

OFFICE OF HOUSING

2026 Proposed Budget Policy Considerations

Select Budget Committee | October 16, 2025

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Budget Summary (\$ in 000s)

	2025 Adopted	2026 Endorsed	% Change	2026 Proposed	% Change
Operating Appropriations by BSL					
Homeownership & Sustainability	\$30.1M	\$29.7M	(1.2%)	\$29.9M	0.6%
Leadership & Administration	\$11.6M	\$11.0M	(5.1%)	\$11.8M	7.3%
Multifamily Housing	\$302.7M	\$307.5M	1.6%	\$302.8M	(1.5%)
Operating Total	\$344.3M	\$348.2M	1.1%	\$344.5M	(1.1%)

Budget Summary (\$ in 000s)

	2025 Adopted	2026 Endorsed	% Change	2026 Proposed	% Change
Appropriation Totals (Operating)					
Total Appropriations	\$344.3M	\$348.2M	1.1%	\$344.5M	(1.1%)
Total FTE	69	69	0%	69	0%
Revenues					
General Fund	0%	0%	0%	-	-
Jumpstart/PET Fund	\$132.8M	\$142.5M	7.2%	\$137.5M	(-3.5%)
Other Source(s)	\$211.5M	\$205.7M	(2.7%)	\$207.0M	.6%
Total Revenues					

Policy Consideration

1. Oversight of Northgate Commons funding

The 2026 proposed budget would transfer \$5 million PET from OH to Finance General (FG) for the Seattle Housing Authority's (SHA) Northgate Commons project, the first tranche of an anticipated \$20 million investment. The transfer of the \$5 million to FG means that Northgate Commons may not be subject to the same policies or oversight as other OH funded affordable housing projects.

Options:

- A. Do not transfer \$5 million PET from OH to FG. Amend the Housing Funding Policies or adopt an ordinance in 2026 to allow a direct allocation to SHA for the Northgate Commons Project while maintaining OH oversight
- B. No Change

Policy Consideration

2. Potential overcommitment of PET resources

OH may not have sufficient PET revenue to cover all their proposed uses of PET, including meeting overall housing production goals, Housing Levy goals, operating stabilization support, the Community Self-Determination Fund, and the Anti-Displacement and Reparations Fund. Trade-offs may need to be made about how to use limited PET dollars, and those trade-offs could impact the City's ability to housing production targets, including Housing Levy goals.

Options:

- A. Proviso funding and specify the amounts that should be spent on PET uses, such as operating stabilization, the CSDF and/or the Anti-Displacement Reparations fund.
- B. Adopt a SLI or impose a proviso that requests the Executive to report back on how they will use the remaining PET funding prior to issuing an RFP for any new awards.
- C. No change

Policy Consideration

3. Details not known for Anti-Displacement and Reparations Housing Fund

The proposed budget allocates \$20 million of the Office of Housing's existing PET funds to the first year of the Mayor's proposed Anti-Displacement and Reparations Housing Fund, with the intent to fund \$80 million over four years. The Executive has indicated that while they have a vision for this program, the details are still being determined, based on the analysis and program design conducted by Office of Civil Rights (OCR) and Office of Planning and Community Development (OPCD). The Executive does not yet know if this funding will remain at OH or if they will propose transferring some or all of the funds to OPCD in a future budget.

Policy Consideration

4. Better reporting on progress for OH awarded projects

In the annual Investment Report submitted to Council, OH typically reports only on two milestones for each awarded project – when the project is initially awarded funding and when it opens. Council could request that OH include more detailed information on project status in the annual Investment Report, as a way to monitor that appropriate progress is being made. OH could provide an annual update on progress in achieving expected production relative to the housing goals included in the Housing Investment Report.

Options:

- A. Adopt a Statement of Legislation Intent requesting OH to incorporate more information in the annual Investment Report submitted to Council on the status of awarded projects and an update on housing production relative to housing production goals included in the Housing Investment Plan.
- B. No Change

Questions?