

# Office of Housing

## 2025 & 2026 Proposed Budget Overview

SEATTLE  
CITY HALL

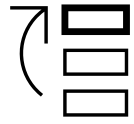
Seattle City Council Select Budget Committee



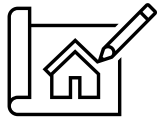
**City of Seattle**

# Mayor Harrell's Housing Priorities

2025-26 Budget



Prioritize affordable housing and proven solutions to address homelessness.



Achieve Seattle Housing Levy unit production goals.



Support a stable, affordable housing sector and workforce.

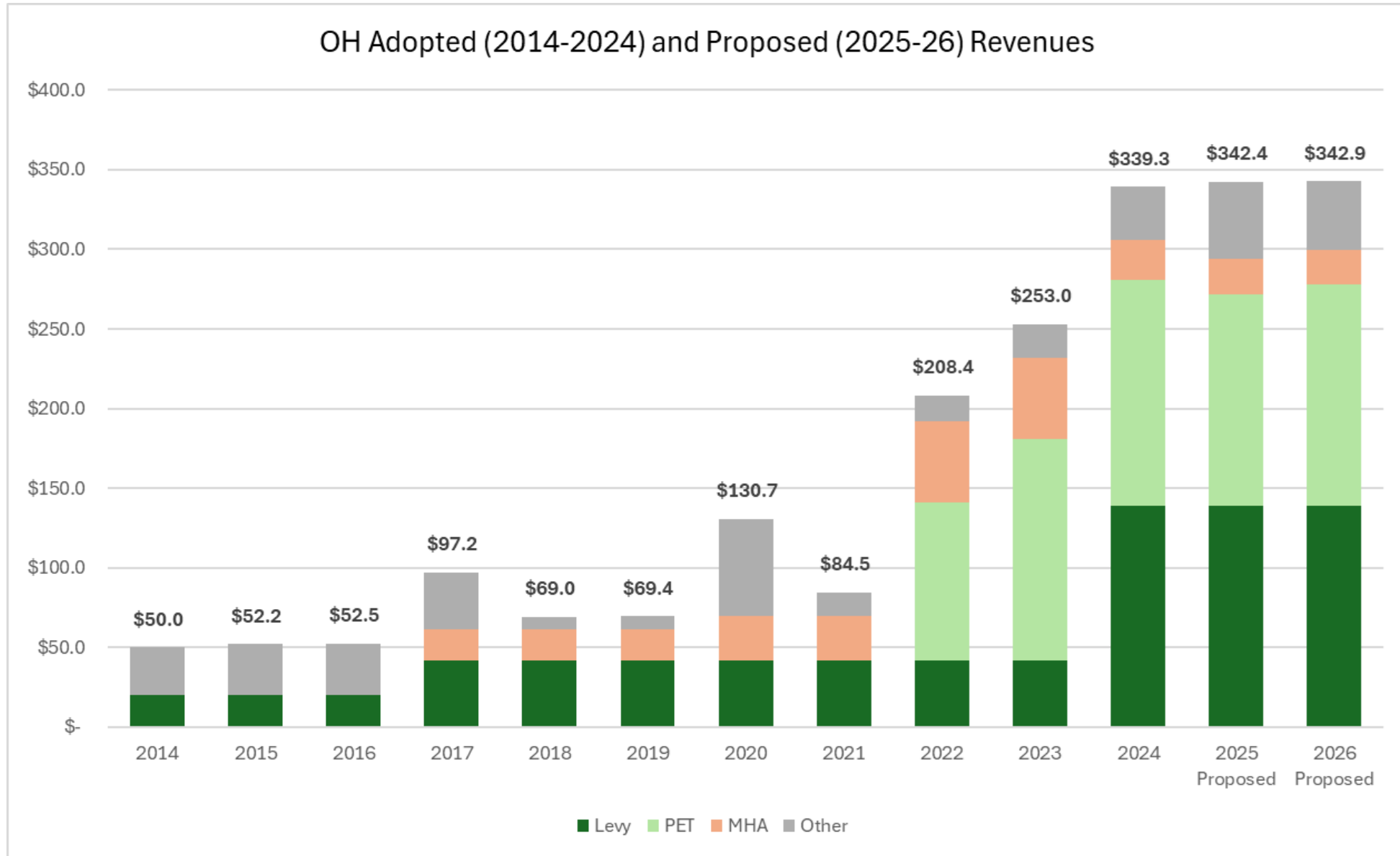


Affirmatively further fair housing and advance the City's equity goals.



City of Seattle

# Record Investments in Housing



1. Adopted levy revenues are 1/7<sup>th</sup> of total levy; actual levy expenditures are not straightline.
2. Adopted revenue budget for MHA is less than actual revenues for MHA in each year.
3. The “Other” category includes use of/contribution to fund balance to balance expenditures and revenues. Uses of, or contributions to, fund balance may include levy or MHA fund sources.

# Record Housing Investments

---

- Mayor Harrell’s 2025-2026 Proposed Budget includes record housing investments of more than **\$342 million annually**.
- The 2023 Housing Levy, Payroll Expense Tax, and other OH-specific funding sources are used to maintain core affordable housing services.

TOTAL BUDGET (\$000s)	2024 Adopted	2025 Proposed	2026 Proposed
General Fund	\$50	\$0	\$0
Payroll Expense Tax Fund	\$142,114	\$132,844	\$139,061
Other Funds	\$197,170	\$209,581	\$203,845
<b>TOTAL</b>	<b>\$339,334</b>	<b>\$342,425</b>	<b>\$342,906</b>
FTE	65	69	69

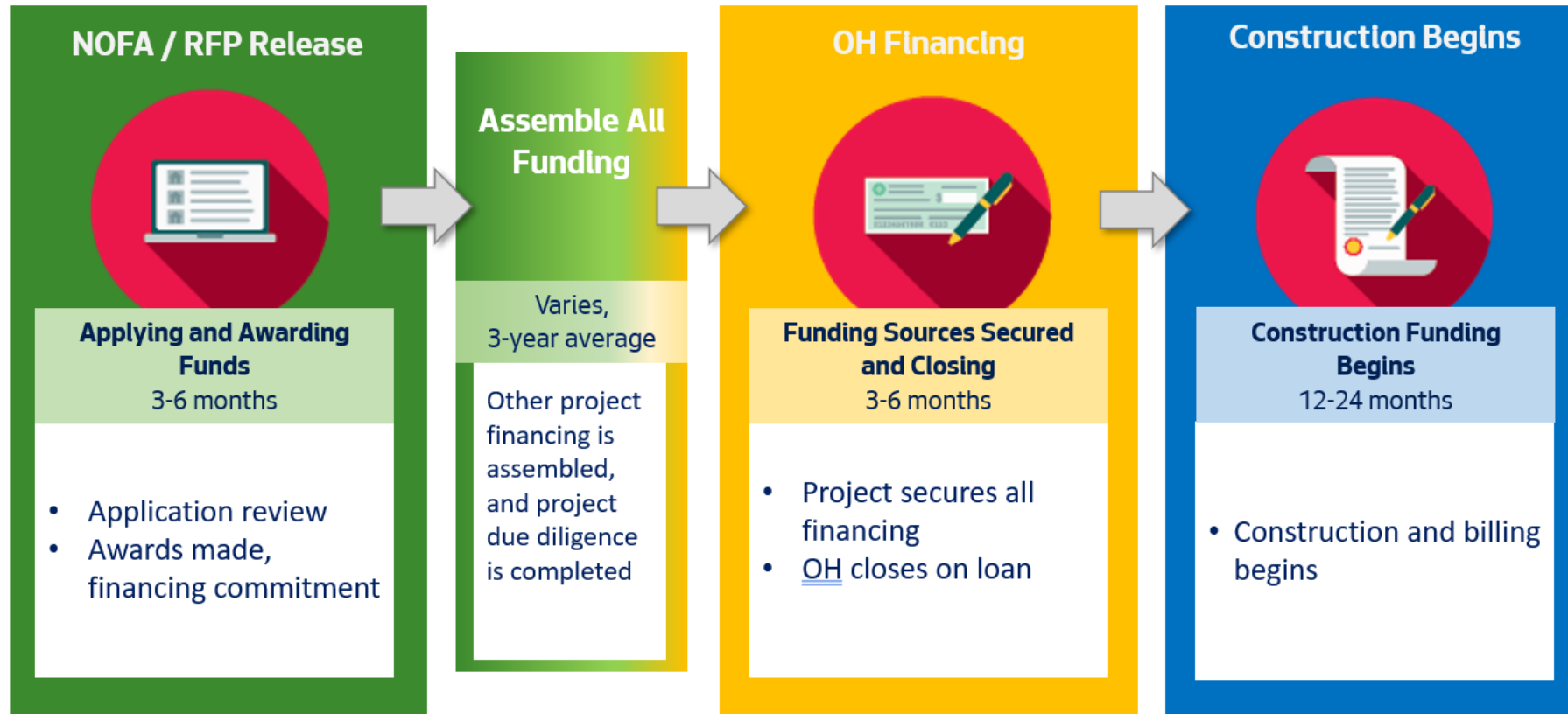
# Office of Housing Core Services

Investments maintain core services in rental housing production and preservation, homeowner programs, and OH’s stewardship of public resources.

TOTAL BUDGET (\$000s)	2024 Adopted	2025 Proposed	2026 Proposed
<b>Multifamily Rental Housing</b> <i>Development and preservation of multifamily, rental housing &amp; long-term stewardship and monitoring of housing.</i>	\$301,748	\$300,758	\$305,582
<b>Homeownership &amp; Sustainability</b> <i>Homeownership loans &amp; grants, health &amp; safety home repairs, energy efficiency for low-income Seattle residents</i>	\$27,621	\$30,071	\$26,316*
<b>Leadership &amp; Administration</b> <i>Leadership, Planning &amp; Policy, Contracting, Program Development, Financial Management, Administration</i>	\$ 9,965	\$11,595	\$11,007
<b>TOTAL Budget</b>	<b>\$339,334</b>	<b>\$342,425</b>	<b>\$342,906</b>

\*2025 Proposed Budget for Homeownership & Sustainability includes expected amounts for Weatherization grants; Weatherization grants are not included in the 2026 Proposed Budget and will be added as part of the 2026 Mid-Biennial Budget Updates next year.

# OH Rental Housing Production Funding Timeline



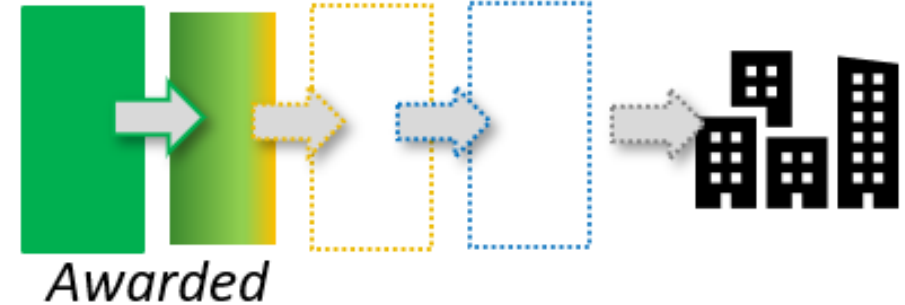


# OH Awarded Funding

## Datapoints provided to Council

- Project Name and location
- Award amount
- Total Residential and Total Project Cost
- Units size and affordability
- Estimated timeline for funding draw down
- Anticipated completion

## Housing Production Funding Timeline



## Rental Housing Owners & Apartments: 805

- Bellwether Housing – 58 apartments
- Community Roots Housing – 84
- Edge Developers LLC – 72
- Low Income Housing Institute – 160
- Mercy Housing and El Centro de la Raza – 431

## Homeownership Developers & Homes: 73

- Habitat for Humanity – 22 homes
- Homestead Community Land Trust – 21
- Habitat for Humanity – 30

# Awarded Projects in Process

## Rental Project Owners: 4,660 Total

Altaire Jackson, LLC – 207 apartments

Bellwether Housing – 182

Bridge Housing Corporation – 84

Chief Seattle Club – 120

Community Roots Housing – 306

Downtown Emergency Service Center - 677

El Centro de la Raza – 87

First AME Housing Corporation – 250

GMD Development LLC – 182

Inland Group – 260

Interim Community Development Association - 109

Low Income Housing Institute – 564

Mt. Baker Housing Association – 487

Mt. Zion Housing Development – 61

New Hope Community Development Institute – 87

Plymouth Housing Group – 204

Sea Mar Community Health Centers – 120

Seattle Chinatown Int'l District PDA – 160

Seattle Housing Authority – 310

WF Northhaven LLC – 89

YWCA Seattle King Snohomish - 114

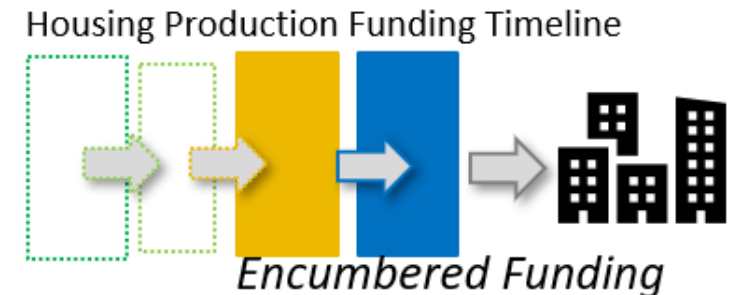
## Homeownership Project Developers: 317 Total

Habitat for Humanity – 120 homes

Habitat for Humanity and African Community & Housing Development – 65

Homestead Community Land Trust – 64

HomeSight - 68





# A Look Ahead

2025-2026 Office of Housing



City of Seattle

# Looking Forward

## **Affirmatively further fair housing and advance the City's equity goals.**

- Redevelopment of Lake City Community Center, Fort Lawton, Mount Baker transit station, and South Park properties.

## **Achieve Seattle Housing Levy unit production goals.**

- Permanently affordable homeownership projects, such as SW Holden/West Seattle, Cloverdale/South Park, and Rainier Valley Affordable Homeownership Initiative sites.
- Acquisition, preservation and new construction commitments for rental apartments, selected through annual and site-specific funding processes.

## **Support a stable, affordable housing sector and workforce.**

- Inflationary adjustments for affordable housing providers.
- Address affordable housing provider challenges through policy change and program funding opportunities.



# Questions?

---