\$104 M	1,670 rental units	2,527 units added
			no goal for reinvestment	410 reinvestment
Acquisition & Opportunity Loans	\$6.5 M	\$7.9 M	175 housing units	234
Operating & Maintenance	\$14.4 M	\$13.2 M	220 rental units	220
Rental Assistance (2012-16)	\$4.25 M	\$4.1 M	3,025 households	3,185
Homebuyer Assistance	\$9.1 M	\$7.7 M	180 home purchases	191 projected



Rental and Ownership Housing

Affordable Opportunities
throughout the City

2,527 rental units added
410 units reinvested

191 first-time homebuyers
(180 closed as of 12/16)



Rental Housing Program

2016 Funding: Four Levy Projects, 343 units

\$15.9 M Housing Levy

\$10.9 M other OH Funds

2009 Housing Levy Impact
Rental Production &
Preservation

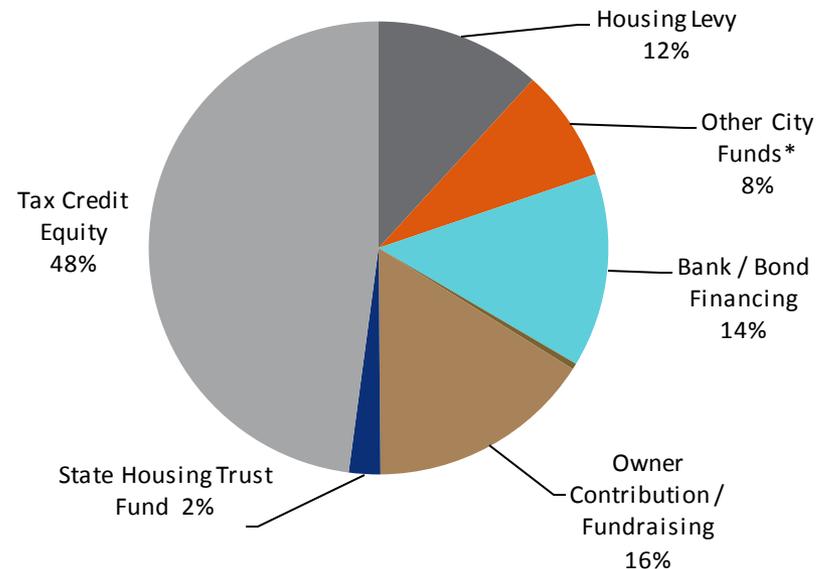
Goal: 1,670 rental units

Outcome: 2,527 units added
410 reinvestment units

\$136 M total investment
in low income housing
development

\$4 leveraged for each
City dollar invested

Capital Funds Leveraged



Compass Housing Alliance: Compass Broadview

58 units: studios, 1 bedroom, 2 bedroom, 3 bedroom

12 units set-aside for homeless families



Downtown Emergency Services Center: 96th & Aurora

98 studio apartments

Permanent Supportive Housing for chronically homeless adults



Low Income Housing Institute: Lake City Family Housing

58 apartments: studios, 1 bedroom, 2 bedroom, 3 bedroom
Former Fire Station 39 site

70 units of affordable housing at 30%, 50%, and 60% AMI

- 15 studios at avg. 437 sf
- 25 1-BR at avg. 572 sf
- 25 2-BR at avg. 866 sf
- 5 3-BR at avg. 1083 sf
- 6600 sf preschool



Seattle Housing Authority: Red Cedar

118 apartments: studios, 1 bedroom, 2 bedroom, 3 bedroom

Yesler Terrace Redevelopment, includes 80 replacement housing units



Operating and Maintenance

2016 Funding: Estelle Supportive Housing,
Downtown Emergency Services Center

\$1.2 M supports 13 O&M units in 76-unit
PSH building, over 20 years

Leverages operating and services funds

- \$800,000/yr federal McKinney
- \$220,000/yr King County

Funds Available in 2017:

- \$1.2 M Levy O&M
- 34 SHA vouchers,
of 500 committed

**2009 Housing Levy Impact
Operating & Maintenance**

Goal: 220 rental units

Outcome: 220 rental units





Rental Assistance Program

2016 Funding: \$995,000 awarded to eight Homelessness Prevention and Rapid Rehousing Programs

743 total households assisted, 398 with children

- 672 households eviction prevention
- 71 households rapid rehousing

Levy rental assistance averaged \$1,336/household

At six-month follow-up, 76% contacted and confirmed to be in stable housing

2009 Housing Levy Impact Rental Assistance

Goal: 3,025 households assisted

Outcome: 3,185 households

Client Characteristics	Percent of Total
Extremely low income (below 30% AMI)	89%
Households with children 0-17 years	54%
People of color/ethnic minority individuals ¹	84%
Disabled individuals ²	38%



Homebuyer Program

2016 Funding: \$40,000 to Homestead Community Land Trust, resales to four lower income buyers and transfer to land trust

2016 Closings: 17 buyers, average Levy loan \$36,108

\$4.8 M carried forward to 2016 Levy, exceeding projections, due to rising prices and \$3.1 M in loan repayments since 2010

2009 Housing Levy Impact Homebuyer Assistance

Goal: 180 homebuyer purchases

Outcome: 191 purchases (projected)

Race / Ethnicity	Homebuyer Program	Seattle Homeowners
White	57%	80%
Black/African American	18%	3%
Asian/Pacific Islander	20%	12%
Hispanic	3%	3%
Multi-Racial	1%	2%
Am. Indian, Alaska Native	<1%	<1%





Acquisition and Opportunity Loans

Program Completed in 2012

2009 Housing Levy Impact Acquisition & Opportunity Loans

Goal: 175 units

Outcome: 234 units

Short-term financing for strategic acquisition of development sites

Seven rental and two homeownership developments financed

All projects received OH permanent financing, now completed and occupied



Seattle Housing Levy

35 Years of Affordable Housing

